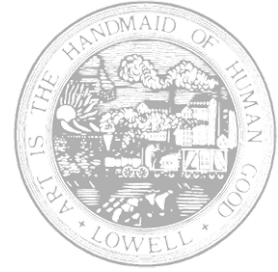


City of Lowell
Zoning Board of Appeals
Agenda



1/24/2022 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, January 24 2022 at 6:30 PM.

This meeting will occur in-person with the option to join remotely. You can chose 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/89066764011>
2. Call (646) 558-8656 and enter the MEETING ID: 890 6676 4011
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-2021-34

Petition Type: Variances

Applicant: Julio Cortez

Property Located at: 242 Lakeview Ave 01850

Applicable Zoning Bylaws: Section 5.1; Section 5.3

Petition: Mr. Julio Cortez has applied to the Zoning Board of Appeals to demolish a vacant single family home and bakery at 242 Lakeview Avenue and replace them with a two family home. The property is located in the Traditional Multi Family (TMF) zoning district, and requires multiple variances under Section 5.1 for front and side yard setbacks, minimum lot area, and minimum lot area per dwelling unit, and under Section 5.3 for landscaped open space, and any other relief required under the Lowell Zoning Ordinance.

II. New Business

ZBA-2021-64

Petition Type: Special Permit

Applicant: Xpress Car and Truck Rental

Property Located at: 1625 Middlesex Street 01851

Applicable Zoning Bylaws: Section 6.3

Petition: Xpress Car and Truck Rental has applied to the Zoning Board for Special Permit approval to erect an internally illuminated sign at 1625 Middlesex Street. The property is located in the Regional Retail (RR) zoning district and requires a Special Permit under Section 6.3 and for any other relief required under the Lowell Zoning Ordinance.

III. Other Business:

Variance Extension Request: 50 Wentworth Ave 01852

The applicant is seeking a Variance extension of one (1) year for their variance approval issued on January 20, 2021. They are seeking an extension to January 20, 2022.

Discussion: Maximum agenda items per meeting

The Board shall discuss the possibility of instating a rule that would limit the number of agenda items that are scheduled for each ZBA meeting.

Minutes for Approval:

1/10/2022 ZBA Meeting Minutes

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by January 9, 2022 and January 16, 2022.