

# City of Lowell

## Zoning Board of Appeals Agenda



1/9/2023 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, January 9, 2023 at 6:30 PM.

This meeting will occur in-person with the option to join remotely. You can choose to attend in-person in the City Council Chambers, 375 Merrimack Street, Lowell, MA 01852; or you can choose to attend remotely by using one of the following four options to access the meeting:

1. Join the meeting from your computer, tablet, or smartphone: <https://lowellma.zoom.us/j/81975338512>
2. Call (646) 558-8656 and enter the Meeting ID: 819 7533 8512
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>

### I. Continued Business

#### **ZBA-2022-56**

*Petition Type: Variance*

*Applicant: William R. Renaud*

*Property Located at: 105-111 Martin Street 01854*

*Applicable Zoning Bylaws: Section 5.1; Section 5.3.1; Section 6.1*

*Petition: William R. Renaud proposes to split the two lots for zoning purposes, and construct a new single-family home on the 105 Martin Street lot. The subject properties are located in the Traditional Two-Family (TTF) zoning district. The 105 Martin Street lot requires Variance approval per Section 5.1 of the Lowell Zoning Ordinance for relief from the minimum frontage, minimum garage front yard setback, and minimum lot width requirements, and per Section 5.3.1 for relief from the minimum landscaped open space requirement, and any other relief required under the Lowell Zoning Ordinance. The 111 Martin Street lot requires Variance relief per Section 5.1 for relief from the minimum frontage, minimum side yard setback, minimum lot area, minimum lot area per dwelling unit, and minimum lot width requirements, and per Section 6.1 for relief from the maximum curbcut requirement, and any other relief required under the Lowell Zoning Ordinance.*

### II. New Business

#### **ZBA-2022-63**

*Petition Type: Variance*

*Applicant: Property Located at: 228 First Street 01850*

*Applicable Zoning Bylaws: Section 5.1*

*Petition: James Thawngmung has applied to the Zoning Board of Appeals to split the existing lot at 228 First Street into two lots and construct a new single-family home on the newly created lot. The subject property is located in the Traditional Single-Family (TSF) and Traditional Two-Family (TTF) zoning districts. The proposal requires Variance approval per Section 5.1 for relief from the minimum front yard setback requirement and any other relief required under the Lowell Zoning Ordinance.*

#### **ZBA-2022-64**

*Petition Type: Variances*

*Applicant: Anny Chum*

*Property Located at: 14 Harvard Street 01851*

*Applicable Zoning Bylaws: Section 5.1*

*Petition: Anny Chum has applied to the Zoning Board of Appeals to construct an addition to their existing single family home. The property is located in the Traditional Single Family (TSF) zoning district, and requires Variances under Section 5.1 for minimum side yard setback, maximum Floor-Area-Ratio, and any other relief required under the Lowell Zoning Ordinance.*

**ZBA-2022-65**

*Petition Type: Variance and Special Permit*

*Applicant: Avetisyan Realty LLC*

*Property Located at: 133 Merrimack Street 01852*

*Applicable Zoning Bylaws: Section 12.1(d); Section 6.1:*

*Petition: Avetisyan Realty, LLC has applied to the Zoning Board of Appeals to convert the second floor commercial space at 133 Merrimack Street into four (4) residential units. The property is located in the Downtown Mixed Use (DMU) zoning district and requires a Special Permit pursuant to Section 12.1(d) for the use, Variance approval pursuant to Section 6.1 and for any other relief required under the Lowell Zoning Ordinance.*

**ZBA-2022-66**

*Petition Type: Variance*

*Applicant: Vichiravuth Kret*

*Property Located at: 65 Moore Street 01852*

*Applicable Zoning Bylaws: Section 5.1*

*Petition: Vichiravuth Kret to convert the existing single-family residence into a two-family residence. The subject property is located in the Traditional Two-Family (TTF) zoning district. The project requires Variance approval per Section 5.1 for relief from the minimum lot area per dwelling unit, and minimum usable open space per dwelling unit requirements, and any other relief required under the Lowell Zoning Ordinance.*

**ZBA-2022-67**

*Petition Type: Variance*

*Applicant: Emerson 100 Real Estate*

*Property Located at: 246.1 Market Street 01852*

*Applicable Zoning Bylaws: Section 5.1*

*Petition: Emerson 100 Real Estate, LLC seeking Variance approval to construct 29 23 residential units at 246.1 Market Street. The subject property is located in the Downtown Mixed-Use (DMU) zoning district. The project has previously received the required Special Permit approval which remains active, and currently requires Variance approval pursuant Section 6.1 for relief from the minimum off-street parking requirement, and any other relief required under the Lowell Zoning Ordinance.*

**III. Other Business**

Discussion: Bauer's House

The Board has requested to discuss this property to determine the appropriate action in instances where a project is approved with conditions, but some of the conditions are later determined to be "unenforceable".

**Minutes for Approval:**

12/12/2022 Meeting Minutes

Per Order of the City of Lowell Zoning Board of Appeals – Van Pech, Chairman  
New business to be advertised by December 26, 2022 and January 1, 2023.