



City of Lowell – Zoning Board of Appeals

Date: Thursday, October 17, 2019

Time: 6:30 PM

Location: Lowell City Hall, City Council Chambers, 375 Merrimack Street

Any person with an interest in this case is invited to attend this public hearing. Application, plans, and submitted documentation are available for review at the Division of Development Services during normal City Hall Hours in Rm. 51.

1. Minutes For Approval

1.I. 9/23/2019 Minutes

2. Continued Business

2.I. Variance (S): 90 Lupine Road

An application by Kenneth Lania on behalf of JAF 27, LLC seeking Variance approval at 90 Lupine Road. The applicant proposes to construct a new single family dwelling structure on a vacant parcel. The proposed project is located in the Traditional Single Family (TSF) zoning district and requires Variance(s) approval for minimum lot area, minimum frontage, and floor to area ratio (FAR) from the Zoning Board under Section 5.1 of the Lowell Zoning Ordinance and any other relief required.

3. New Business

3.I. APPEAL: 11 Harding Street

An administrative appeal filed by Catherine Flood, Esq. on behalf of Naysean and Teek, LLC to overturn the Building Commissioner's denial of a change of use building permit to allow the property to convert to a two-family structure. The proponent maintains that the existing structure is a pre-existing, non-conforming structure and use. The subject property is located in the Traditional Single Family (TSF) zoning district.

3.II. Variance (S): 116 & 128 Fletcher Street

An application submitted by NG Development, LLC seeking Variance approval from the Zoning Board to convert an existing building at 116 & 128 Fletcher Street into 11 residential dwelling units. The property is in the Urban Mixed-Use (UMU) zoning district and requires Site Plan Review under Section 11.4.2(2) to construct more than three dwelling units, a Special Permit under section 12.1.e to construct seven or more dwelling units on one lot in the UMU, and Variances under Section 5.1 for minimum lot area per dwelling unit and under Section 6.1.4(1)d for the off-street parking requirement; and for any other relief required of the Lowell Zoning Ordinance.

3.III. Variance (S): 165 Industrial Ave E

An application by TRS S&A Nominee Trust seeking Variance approval to redevelop 165 Industrial Ave E into a new industrial building. The site is in the General Industrial (GI) zoning district and the project requires Variances under

Section 6.1.10 for a curb cut exceeding the maximum width, for one parking space infringing on the minimum setback from the lot line, and for any other relief required under the Lowell Zoning Ordinance.

3.IV. Variance (S): 201 White Street

An application by Stevo Nomino Trust seeking Variance(s) approval for a property at 201 White Street located in the Traditional Two Family (TTF) zoning district. The applicant proposes to renovate the upper story of an existing detached garage into an approximately 440 SQ FT residential unit and is proposing two additional off-street parking spaces. The subject property consists of a single family structure with two off street parking spaces. The project requires dimensional variances pursuant to Section 5.1 of the Lowell Zoning Ordinance for minimum lot size, frontage, rear and side yard setbacks, usable open spaces, parking setbacks and any other relief required.

3.V. Special Permit: 408 E Merrimack Street

an application by 8Eighteen Properties, LLC for Special Permit approval to legalize the use of a property that has operated as an apartment building with six residential units. The building is in the Traditional Neighborhood Multi-Family (TMF) zoning district and the use 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.

3.VI. Special Permit & Variance (S): 60 Felton Street

An application by Oriolando Veiga for the construction of a new two family dwelling. The project is located in the Traditional Two Family (TTF) zoning district and requires Variance approval pursuant to Section 5.1 and Special Permit approval pursuant to Section 4.5.7.2 of the Lowell Zoning Ordinance any other relief required of the City of Lowell Zoning Ordinance.

3.VII. Special Permit & Variance (S):1141 Bridge Street

An application by Back Bay Sign for People Realty to install one internally illuminated wall sign that does not front a parking lot.

3.VIII. Variance (S): 29 Harlem Street

An application by Linda Spurr and Walter Bevis for Variance approval to construct an approximately 255 sq. ft. addition to the existing single-family home at 29 Harlem St. The home is in the Traditional Neighborhood Two-Family (TTF) zoning district and requires Variance approval under Section 5.1 to encroach on the minimum side-yard setback and for any other relief required of the Lowell Zoning Ordinance.

4. Notices

5. Further Comments From Board Members

6. Adjournment

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman