

City of Lowell Zoning Board of Appeals Agenda



05/11/2020 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 5/11/2020 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. Join the meeting from your computer, tablet, or smartphone by using this link: <https://global.gotomeeting.com/join/273732981>
2. Dial-in to the meeting using your phone: Call 312-757-3121 and enter the access code: 273-732-981
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 5/11 Comment – ADDRESS"

I. Continued Business

ZB-2020-1

Petition Type: Variance and Special Permit

Applicant: Hector Rodriguez

Re Property Located at: 15 Whipple Street 01852

Applicable Zoning Bylaws: Section 5.1; Section 6.1; Section 12.1.(b)

Petition: Hector Rodriguez has applied to the Zoning Board of Appeals for Variance and Special Permit approval to convert a vacant first-floor commercial space into a housing unit, thereby converting the property from a 1-family home into a 2-family home. The property is located in the Traditional Mixed-Use (TMU) zoning district. 15 Whipple Street requires Variance approval under Section 5.1 to encroach on the minimum lot size, minimum lot area per dwelling unit, minimum frontage, side setback, and rear setback. 15 Whipple Street also requires Variance approval under Section 6.1 for relief from off-street parking requirements, Special Permit approval under Section 12.1.(b) for the proposed use of a two-family in the TMU zoning district, and for any other relief required under the Lowell Zoning Ordinance.

ZB-2020-15

Petition Type: Special Permit

Applicant: Jose Ribeiro

Re Property Located at: 145-147 Woburn Street 01852

Applicable Zoning Bylaws: Section 4.5.2(1)

Petition: Jose Ribeiro is seeking Special Permit approval to legalize the use of a building that has operated as a three-family home. The building is in the Traditional Neighborhood Two-Family (TTF) zoning district and shares the lot with a detached, single-family home. Legalizing the three-family requires Special Permit approval under Section 4.5.2(1) to change or substantially extend an existing nonconforming use and for any other relief required under the Lowell Zoning Ordinance.

ZB-2020-20

Petition Type: Special Permit

Applicant: Harrison Bonner

Re Property Located at: 464 Central Street 01852

Applicable Zoning Bylaws: Section 4.5

Petition: Harrison Bonner has applied to the Zoning Board of Appeals for Special Permit approval to convert an existing five unit residential building into a six unit residential building. The property is located in the Traditional Neighborhood Mixed-Use (TMU) zoning district. 464 Central Street requires Special Permit approval under Section 4.5 to alter an existing non-conforming structure and for any other relief required of the Lowell Zoning Ordinance.

ZB-2020-21

Petition Type: Variances

Applicant: Catherine Flood c/o Emerson 100 Real Estate, LLC

Re Property Located at: 246.1 Market Street 01852

Applicable Zoning Bylaws: Sections 6.1.4 and 9.2.5(3)

Petition: Emerson 100 Real Estate, LLC is seeking Special Permit and Variance approval to convert the former mill building at 246.1 Market Street into residences. The building is in the Downtown Mixed-Used (DMU) zoning district and requires Special Permit approval under Section 8.1 to convert the building into 29 residential units, a Variance under Section 9.2.5(3) for 17 one bedroom or studio apartments smaller than 750 sq. ft., a Variance under Section 6.1.4 for the off-street parking requirement, and for any other relief required of the Lowell Zoning Ordinance.

ZB-2020-22

Petition Type: Special Permit

Applicant: John Geary c/o Monte Castle, LLC

Re Property Located at: 1180 Middlesex Street 01851

Applicable Zoning Bylaws: Section 4.5.2(1)

Petition: Monte Castle, LLC is seeking Special Permit approval from the Zoning Board to convert the existing four-family building at 1180 Middlesex Street into a six-family residence. The building is in the Traditional Neighborhood Two-Family (TTF) zoning district and requires Special Permit approval under Section 4.5.2(1) to extend the non-conforming use and for any other relief required of the Lowell Zoning Ordinance.

ZB-2020-24

Petition Type: Variances

Applicant: LandSmart, LLC

Re Property Located at: 25 Marriner Street 01852

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.

II. New Business

III. Other Business

Minutes for Approval:

April 27, 2020

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by April 26, 2020 and May 3, 2020