

City of Lowell

Zoning Board of Appeals

Agenda



06/08/2020 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 6/8/2020 at 6:30 PM.

Due to the COVID-19 pandemic, the meeting will not occur in-person. Please use one of these four options to access the meeting:

1. Join the meeting from your computer, tablet, or smartphone by using this link:
<https://global.gotomeeting.com/join/470230637>
2. Dial-in to the meeting using your phone: Call (669) 224-3412 and enter the access code: 470-230-637
3. Watch LTC Channel 99
4. Watch online at: <https://www.ltc.org/watch/channel-99/>

Review all application documents online at: <https://www.lowellma.gov/1099/Zoning-Board>

Email comments about agenda items to: JAlves@LowellMA.gov, with the subject line: "ZBA 6/8 Comment – ADDRESS"

I. Continued Business

ZB-2020-21

Petition Type: Variances

Applicant: Catherine Flood c/o Emerson 100 Real Estate, LLC

Re Property Located at: 246.1 Market Street 01852

Applicable Zoning Bylaws: Sections 6.1.4 and 9.2.5(3)

Petition: Emerson 100 Real Estate, LLC is seeking Special Permit and Variance approval to convert the former mill building at 246.1 Market Street into residences. The building is in the Downtown Mixed-Used (DMU) zoning district and requires Special Permit approval under Section 8.1 to convert the building into 29 residential units, a Variance under Section 9.2.5(3) for 17 one bedroom or studio apartments smaller than 750 sq. ft., a Variance under Section 6.1.4 for the off-street parking requirement, and for any other relief required of the Lowell Zoning Ordinance. The applicant has requested a continuance to the June 22, 2020 meeting.

ZB-2020-26

Petition Type: Variance

Applicant: Peter Marlowe c/o Louis Gagnon

Re Property Located at: 776 Lakeview Ave 01850

Applicable Zoning Bylaws: Section 5.1

Petition: Peter Marlowe has applied for Special Permit, Site Plan Review, and Variance approval on behalf of Louis Gagnon at 776 Lakeview Ave. The applicant is seeking to convert the second and third floors of AG Hardware store into ten (10) residences. The property is in the Neighborhood Business (NB) zoning district. The proposal requires Special Permit approval per Section 12.1(e) and Site Plan Review approval per Section 11.4 from the Planning Board to create more than three (3) dwelling units, Variance approval from the Zoning Board per Section 5.1 to exceed the maximum FAR, and for any other relief required of the Lowell Zoning Ordinance.

II. New Business

III. Other Business

Minor Modification Request: 9-15 Pearl Street 01852

In 2015, Julio Rodriguez received Special Permit approval to convert an existing auto repair establishment into a six (6) unit residential structure at 9-15 Pearl Street located in the Downtown Mixed Use (DMU) zoning district. The applicant is now seeking to modify condition of approval #7, "No parking shall be allowed on site," by including a 15 minute parking space next to the building for the residents' use.

Minutes for Approval:

May 28, 2020

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by May 24, 2020 and May 31, 2020