

**City of Lowell**  
**Zoning Board of Appeals**  
**Agenda**

RECORDED  
CITY CLERKS OFFICE  
2019 JUL 16 PH 2:29



7/22/2019 at 6:30 PM  
City Hall, City Council Chambers, 2<sup>nd</sup> Floor  
375 Merrimack Street, Lowell MA 01852

Notice is hereby given that the City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 7/22/2019 at 6:30 PM as follows:

Any person with an interest in this case is invited to attend this public hearing held in the City Council Chambers at City Hall, 2<sup>nd</sup> Floor, 375 Merrimack Street, Lowell MA 01852.

Application, plans, and submitted documentation are available for review at the Division of Development Services during normal City Hall Hours in Rm. 51.

**I. Continued Business**

**ZB-2019-25**

*Petition Type: Variances*

*Applicant: Westgate Development, Inc.*

*Re Property Located at: 153 Westford Street 01851*

*Applicable Zoning Bylaws: Section 5.1*

*Petition: The applicant is seeking Variance approval from the Zoning Board to convert an existing building at 153 Westford Street into four dwelling units. The applicant is seeking to reinstate previous relief from the Zoning Board that elapsed before work commenced. The property is in the Traditional Neighborhood Multi-Family (TMF) zoning district and requires Variances under Section 5.1: Table of Dimensional Requirements for frontage, front yard setback, side yard setback, lot area per dwelling unit, and open space; and any other relief required of the Lowell Zoning Ordinance.*

**ZB-2019-29**

*Petition Type: Variances*

*Applicant: Justin MacFarlane*

*Re Property Located at: 289 Central Street 01852*

*Applicable Zoning Bylaws: Section 6.1.4*

*Petition: The applicant is seeking Variance approval to renovate an existing building at 289 Central Street in the Urban Mixed Use (UMU) zoning district. The applicant proposes to remodel a building with a mixed-use commercial space and one dwelling unit. The applicant seeks a parking variance of two (2) spaces for the residential use under Section 6.1.4 any other relief required of the Lowell Zoning Ordinance.*

**II. New Business**

**ZB-2019-30**

*Petition Type: Variance(s)*

*Applicant: Eagle Building Property, LLC*

*Re Property Located at: 20 Academy Drive 01851*

*Applicable Zoning Bylaws: Section 5.1, 8.1*

*Petition: The applicant is seeking Variance approval from the Zoning Board to convert an existing building into twelve (12) studio apartments. The applicant is seeking to reinstate previous approvals from the Board that elapsed before work commenced. The property is in the Traditional Neighborhood Multi-Family (TMF) zoning district and requires Variances under Section 5.1: Table of Dimensional Requirements for lot area per dwelling unit and usable open space and under Section 8.1.2 and 8.1.3.4 and any other relief required of the Lowell Zoning Ordinance.*

**III. Other Business**

*Administrative Review – 279 Dutton Street 01854*

**ZB-2018-20**

*Petition Type: Variance(s)*

*Applicant: George Theodorou, Esq.*

*Re Property Located at: 279 Dutton Street 01852*

*Applicable Zoning Bylaws: Sections 5.1 and 6.1*

*Petition: Applicant is seeking an extension for previously granted Variance(s) for the construction of two stories and two residential dwelling units to the existing building in the Urban Mixed-Use (UMU) zoning district. The extension for the granted relief was under Section 6.1 for off-street parking and Section 5.1 for minimum lot size, minimum lot area per dwelling unit, frontage, and any relief required of the Lowell Zoning Ordinance.*

*Administrative Review – 256 Trotting Park Road*

**ZB-2018-22**

*Petition Type: Variance*

*Applicant: Lenny deSousa*

*Re Property Located at: 256 Trotting Park Road 01854*

*Applicable Zoning Bylaws: Sections 5.1*

*Petition: Applicant is seeking an extension for previously granted Variance(s) for the construction of a single family home at 256 Trotting Park Road in the Suburban Neighborhood Single Family (SSF) zoning district. The extension for the granted relief was under Section 5.1 for minimum frontage and any relief required of the Lowell Zoning Ordinance.*

**Minutes for Approval**

June 24, 2019

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman  
New Business to Be Advertised by July 7, 2019 and July 14, 2019