

City of Lowell
Zoning Board of Appeals
Agenda



3/22/2021 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 3/22/2021 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/82422692947>
2. Call (646) 558-8656 and enter the MEETING ID: 824 2269 2947
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-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.

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.

II. New Business

ZBA-2021-6

Petition Type: Variances

Applicant: Joseph Papetti

Property Located at: 81 Farmland Road 01850

Applicable Zoning Bylaws: Section 6.3

Petition: Joseph Papetti has applied to the Zoning Board of Appeals seeking Variance approval to erect a projecting sign at the existing business at 81 Farmland Road. The property is located in the Traditional Single Family (TSF) zoning district, and received prior approval from the Zoning Board of Appeals to operate as a real estate office. The proposed application requires a Variance per Section 6.3 for projecting signs, and all other relief required under the Lowell Zoning Ordinance.

ZBA-2021-4

Petition Type: **Special Permit**

Applicant: **Coljack Development Corporation**

Property Located at: **698-706 Lawrence Street 01852**

Applicable Zoning Bylaws: **Article XII**

Petition: **Coljack Development Corporation has applied to the Zoning Board of Appeals for Special Permit approval to construct a duplex at 698-706 Lawrence Street. The subject property is located in the Traditional Mixed Use (TMU) zoning district and requires a Special Permit under Article XII for use, and for any other relief required under the Lowell Zoning Ordinance.**

III. Other Business:

Minutes for Approval:

March 8, 2021

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