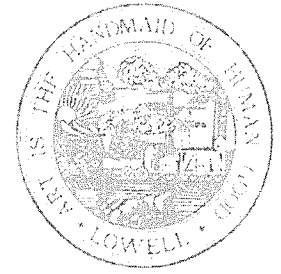


City of Lowell
Zoning Board of Appeals
Agenda

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2019 OCT 25 AM 9:52



10/28/2019 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, 10/28/2019 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-2019-42

Petition Type: Special Permit

Applicant: 8Eighteen Properties, LLC

Re Property Located at: 408 E Merrimack Street 01852

Applicable Zoning Bylaws: Section 4.5.2.1

Petition: The applicant is seeking 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. The applicant has requested a continuance to the November 14 Zoning Board meeting.

II. New Business

ZB-2019-46

Petition Type: Special Permit

Applicant: Attorney Trudie Hale c/o John DeAngelis

Re Property Located at: 29-31 Paige Street 01852

Applicable Zoning Bylaws: Section 12.1.h

Petition: The applicant is seeking Special Permit approval to convert the existing building at 29-31 Paige Street into two live/work units. The building is in the Downtown Mixed-Use (DMU) zoning district and requires Special Permit approval under Section 12.1.h for the use and for any other relief required under the Lowell Zoning Ordinance.

ZB-2019-47

Petition Type: Special Permit and Variances

Applicant: Attorney George Theodorou c/o Ben Mbugua

Re Property Located at: 23 Exeter Street 01850

Applicable Zoning Bylaws: Sections 5.1, 5.1.10, 6.1.10, and 12.1.b

Petition: The applicant is seeking Special Permit and Variance approval to demolish a non-conforming garage and construct a duplex at 23 Exeter Street. The lot is in the Traditional Mixed-Used (TMU) zoning district and requires Special Permit approval under Section 12.1.b for the use; Variances under Section 5.1 for minimum frontage, minimum lot size, minimum side yard setback, the front yard setback, and minimum lot area per dwelling unit; a Variance under Section 5.1.10 for minimum lot width; a Variance under Section 6.1.10 for maximum curb cut; and for any other relief required under the Lowell Zoning Ordinance.

ZB-2019-48

Petition Type: Special Permit

Applicant: Stephen B. Geary, Esq. c/o Citywide Properties, LLC

Re Property Located at: 956-958 Bridge Street 01850

Applicable Zoning Bylaws: Section 4.5.3

Petition: The applicant is seeking Special Permit approval at 956-958 Bridge Street. The subject property is currently a four (4) unit structure with sixteen (16) bedrooms. The application proposes to add two (2) units to the third floor with two (2) bedrooms in each third floor unit. The applicant is proposing to maintain sixteen (16) bedrooms and is providing sufficient off-street parking. The subject property is located in the Traditional Single Family (TSF) zoning district and requires a Special Permit pursuant to Section 4.5.3 of the Lowell Zoning Ordinance and any other relief required.

ZB-2019-49

Petition Type: Variances

Applicant: Jilyan and Jose Silva

Re Property Located at: 24 Bigelow Street 01852

Applicable Zoning Bylaws: Section 5.1

Petition: The applicant is seeking Variance approval at 24 Bigelow Street. The applicant is seeking approval for the construction of an accessory structure that does not meet the setback requirements pursuant to Section 5.1 of the Lowell Zoning Ordinance and any other relief required. The proposed project is located in the Suburban Single Family (SSF) zoning district.

III. Other Business

Minor Modification – 908 & 966 Lawrence Street

ZB-2019-7

Petition Type: Special Permit

Applicant: Riverbank Properties, LLC

Re Property Located at: 908 & 966 Lawrence Street 01852

Applicable Zoning Bylaws: Section 12.9.r

The applicant is seeking a minor modification to a previous Special Permit approval granted February 25, 2019 to Riverbank Properties, LLC. The Special Permit was to open a contractor's garage within an existing building at 908 & 966 Lawrence Street. The building is in the Traditional Mixed-used (TMU) zoning district and the use requires a Special Permit under Section 12.9.r. The applicant is seeking a minor modification to the previous approval to add a 3,339 sq. ft. addition to the second floor of the building. The addition would not increase the building's footprint.

Minor Modification – 557 Varnum Avenue

ZB-2017-34

Petition Type: Special Permit

Applicant: GPG Varnum, LLC

Re Property Located at: 557 Varnum Avenue 01854

Applicable Zoning Bylaws: Sections 4.5.2 and 6.1.3

The applicant is seeking a minor modification to a previous Special Permit approval granted November 23, 2015 and amended August 14, 2017. The Special Permit approval was to convert an existing building, formerly used as a nursing home, into 13 residential units. The amendment increased the number of units to 18. The project is in the Suburban Neighborhood Single Family (SSF) zoning district and required Special Permit approval under Section 4.5.2 for a non-conforming use and Section 6.1.3 for the off-street parking. The applicant is seeking a minor modification to adjust the location of the dumpster and for other minor site changes.

Minutes for Approval:

October 17, 2019

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New Business to Be Advertised by October 13, 2019 and October 20, 2019