

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



1/11/2021 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 1/11/2021 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: <https://lowellma.zoom.us/j/85720496987>
2. Call (646) 558-8656 and enter the MEETING ID: 857 2049 6987
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-2020-42**

*Petition Type: Variances*

*Applicant: Thanh Pham*

*Property Located at: 50 Wentworth Ave 01852*

*Applicable Zoning Bylaws: Section 5.1*

*Petition: Thanh Pham is seeking Variance approval to modify the existing lot lines of two parcels at 50 Wentworth Ave that have merged for the purposes of zoning and build a new single-family home on one of the parcels. Both lots are in the Suburban Single Family (SSF) zoning district. The new home will require Variance approval under Section 5.1 for minimum lot size, minimum lot area per dwelling unit, and minimum frontage, and the existing dwelling will require Variance approval under Section 5.1 for the front yard setback, to exceed the maximum allowed Floor Area Ratio (FAR), and for any other relief required of the Lowell Zoning Ordinance.*

**ZBA-2020-54**

*Petition Type: Variance*

*Applicant: Joseph & Denise McCue*

*Property Located at: 24 Westchester Street 01851*

*Applicable Zoning Bylaws: Section 5.1*

*Petition: Joseph & Denise McCue have applied to the Zoning Board of Appeals to construct a second-story addition at 24 Westchester Street. The property is located in the Suburban Neighborhood Single-Family (SSF) zoning district and requires Variance relief under Section 5.1 for relief from the maximum FAR requirement and all other relief required under the Lowell Zoning Ordinance. The applicant has requested a continuance to the January 25, 2021 ZBA meeting.*

**ZBA-2020-55**

*Petition Type: Variances*

*Applicant: Fatumata Jaiteh*

*Property Located at: 173 Westford Street 01851*

*Applicable Zoning Bylaws: Section 5.1*

*Petition: Fatumata Jaiteh has applied to the Zoning Board of Appeals to construct a new single family home at 173 Westford Street. The property is in the Traditional Neighborhood Multifamily (TMF) zoning district and requires Variance approval under Section 5.1 for minimum lot area, minimum frontage, minimum front yard setback, minimum porch setback, minimum garage setback, minimum*

side yard setback, and minimum rear yard setback and for any other relief required of the Lowell Zoning Ordinance. The applicant has requested a continuance to the February 8, 2021 ZBA meeting.

**ZBA-2020-56**

*Petition Type: Variances*

*Applicant: Nelson Group*

*Property Located at: 610 Gorham Street 01852*

*Applicable Zoning Bylaws: Section 6.1*

*Petition: Nelson Group has applied to the Zoning Board of Appeals to redevelop the existing building at 610 Gorham Street into a four-unit residential structure. The building currently has three residential units and one vacant commercial unit. The subject property is located in the Urban Neighborhood Mixed Use (UMU) zoning district and requires Site Plan Review approval per Section 11.4 to expand a residential structure with more than three dwelling units, Special Permit approval per Section 12.1(d) for the use, and a Variance per Section 6.1 for relief from the off-street parking requirement.*

**II. New Business**

**III. Other Business:**

**Variance Extension: 122 Sixth Street 01850**

The applicant is seeking a one year extension to a Variance that expired on April 24, 2019.

**Minutes for Approval:**

December 14, 2020

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman  
New business to be advertised by December 27, 2020 and January 3, 2021