

City of Lowell
Zoning Board of Appeals
Agenda



2/22/2021 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 2/22/2021 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/89391559871?pwd=SGpvbmZXb0QvVEdXczc0MkZHdFpDdz09> and enter the PASSWORD: 206 812
2. Call (646) 558-8656 and enter the MEETING ID: 893 9155 9871 and PASSWORD: 206 812
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-2020-55

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.

II. New Business

ZBA-2021-1

Petition Type: Variance

Applicant: Lorenzo Arpini

Property Located at: 74-76 Chapel Street 01852

Applicable Zoning Bylaws: Section 6.1

Petition: Lorenzo Arpini has applied to the Zoning Board of Appeals seeking Variance approval to convert a 3-family home into a 4-family home. The property is located in the Urban Multi-Family (UMF) zoning district. The existing home at 74-76 Chapel Street requires a Variance under Section 6.1 for off-street parking requirements, a Site Plan Review under Section 11.4 for the conversion of a residential structure with more than 3 dwelling units, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2021-2

Petition Type: Special Permit

Applicant: NH Signs

Property Located at: 1148 Bridge Street 01854

Applicable Zoning Bylaws: Section 6.3

Petition: **NH Signs has applied to the Zoning Board of Appeals for a Special Permit to add three internally illuminated signs for a new business, “Reverie 73” at 1148 Bridge Street. This is a recreational marijuana retailer that was approved at a Planning Board hearing on December 7, 2020. The property is located in the Regional Retail (RR) zoning district and requires a Special Permit under Section 6.3 for internally illuminated signage and all other relief required under the Lowell Zoning Ordinance.**

III. Other Business:

Landscaping Plans as Prerequisites

Discussion with staff regarding requiring landscaping plans for certain types of projects before the ZBA.

Minutes for Approval:

February 8, 2021

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by February 7, 2021 and February 14, 2021