



City of Lowell

Zoning Board of Appeals

Agenda

11/14/2019 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 Thursday, 11/14/2019 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: **Eighteen 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.**

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-2019-49

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.**

2019 NOV -7 PM 12:49
CITY OF LOWELL
RECEIVED

II. New Business

ZB-2019-50

Petition Type: Variance

Applicant: Joseph C. Clermont, Esq. c/o Joanne Wicks, personal representative of the estate of Mary M. Emanouil

Re Property Located at: 755 School Street 01851

Applicable Zoning Bylaws: Section 5.1

Petition: The applicant is seeking Variance approval to construct a single-family home in a vacant lot at 755 School Street. The home is in the Urban Neighborhood Single-Family (USF) zoning district and requires Variance approval under Section 5.1 for a lot that does not meet the minimum frontage requirement and for any other relief required of the Lowell Zoning Ordinance.

ZB-2019-51

Petition Type: Variances

Applicant: Stephen Geary c/o 160 Middlesex Street, LLC

Re Property Located at: 160 Middlesex Street 01852

Applicable Zoning Bylaws: Section 5.1

Petition: The applicant is seeking Variance approval to construct a five-story, mixed-use building with 24 studio apartments and a 1,500 sq. ft. ground floor commercial unit in the vacant lot at 160 Middlesex Street. The lot is in the Downtown Mixed-Use (DMU) zoning district and requires Variances under Section 5.1 for maximum Floor Area Ratio 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.

III. Other Business

Minutes for Approval:

October 28, 2019

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New Business to Be Advertised by October 30, 2019 and November 6, 2019