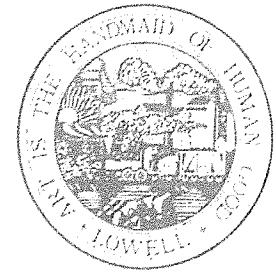


City of Lowell
Zoning Board of Appeals
Agenda



02/10/2020 at 6:30 PM
City Hall, City Council Chambers, 2nd 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, 02/10/2020 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, 2nd 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

ZB-2020-3

Petition Type: Variances

Applicant: Jennifer Sargent

Re Property Located at: 70 Fox Street 01850

Applicable Zoning Bylaws: Section 5.1

Petition: Jennifer Sargent has applied for Variance approval to build a single-family home on a vacant lot at 70 Fox Street. The property is located in the Suburban Single-Family (SSF) zoning district. 70 Fox Street requires Variance approval under Section 5.1 to encroach on the minimum lot size, minimum frontage, and for any other relief required of the Lowell Zoning Ordinance.

II. New Business

ZB-2020-9

Petition Type: Variance and Special Permit

Applicant: Kronos, Incorporated

Re Property Located at: 900 Chelmsford Street 01851

Applicable Zoning Bylaws: Section 6.3

Petition: An application was submitted by Kronos seeking Special Permit and Variance approval at 900 Chelmsford Street. The applicant is proposing to install an approximately 800 sq. ft. temporary wall sign. The property is located in the High-Rise Commercial (HRC) zoning district. The proposed project requires a Special Permit and Variances from the Zoning Board of Appeals under Section 6.3 of the Lowell Zoning Ordinance and any other relief required.

ZB-2020-10

Petition Type: Variances and Special Permit

Applicant: Dean Jenkins

Re Property Located at: 12 Manchester Street 01852

Applicable Zoning Bylaws: Section 12.1.a; Section 5.1

Petition: Dean Jenkins is seeking Special Permit and Variance approval to construct a new single-family home at 12 Manchester St., a vacant lot that has merged with 18 Manchester St. for the purposes of zoning. 18 Manchester St. is in the Traditional Neighborhood Two-Family (TTF) zoning district and 12 Manchester St. is in the Traditional Mixed-Use (TMU) zoning district. Unmerging the lots requires Variances for the preexisting, non-conforming duplex at 18 Manchester St. and Variances and a Special Permit for the proposed single-family home at 12 Manchester St. 18 Manchester St. requires Variances under Section 5.1 for lot size, lot area per dwelling unit, frontage, front yard setback, and side yard setback; under Section 5.1.10 for lot width; and under Section 5.3.2 for usable open space per dwelling unit; 12 Manchester St. requires a Special Permit under Section 12.1.a for the use and Variances under Section 5.1 for frontage and under Section 5.1.10 for lot width; and for any other relief required of the Lowell Zoning Ordinance.

2020 FEB -3 PM 1:30
CITY OF LOWELL
CITY CLERK

ZB-2020-11

Petition Type: Variances

Applicant: Dean Jenkins

Re Property Located at: 18 Manchester Street 01852

Applicable Zoning Bylaws: Section 5.1; Section 5.3.2

Petition: Dean Jenkins is seeking Special Permit and Variance approval to construct a new single-family home at 12 Manchester St., a vacant lot that has merged with 18 Manchester St. for the purposes of zoning. 18 Manchester St. is in the Traditional Neighborhood Two-Family (TTF) zoning district and 12 Manchester St. is in the Traditional Mixed-Use (TMU) zoning district. Unmerging the lots requires Variances for the preexisting, non-conforming duplex at 18 Manchester St. and Variances and a Special Permit for the proposed single-family home at 12 Manchester St. 18 Manchester St. requires Variances under Section 5.1 for lot size, lot area per dwelling unit, frontage, front yard setback, and side yard setback; under Section 5.1.10 for lot width; and under Section 5.3.2 for usable open space per dwelling unit; 12 Manchester St. requires a Special Permit under Section 12.1.a for the use and Variances under Section 5.1 for frontage and under Section 5.1.10 for lot width; and for any other relief required of the Lowell Zoning Ordinance.

III. Other Business

Minor Modification: 1516 Middlesex Street 01851

NH Signs is requesting a minor modification to replace the red “Message Center” face on an existing freestanding sign with a multicolored “Message Center” of the same size at 1516 Middlesex Street. The subject property is located in the Regional Retail (RR) zoning district. Car Star was granted a Special Permit for an Illuminated Sign that incorporated the red “Message Center” on 11/22/05.

Minutes for Approval:

January 27, 2020

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New Business to Be Advertised by January 26, 2020 and February 2, 2020