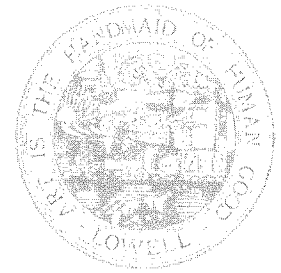


**City of Lowell**  
**Zoning Board of Appeals**  
**Agenda**



12/09/2019 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, 12/09/2019 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**

**II. New Business**

**ZB-2019-52**

*Petition Type: Variances*

*Applicant: Kenneth M. Lania c/o JAF 27, LLC*

*Re Property Located at: 66 Manchester Street 01852*

*Applicable Zoning Bylaws: Sections 5.1 and 6.1.10*

*Petition: The applicant is seeking Variance approval to convert an existing single-family home on 66 Manchester Street into a two-family home, and build a two-family home on a vacant lot at 72 Manchester Street. Both properties are located in the Traditional Neighborhood Two Family (TTF) zoning district. Both 66 and 72 Manchester Street require Variance approval under Section 5.1 to encroach on the minimum frontage, minimum lot area per dwelling unit and for any other relief required of the Lowell Zoning Ordinance. 72 Manchester Street will also require Variance approval under Section 6.1.10 to exceed the maximum curb cut.*

**ZB-2019-53**

*Petition Type: Variances*

*Applicant: Kenneth M. Lania c/o JAF 27, LLC*

*Re Property Located at: 72 Manchester Street 01852*

*Applicable Zoning Bylaws: Sections 5.1 and 6.1.10*

*Petition: The applicant is seeking Variance approval to convert an existing single-family home on 66 Manchester Street into a two-family home, and build a two-family home on a vacant lot at 72 Manchester Street. Both properties are located in the Traditional Neighborhood Two Family (TTF) zoning district. Both 66 and 72 Manchester Street require Variance approval under Section 5.1 to encroach on the minimum frontage, minimum lot area per dwelling unit and for any other relief required of the Lowell Zoning Ordinance. 72 Manchester Street will also require Variance approval under Section 6.1.10 to exceed the maximum curb cut.*

**III. Other Business**

*Minor Modification – 900 Chelmsford Street 01851*

**ZB-2019-04**

*Petition Type: Variance*

*Applicant: Kronos Inc.*

*Re Property Located at: 900 Chelmsford Street 01851*

*Applicable Zoning Bylaws: Section 6.3*

*Petition: The applicant is seeking a minor modification to a previous Variance approval granted February 11, 2019 for a temporary wall sign that exceeded the maximum permitted size and was not parallel to or within 45 degrees parallel to a street in the High Rise Commercial (HRC) zoning district.*

**Minutes for Approval:**

November 14, 2019

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman  
New Business to Be Advertised by November 24, 2019 and December 1, 2019