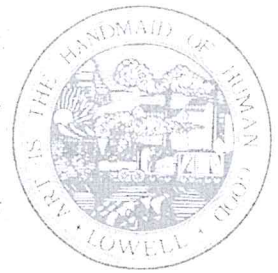


City of Lowell
Zoning Board of Appeals
Agenda



4/22/2019 at 6:30 PM
City Hall, City Council Chambers, 2nd Floor
375 Merrimack Street, Lowell MA 01852

Notice is hereby given that the City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 4/22/2019 at 6:30 PM as follows:

Any person with an interest in this case is invited to attend this public hearing held in the City Council Chambers at City Hall, 2nd Floor, 375 Merrimack Street, Lowell MA 01852.

Application, plans, and submitted documentation are available for review at the Division of Development Services during normal City Hall Hours in Rm. 51.

2019 APR 22 PM 12:34

I. Continued Business

II. New Business

ZB-2019-12

Petition Type: Variance(s)

Applicant: Hamilton Canal LP

Re Property Located at: 193.1 and 239.1 Jackson Street (HCID Parcels 8 & 9) 01852

Applicable Zoning Bylaws: Hamilton Canal District Form Based Code

Petition: The applicant is seeking Variance approval at 193.1 & 239.1 Jackson Street (HCID Parcels 8 & 9) for the construction of a 144,050 sq. ft. mixed use development that includes 118 residential units. The project requires Variance(s) from the Hamilton Canal Innovation District Form Based Code and any other relief required.

ZB-2019-13

Petition Type: Variance(s)

Applicant: Thekia and Wagner Alcocer

Re Property Located at: 72 Raven Road 01852

Applicable Zoning Bylaws: Sections 4.3.5(4) and 5.1

Petition: The applicants are seeking Variance approval to construct a deck attached to the side and rear of the existing single-family home located at 72 Raven Road. The parcel is in the Suburban Single Family (SSF) zoning district and requires a Variance under Section 5.1: Table of Dimensional Regulations for minimum rear yard setbacks and under Section 4.3.5 (4) for setbacks from accessory buildings and any other relief required of the Lowell Zoning Ordinance.

ZB-2019-14

Petition Type: Variance(s)

Applicant: Loon Hill Development, Inc.

Re Property Located at: 326 Cumberland Road 01850

Applicable Zoning Bylaws: Sections 5.1 and 5.3.2

Petition: The applicant is seeking Variance approval for a project at 326 Cumberland Road. The proposal is to construct a new single-family home in the Traditional Neighborhood Single-Family (TSF) zoning district and requires Variances under Section 5.3.2 for minimum usable open space per dwelling unit; under Section 5.1: Table of Dimensional Regulations for minimum lot area per dwelling unit, minimum lot size, maximum height, and maximum floor area ratio; and for any other relief required of the Lowell Zoning Ordinance.

ZB-2019-15

Petition Type: Variance(s)

Applicant: DSM Realty, Inc.

Re Property Located at: 677 and 705 Pawtucket Boulevard 01854

Applicable Zoning Bylaws: Section 61.10

Petition: The applicant is seeking Variance approval under Section 6.1.10 for relief from the maximum curb cut requirement and any other relief required of the Lowell Zoning Ordinance. The applicant is proposing to construct an approximate 72,500 sq. ft. Market Basket supermarket and 12,000 sq. ft. of

retail space at 677 Pawtucket Blvd and includes reconstruction of the one hundred thirty-four (134) space parking lot for the existing restaurant at 705 Pawtucket Boulevard. The site is located in the Suburban Mixed Use (SMU) zoning district.

ZB-2019-16

Petition Type: Variance(s)

Applicant: Southern End Realty

Re Property Located at: 42 Highland Street 01852

Applicable Zoning Bylaws: Section 5.1

Petition: The applicant is seeking Variance approval for a project at 42 Highland Street. The proposal is to construct two (2) duplexes behind the existing structure in the Traditional Neighborhood Multi-Family (TMF) zoning district. The applicant is converting the use of the property from a two-family dwelling to six dwelling units and requires a Variance under Section 5.1: Table of Dimensional Regulations for maximum front yard setback of the existing structure and any other relief required of the Lowell Zoning Ordinance.

ZB-2019-17

Petition Type: Variance(s)

Applicant: Luke Wetherbee

Re Property Located at: 825-827 Lakeview Avenue 01850

Applicable Zoning Bylaws: Sections 5.1 and 6.1.11(#5)

Petition: The applicant is seeking Variance approval to construct a garage and extend the driveway for the existing four family residential building at 825-827 Lakeview Avenue. The building is located in the Traditional Neighborhood Multi-Family (TMF) zoning district and requires Variances under Section 5.1 Table of Dimensional Requirements for usable open space, under Section 6.1.11 #5 for having stacked parking spaces, and for any other relief required of the Lowell Zoning Ordinance.

III. Other Business

Minutes for Approval

None

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New Business to Be Advertised by April 7, 2019 and April 14, 2019