

City of Lowell

Zoning Board of Appeals Agenda



5/23/2022 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, May 23, 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/81870201990>
2. Call (646) 558-8656 and enter the Meeting ID: 818 7020 1990
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-2022-19

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 Lowell Zoning Board of Appeals for Variance approval to construct a covered deck at the property. The property is located in the Suburban Single-Family (SSF) zoning district and requires Variance approval under Section 5.1 for the relief from the minimum Floor Area Ratio (FAR) requirement, and any other relief required under the Lowell Zoning Ordinance.

II. New Business

ZBA-2022-13

Petition Type: Variance

Applicant: Eric Chim

Property Located at: 637 Chelmsford Street 01851

Applicable Zoning Bylaws: Section 5.1 and Section 6.1

Petition: Eric Chim has applied to the Planning Board and Zoning Board of Appeals to convert the existing two-family residential building at 637-639 Chelmsford Street into a three-family residential building. The subject property is located in the Traditional Neighborhood Mixed-Use (TMU) zoning district. The application requires Special Permit approval from the Lowell Planning Board per Article 12.1(c) for the use, and Variance approval from the Lowell Zoning Board of Appeals per Section 6.1 for relief from the minimum off-street parking requirement, per Section 5.1 for relief from the minimum lot area per dwelling unit requirement, and minimum usable open space per dwelling unit requirement, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2022-24

Petition Type: Variance

Applicant: JAF 27, LLC

Property Located at: 175 Dalton Street 01850

Applicable Zoning Bylaws: Section 5.1

Petition: JAF 27, LLC has applied to the Lowell Zoning Board of Appeals seeking approval to construct a new attached unit to an existing single-family home at 175 Dalton Street. The subject property is located in the Traditional Two-Family (TTF) zoning district and requires Variance approval pursuant Section 5.1 for relief from the front yard setback requirement and minimum side yard setback requirement, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2022-26

Petition Type: Variance

Applicant: Eric Mojica

Property Located at: 854 Andover Street 01852

Applicable Zoning Bylaws: Section 5.1

Petition: Eric Mojica has applied to the Lowell Zoning Board of Appeals to construct an addition to their existing single-family home, as well as move and connect the existing garage to their house. The property is located in the Suburban Single-Family (SSF) zoning district, and requires Variance approval per Section 5.1 for relief from the minimum front yard setback requirement, the minimum side yard setback requirement, and the minimum floor area ratio (FAR) requirement, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2022-27

Petition Type: Variance

Applicant: Harbor Freight Tools

Property Located at: 211 Plain Street 01852

Applicable Zoning Bylaws: Section 6.3

Petition: Harbor Freight Tools has applied to the Lowell Zoning Board of Appeals to erect an internally illuminated sign at 211 Plain Street. The property is located in the High Rise Commercial (HRC) zoning district and requires Special Permit approval under Section 6.3 for internally illuminated signage, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2022-28

Petition Type: Variance

Applicant: Tyler Provost

Property Located at: 42 B Street 01851

Applicable Zoning Bylaws: Section 5.1

Petition: Tyler Provost has applied to the Lowell Zoning Board of Appeals seeking Variance approval in advance of subdividing the lot at 42 B Street. The property is located in the Traditional Two-Family (TTF) zoning district. The Proposed Lot A would include an existing four-family dwelling which would require Variance relief from the minimum frontage, minimum side yard setback, minimum front yard setback, and minimum lot area requirements under Section 5.1, and any other relief required under the Lowell Zoning Ordinance. Proposed Lot B would include a new two-family dwelling that will require Variance approval from the minimum frontage, front yard setback, and minimum lot size requirements under Section 5.1 and any further relief required under the Lowell Zoning Ordinance.

ZBA-2022-29

Petition Type: Variance

Applicant: Regina Medeiros

Property Located at: 33 Ludlam Street 01850

Applicable Zoning Bylaws: Section 5.1 and Section 4.3.5

Petition: **Regina Medeiros has applied to the Lowell Zoning Board of appeals seeking retroactive Variance approval for a pool and covered patio. The property is located in the Traditional Single-Family (TSF) zoning district and requires Variance approval per Section 5.1 for relief from the minimum side yard setback and minimum floor area ratio (FAR) requirements, per Section 4.3.5 for relief from the accessory structure setback requirements, and any other relief required under the Lowell Zoning Ordinance.**

ZBA-2022-30

Petition Type: **Special Permit**

Applicant: **Pineapple Realty Trust, LLC**

Property Located at: **52.1 Bolt Street 01852**

Applicable Zoning Bylaws: **Article 12.5(f), Article 12.6(g), and Article 12.1(q)**

Petition: **Pineapple Realty Trust, LLC has applied to the Lowell Zoning Board of Appeals seeking Special Permit approval at 52.1 Bolt Street. The proposal includes three (3) uses on the property, material storage, vehicle storage, and material removal. The subject property is located in the Light Industrial (LI) zoning district. The application requires Special Permit approval pursuant Article 12.5(f) for open lot storage of sand or other similar materials, per Article 12.6(g) to park and store vehicles on the site, Article 12.1(q) for the removal of material, and any other relief required under the Lowell Zoning Ordinance.**

III. Other Business:

Minutes for Approval:

5/9/2022 meeting minutes

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by May 8, 2022 and May 15, 2022.