



City of Lowell

Zoning Board of Appeals

Agenda

8/12/2019 at 6:30 PM
City Hall, City Council Chambers, 2nd 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, 8/12/2019 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, 2nd 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-2019-30

Petition Type: Variance(s)

Applicant: Eagle Building Property, LLC

Re Property Located at: 19 & 20 Academy Drive 01851

Applicable Zoning Bylaws: Section 5.1 and 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.

II. New Business

ZB-2019-31

Petition Type: Variance(s)

Applicant: William and Marian Silk

Re Property Located at: 55 Florence Road 01851

Applicable Zoning Bylaws: Section 5.1

Petition: The applicant is seeking Variance approval from the Zoning Board to subdivide 55 Florence Road into two lots and construct a single-family home onto the newly created lot. The existing lot has a single-family home, so the proposal would result in two lots with a single-family home on each. 55 Florence Road is in the Suburban Neighborhood Single-Family (SSF) zoning district and the proposal requires dimensional relief under Section 5.1 for maximum floor area ratio (FAR) for both homes; for minimum lot area per dwelling unit, minimum lot size, and minimum frontage for both lots; and any other relief required under the Lowell Zoning Ordinance.

III. Other Business

Discussion

7/23/19 Memorandum – Residential Floor Area Ratios in Lowell

Minutes for Approval

March 25, 2019

April 8, 2019

July 22, 2019

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New Business to Be Advertised by July 28, 2019 and August 4, 2019