



City of Lowell - Planning Board

Planning Board Agenda

Thursday, April 19, 2018 6:30 p.m.
City Council Chambers, 2nd Floor, City Hall
City of Lowell, 375 Merrimack St, Lowell, MA

I. **Minutes for Approval**
04/02/2018

II. **New Business**

Special Permit(s): 31 Fairgrove Avenue 01851

An application was submitted by Attorney John Cox on behalf of Frank Gorman. The applicant is proposing to subdivide 31 Fairgrove Avenue to create a new lot with a single family dwelling on Burnside Street in the Traditional Single Family (TSF) zoning district. The proposed project requires Special Permit(s) approval from the Planning Board under Section 5.1.1 (7) to reduce the minimum required frontage and Section 6.7.3 for the proposed grade of a new driveway. The applicant is seeking Variance approval from the Zoning Board under Article V Section 5.1 for Min. Lot Size and Max. Front Yard Setback, Section 5.1.2 (2) for the Computation of Lot Area, and Usable Open Space and any other relief required under the Lowell Zoning Ordinance.

Special Permit(s): 484 Merrimack Street 01854

An application was submitted by Tran Realty Corporation seeking Special Permit approval from the Planning Board and Variance Approval from the Zoning Board to add a ground floor restaurant and 15 residential dwelling units to an existing building at 484 Merrimack Street. The building is located in the Urban Mixed Use (UMU) zoning district and requires Special Permit approval from the Planning Board under Section 6.1.6 for a 50% reduction in the residential parking requirement and under Article 12 Table of Uses: Section 12.1.e for the proposed residential units, Variance approval from the Zoning Board under Section 6.1.4(4)c for off-street restaurant parking and under Section 6.1.10 for minimum access drive width and minimum setback from the building, as well as for any other relief required under the Lowell Zoning Ordinance.

III. **Other Business**

IV. **Further Comments from Planning Board Members**

V. **Adjournment**

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