

City of Lowell
Zoning Board of Appeals
Agenda



2/28/2022 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, February 28, 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/9410770919>
2. Call (646) 558-8656 and enter the MEETING ID: 941 077 0919
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-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-2022-1

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.

II. New Business

ZBA-2022-5

Petition Type: Variance

Applicant: Tony Valente

Property Located at: 113 Llewellyn Street 01850

Applicable Zoning Bylaws: Section 5.1

Petition: Mr. Tony Valente has applied to the Zoning Board of Appeals seeking Variance approval at 113 Llewellyn Street. The applicant proposes to construct an attached garage for his single family home. The property is located in the Suburban Single Family (SSF) zoning district, and requires one variance for side yard setbacks under Section 5.1, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2022-6

Petition Type: Variance

Applicant: Zahi Abuhamdeh

Property Located at: 697-699 Beacon Street 01850

Applicable Zoning Bylaws: Section 5.1

Petition: Zahi Abuhamdeh has applied to the Zoning Board of Appeals for Variance approval to construct an addition at 697-699 Beacon Street. The property is in the Suburban Multi Family (SMF) 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.

III. Other Business:

Minutes for Approval:

2/14/2022 meeting minutes

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by February 14, 2022 and February 21, 2022.