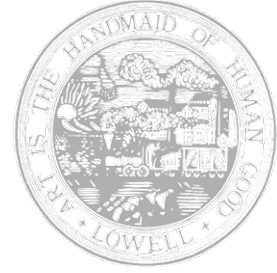


City of Lowell

Zoning Board of Appeals Agenda

3/14/2022 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, March 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/89152249504>
2. Call (646) 558-8656 and enter the Meeting ID: 891 5224 9504
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-2022-2

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-2022-6

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.

II. New Business

ZBA-2022-8

Petition Type: Variance

Applicant: JMF Realty, LLC - Brian K. Akashian

Property Located at: 32 Pine Hill St 01852

Applicable Zoning Bylaws: Section 5.1

Petition: JMF Realty, LLC has applied to the Zoning Board of Appeals seeking Variance approval to subdivide an existing lot (Lot 2) containing a single-family structure and construct a new single-family home on the new lot (Lot 1). The subject property is located in the Traditional Multi-Family (TMF)

zoning district. Lot 1 and Lot 2 require Variance approval pursuant Section 5.1 for relief from the minimum lot area, minimum lot area per dwelling unit, and minimum frontage requirements, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2022-10

Petition Type: Variance

Applicant: Niranjan Bhagat

Property Located at: 45 Katherine Dr 01854

Applicable Zoning Bylaws: Section 5.1

Petition: Mr. Niranjan Bhagat has applied to the Zoning Board of Appeals to construct an addition to his single family home at 45 Katherine Drive. The property is located in the Suburban Single Family (SSF) zoning district, and requires one variance for Maximum Floor-Area-Ratio under Section 5.1, and any other relief required under the Lowell Zoning Ordinance.

III. Other Business:

Special Permit Extension: 83 Boulevard St 01854

The applicant is seeking an extension for their Special Permit which was initially granted in April 2019. The applicant is seeking to expand the existing substation at 83 Boulevard Street. The project has been delayed due to Covid related construction and inflation issues. The applicant received a Variance as well at the time of the decision, and they will be refile for a new Variance approval. The special permit granted under the Project is scheduled to expire on July 12, 2022, and because construction will not commence until after such permit is scheduled to expire, MEC requests that the special permit be extended to October 31, 2023.

Minutes for Approval:

2/28/2022 meeting minutes

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by February 27, 2022 and March 6, 2022.