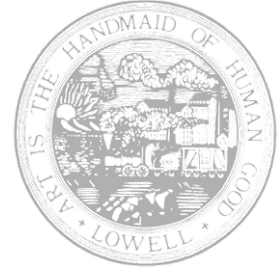


City of Lowell

Zoning Board of Appeals Agenda

4/11/2022 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, April 11, 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/84568395866>
2. Call (646) 558-8656 and enter the Meeting ID: 845 6839 5866
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: Variance

Applicant: 505 Capital Partners, LLC

Property Located at: 38-40 Swift Street 01852

Applicable Zoning Bylaws: Section 5.1 and 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-2022-6

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-2022-12

Petition Type: Special Permit

Applicant: Centerline Communications LLC

Property Located at: 84 University Ave 01854

Applicable Zoning Bylaws: Section 7.6

Petition: Centerline Communications LLC has applied to the Zoning Board of Appeals to install one (1) wireless small cell facility on a new pole in the public right-of-way near 84 University Ave. The installation requires a Special Permit under Section 7.6 of the Lowell Zoning Ordinance and for any other relief required of the Lowell Zoning Ordinance.

ZBA-2022-14

Petition Type: Special Permit & Variance

Applicant: Julio Rodriguez

Property Located at: 150 Middlesex Street 01852

Applicable Zoning Bylaws: Section 6.1 & 12.1

Petition: Julio Rodriguez has applied to the Zoning Board of Appeals for Variance approval to renovate an existing church into 11 housing units at 150 Middlesex St. The property is located in the Downtown Mixed-Use (DMU) zoning district, and requires one variance for off-street parking under Section 6.1, a special permit for use under Section 12.1, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2022-15

Petition Type: Variance

Applicant: Kimberly Aponte

Property Located at: 1467 & 1469 Gorham Street 01852

Applicable Zoning Bylaws: Section 5.1 & 6.1

Petition: Kimberly Aponte has applied to the Zoning Board of Appeals to split the two lots for zoning purposes, and construct a single-family home on the newly created lot. 1467 Gorham St is located in the Traditional Two-Family (TTF) zoning district, and 1469 Gorham St is located in the Traditional Single-Family (TSF) zoning district. 1467 Gorham St requires Variance approval pursuant Section 5.1 for relief from the minimum lot area, minimum lot area per dwelling unit, minimum frontage, and minimum side yard setback requirements, pursuant Section 6.1 for relief from the minimum off-street parking requirements, and any other relief required under the Lowell Zoning Ordinance. 1469 Gorham St requires Variance relief 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.

III. Other Business:

Minutes for Approval:

3/28/2022 meeting minutes

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by March 27, 2022 and April 3, 2022.