

City of Lowell Zoning Board of Appeals Agenda



04/27/2020 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 4/27/2020 at 6:30 PM.

Due to the COVID-19 pandemic, the meeting will not occur in-person. Please use one of these four options to access the meeting:

1. Call 978-674-6174 and enter the Conference ID 615632
2. Have the conference line call you: https://voice.dsci-net.com/meet-me-moderator/callmenow/index.jsp?join=BR_9786746174%40lowellma.gov*9786741464@lowellma.gov*NjE1NjMy&country=US&language=en
3. Watch LTC Channel 99
4. Watch online at: <https://www.ltc.org/watch/channel-99/>

Review all application documents online at: <https://www.lowellma.gov/1099/Zoning-Board>

Email comments about agenda items to: JAlves@LowellMA.gov, with the subject line: "ZBA 4/27 Comment – ADDRESS"

I. Continued Business

II. New Business

ZB-2020-24

Petition Type: Variances

Applicant: LandSmart, LLC

Re Property Located at: 25 Marriner St

Applicable Zoning Bylaws: Sections 5.1 and 5.1.10

Petition: LandSmart, LLC is seeking Variance approval to demolish the existing home and subdivide 25 Marriner Street into buildable lots for three new single-family homes. The lot is in the Traditional Neighborhood Single-Family (TSF) zoning district and one of the three proposed lots requires Variance approval under Section 5.1 for minimum frontage and to exceed the maximum allowed front yard setback; under Section 5.1.10 for minimum lot width; and for any other relief required of the Lowell Zoning Ordinance. **The applicant has requested a continuance to the Monday, May 11, 2020 meeting.**

III. Other Business

Minor Modification and Extension Request: 83 Boulevard Street

Massachusetts Electric Company d/b/a National Grid is proposing to demolish an existing substation and construct a new substation at 83 Boulevard Street in the Suburban Neighborhood Single-Family (SSF) zoning district. On April 8, 2019 the Zoning Board granted an amendment to a Special Permit under Section 12.7.a for a public utility use and a Variance under Section 5.1 for a non-conforming rear yard setback. The applicant has revised the plans, which includes making the setback more conforming by shifting the control house further away from the property line and increasing the height of the transformers and sound wall. **The applicant is seeking approval for these changes and is requesting that the Special Permit and the Variance approval be extended to July 12, 2021.**

Minutes for Approval:

April 13, 2020

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by April 19, 2020 and April 22, 2020