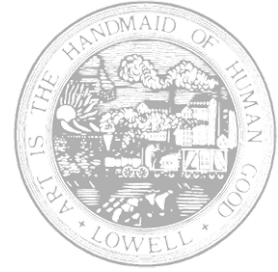


# City of Lowell Zoning Board of Appeals Agenda



2/14/2022 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, February 14, 2022 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/87144277427>
2. Call (646) 558-8656 and enter the MEETING ID: 871 4427 7427
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

## II. New Business

### **ZBA-2021-65**

*Petition Type: Variance*

*Applicant: Vicente Dalmaso*

*Property Located at: 460 Westford Street 01851*

*Applicable Zoning Bylaws: Section 6.3*

*Petition: Vicente Dalmaso has applied for Variance approval at 460 Westford Street. The property is located in the Traditional Multi-Family (TMF) zoning district. The application seeks approval for construction of a standalone sign for the church located on the property. This project requires variance approval from the Lowell Zoning Board of Appeals, under Section 6.3, and any other relief required under the Lowell Zoning Ordinance.*

### **ZBA-2022-1**

*Petition Type: Variance*

*Applicant: Mon San*

*Property Located at: 60 Foster Street 01851*

*Applicable Zoning Bylaws: Section 5.1*

*Petition: Mon San has applied to the Zoning Board of Appeals seeking Variance approval at 60 Foster Street. The applicant proposes to construct an addition to the existing single-family home to include an attached garage and second story living space. The subject property is located in the Traditional Single Family (TSF) zoning district. The application requires Variance approval per Section 5.1 for relief from the front yard setback requirement for garages, and any other relief required under the Lowell Zoning Ordinance.*

### **ZBA-2022-2**

*Petition Type: Variance*

*Applicant: Chem Saret*

*Property Located at: 16 Calvin Street 01852*

*Applicable Zoning Bylaws: Section 5.1*

*Petition: Chem Saret has applied to the Zoning Board of Appeals for Variance approval to construct an addition at 16 Calvin Street. The property is in the Suburban Single Family (SSF) zoning district*

**and requires Variance approval under Section 5.1 for relief from the minimum side yard setback requirement and for any other relief required under the Lowell Zoning Ordinance.**

**ZBA-2022-3**

*Petition Type: Variances*

*Applicant: 505 Capital Partners, LLC*

*Property Located at: 38-40 Swift Street 01852*

*Applicable Zoning Bylaws: Section 5.1; Section 6.1.10*

***Petition: 505 Capital Partners, LLC has applied to the Zoning Board of Appeals to subdivide the existing lot at 38-40 Swift Street and construct a new two family dwelling on the new lot. The property is located in the Traditional Neighborhood Two Family (TTF) zoning district and requires variance approval under Section 5.1 for minimum lot area per dwelling unit, minimum frontage, minimum and maximum front yard setbacks, minimum side yard setback, and minimum rear yard setback, under Section 6.1.10 to exceed the maximum allowed curb cut, and for any other relief required under the Lowell Zoning Ordinance.***

**ZBA-2022-4**

*Petition Type: Variance*

*Applicant: Danny Rivera*

*Property Located at: 150 Fetherston Ave 01852*

*Applicable Zoning Bylaws: Section 5.1*

***Petition: Danny Rivera has applied to the Zoning Board of Appeals to demolish an existing single family home and construct a new single family home on a lot that does not meet minimum lot size requirements at 150 Fetherston Ave. The property is in the Suburban Single Family (SSF) zoning district and requires Variance approval under Section 5.1 for relief from the minimum lot size requirement and for any other relief required under the Lowell Zoning Ordinance.***

**III. Other Business:**

Variance Extension: 157 Billerica Street 01852

Due to the expiration of the Massachusetts state of emergency and permit tolling on June 15, 2021, the variance extension for 157 Billerica Street expired on December 15, 2021. This proposed second 6-month extension would extend the variance approval to August 14, 2022 to give the applicant a full year to exercise the variance, which appears to have been the intent of the Board when they mistakenly issued a one-year variance extension for this application on 9/28/2020.

Variance Extension: 83 Boulevard Street 01854

Due to the expiration of the Massachusetts state of emergency and permit tolling on June 15, 2021, the variance extension for 83 Boulevard Street expired on December 15, 2021. This proposed second 6-month extension would extend the variance approval to August 14, 2022 to give the applicant a full year to exercise the variance, which appears to have been the intent of the Board when they mistakenly issued a one-year variance extension for this application on 3/8/2021.

Variance Extension: 1 E Merrimack Street 01852

Due to the expiration of the Massachusetts state of emergency and permit tolling on June 15, 2021, the variance extension for 1 E Merrimack Street expired on December 15, 2021. This proposed second 6-month extension would extend the variance approval to August 14, 2022 to give the applicant a full year to exercise the variance, which appears to have been the intent of the Board when they mistakenly issued a one-year variance extension for this application on 3/8/2021.

Variance Extension: 90 Lupine Road 01850

Due to the expiration of the Massachusetts state of emergency and permit tolling on June 15, 2021, the variance extension expired on December 15, 2021. This proposed second 6-month extension would extend the variance approval to August 14, 2022 to give the applicant a full year to exercise the variance, which appears to have been the intent of the Board when they mistakenly issued a one-year variance extension for this application on 11/8/2021.

**Minutes for Approval:**

1/24/2022 meeting minutes

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman  
**New business to be advertised by January 30, 2022 and February 6, 2022.**