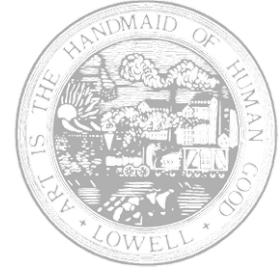


# City of Lowell

## Zoning Board of Appeals Agenda



4/25/2022 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, April 25, 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/82326606801>
2. Call (646) 558-8656 and enter the Meeting ID: 823 2660 6801
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-2022-15**

*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.*

## **II. New Business**

### **ZBA-2022-16**

*Petition Type: Variance*

*Applicant: Madgi Mikhael*

*Property Located at: 22 Bellevue Street 01851*

*Applicable Zoning Bylaws: Section 5.1 & 6.1*

*Petition: Madgi Mikhael has applied to the Planning Board and Zoning Board of Appeals seeking Special Permit and Variance approval at 22 Bellevue Street. The applicant seeks to convert the existing two-family residential building into a three-family residential building. The subject property is located in the Traditional Multi-Family (TMF) zoning district. The proposal requires Special Permit approval from the Planning Board pursuant Article 12.1(c) to expand a residential structure to three units, Variance approval pursuant Section 6.1 for relief from the off-street parking requirement and off-street parking dimensions, Section 5.1 for relief from the minimum lot area per dwelling unit and minimum usable open space per dwelling unit requirements, and any other relief required under the Lowell Zoning Ordinance. The applicant requires a continuance to the May 11<sup>th</sup> meeting.*

### **ZBA-2022-19**

*Petition Type: Variance*

*Applicant: Angela Kulesza*

*Property Located at: 239 Mansur Street 01852*

*Applicable Zoning Bylaws: Section 5.1*

*Petition: Angela Kulesza has applied to the Zoning Board of Appeals for Variance approval to construct a covered deck on her property. The property is located in the Suburban Single Family (SSF) zoning district, and requires one variance for Floor Area Ratio (FAR) under Section 5.1 and any other relief required under the Lowell Zoning Ordinance.*

### **ZBA-2022-22**

*Petition Type: Variance*

*Applicant: ZR Development Group LLC*

*Property Located at: 74 Boisvert Street, 253 W Sixth Street 01850*

*Applicable Zoning Bylaws: Section 5.1, 6.1, 8.1.3*

*Petition: ZR Development Group LLC has applied to the Lowell Planning Board and Lowell Zoning Board of Appeals to redevelop the existing St. Louis School building at 74 Boisvert Street/253 W Sixth Street into nineteen (19) residences with twenty four (24) off-street parking spaces. The property is located in the Traditional Neighborhood Multi-Family (TMF) zoning district. The application requires Site Plan Review under Section 11.4 to construct more than three dwelling units and Special Permit approval for the conversion of an existing historic school under Section 8.1. The application also requires Variance approval under Section 6.1 for relief from the off-street parking requirement, Section 5.1 for relief from the land area per dwelling unit requirement and usable open space requirement, and under Section 8.1.3(4) for relief from the minimum square footage requirement and for any other relief required under the Lowell Zoning Ordinance.*

### **ZBA-2022-23**

*Petition Type: Variance*

*Applicant: Lydia Blanchard*

*Property Located at: 160 Merrimack Street 01852*

*Applicable Zoning Bylaws: Section 6.1*

***Petition:* Lydia Blanchard has applied to the Zoning Board of Appeals to convert one (1) existing commercial unit into one (1) residential unit at 160 Merrimack Street. The subject property is located in the Downtown Mixed-Use (DMU) zoning district. The project requires Special Permit approval per Article 12.1(c) for the use, Variance approval per Section 6.1 for relief from the off-street parking requirement, and any other relief required under the Lowell Zoning Ordinance.**

### **III. Other Business:**

#### **Master Plan Steering Committee**

**DPD is looking to form a Master Plan Steering Committee that will help oversee the process and ensure public participation as a key element of the Master Plan. The Committee will consist of approximately 20-30 community members representative of Lowell's diverse population. A portion of the seats on the Steering Committee will be used as appointed positions that will include one representative from each of the various boards and committees. The Board will vote to appoint a member to the Master Plan Steering Committee from the Zoning Board.**

#### **Minutes for Approval:**

4/11/2022 meeting minutes

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman  
New business to be advertised by April 10, 2022 and April 17, 2022.