

City of Lowell
Zoning Board of Appeals
Agenda



3/8/2021 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 3/8/2021 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/84694729830?pwd=cGpBM0s4UDRMRW5rZkp4aXpjTUg2dz09> and enter the PASSWORD: 511 393
2. Call (646) 558-8656 and enter the MEETING ID: 846 9472 9830 and PASSWORD: 511 393
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-2021-3

Petition Type: Variances

Applicant: Ryan Ostler

Property Located at: 32 Wamesit Street 01852

Applicable Zoning Bylaws: Section 5.1; Section 6.1

Petition: Ryan Ostler to renovate the existing building at 32 Wamesit Street into a three-unit residential structure. The building currently has two residential units. The subject property is located in the Traditional Multi-Family (TMF) zoning district and requires Special Permit approval per Article 12.1(c) to expand a residential structure to three dwelling units, a Variance per Section 6.1 for relief from the off-street parking requirement, and a Variance per Section 5.1 for minimum open space per dwelling unit, minimum lot size, minimum frontage, minimum front yard setback, minimum side yard setback, minimum rear yard setback, and minimum lot area per dwelling unit, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2021-5

Petition Type: Variance

Applicant: Lupoli Companies, LLC

Property Located at: 330 Jackson Street 01852

Applicable Zoning Bylaws: Section 5.1

Petition: Lupoli Companies, LLC seeking Variance approval to construct an 8-story, 548 space parking structure at 330 Jackson Street. The property is in the Hamilton Canal Innovation District (HCID). The proposal requires Variance relief from Section 10.3.8(3) Building Form Standards for Parcel 1 and any other relief required under the Lowell Zoning Ordinance.

III. Other Business:

Variance Extension Request: 1 E Merrimack St 01852

Variance extension for a new mixed-use structure at 1 E Merrimack Street. The Variance expired on February 22, 2021 and the applicant seeks a one-year extension to February 22, 2022.

Variance Extension Request: 900 Chelmsford Street 01851

Variance extension for an oversized wall sign for Kronos Incorporated at 900 Chelmsford Street. The variance expired on February 10, 2021 and the applicant is seeking a one-year extension to February 10, 2022.

Variance Extension Request: 83 Boulevard Street 01854

Variance extension for the rebuilding of an existing electric substation located at 83 Boulevard Street. The variance is due to expire on July 12, 2021, and the applicant is seeking an extension to July 12, 2022.

Minutes for Approval:

February 22, 2021

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by February 21, 2021 and February 28, 2021