

Please note that the location of this meeting has been changed, it will now take place in the Arthur Hammar Conference Room, JFK Civic Center, 50 Arcand Dr, Lowell, MA 01852, Second Floor.

City of Lowell

Zoning Board of Appeals Agenda

5/9/2022 at 6:30 PM



The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, May 9, 2022 at 6:30 PM.

This meeting will occur in-person with the option to join remotely. You can chose 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/84680185408>
2. Call (646) 558-8656 and enter the Meeting ID: 846 8018 5408
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-2022-11

Petition Type: Variance

Applicant: Lynn Lowell LLC

Property Located at: 4-8 Wiggin Street & 153 Willie Street, 01854

Applicable Zoning Bylaws: Section 5.1 and Section 6.1

Petition: Lynn Lowell LLC has applied to the Zoning Board of Appeals and Planning Board to construct a 12-unit residential structure on the currently vacant lots at 4-8 Wiggin Street & 153 Willie Street. The subject property is located in the Urban Multi-Family (UMF) zoning district. The project requires Site Plan Review approval pursuant Section 11.4.2 from the Planning Board, Variance approval from the Zoning Board of Appeals pursuant Section 5.1 for relief from the minimum side yard setback, and minimum rear yard setbacks, pursuant Section 6.1 for relief from the minimum off-street parking requirement, and any other relief required under the Lowell Zoning Ordinance.

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 11th meeting.

II. New Business

ZBA-2022-20

Petition Type: Variance

Applicant: Mehida Gonzalez

Property Located at: 105 Longmeadow Drive 01852

Applicable Zoning Bylaws: Section 5.1

Petition: Mehida Gonzalez has applied to the Zoning Board of Appeals to construct an addition to her single family home at 105 Longmeadow Drive. The property is located in the Suburban Single Family (SSF) zoning district, and requires two variances for Maximum Floor-Area-Ratio and minimum lot size under Section 5.1, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2022-21

Petition Type: Variance

Applicant: Manuel Bermeo

Property Located at: 225 Cross Street 01854

Applicable Zoning Bylaws: Section 5.1

Petition: Manuel Bermeo has applied to the Zoning Board of Appeals for the construction of a deck and the associated stairs at 225 Cross Street. The property is located in the Traditional Multi Family zoning district, and requires a variance for side yard setbacks under Section 5.1 and any other relief required under the Lowell Zoning Ordinance.

ZBA-2022-25

Petition Type: Variance

Applicant: Kenneth Lania, on behalf of JAF 27, LLC

Property Located at: 90 Lupine Road 01850

Applicable Zoning Bylaws: Section 5.1

Petition: Kenneth Lania, on behalf of JAF 27, LLC, has applied to the Zoning Board of Appeals seeking Variance approval at 90 Lupine Road. The applicant proposes to construct a new single family dwelling structure on a vacant parcel. The proposed project is located in the Traditional Single Family (TSF) zoning district and requires Variance(s) approval for minimum lot size, minimum lot area per dwelling unit, minimum frontage, and floor to area ratio (FAR) from the Zoning Board under Section 5.1 of the Lowell Zoning Ordinance and any other relief required.

III. Other Business:

Minutes for Approval:

4/25/2022 meeting minutes

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by April 24, 2022 and May 1, 2022.