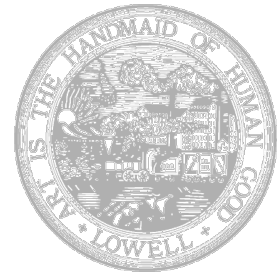


City of Lowell
Zoning Board of Appeals
Agenda



5/24/2021 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 5/24/2021 at 6:30 PM.

Due to the COVID-19 pandemic, the meeting will not occur in-person. Please use one of these four options to access the meeting:

1. Join the meeting from your computer, tablet, or smartphone: <https://lowellma.zoom.us/j/85386142625?pwd=d05MaEt4V3I5ampzaDE5dUlxV2czZz09>
2. Call (646) 558-8656 and enter the MEETING ID: 853 8614 2625
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

II. New Business

ZBA-2021-11

Petition Type: Variance

Applicant: Kaniyalal Patel

Property Located at: 620 School Street, 01851

Applicable Zoning Bylaws: Section 5.1

Petition: Lorenzo Arpini has applied to the Zoning Board of Appeals seeking Variance approval to construct a second-story addition consisting of two (2) residential units above an existing convenience store. The property is located in the Traditional Neighborhood Mixed Use (TMU) zoning district and requires Variance approval under Section 5.1 for the side yard setback and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2021-10

Petition Type: Special Permit and Variance

Applicant: EJ Properties, LLC

Property Located at: 95 Market Street, 01852

Applicable Zoning Bylaws: Article 12 and Section 6.1

Petition: EJ Properties, LLC has applied to the Zoning Board of Appeals seeking Special Permit and Variance approval at 95 Market Street. The proposed application seeks to renovate and redevelop the second floor of the existing building into three (3) residential apartments. The subject property is located in the Downtown Mixed-Use (DMU) zoning district. The application requires Special Permit approval per Article 12 for use, and Variance approval per Section 6.1 for relief from the off-street parking requirement, and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2021-9

Petition Type: Special Permit

Applicant: Cellco Partnership

Property Located at: 47 Father Morissette Boulevard, 01852

Applicable Zoning Bylaws: Section 7.6

Petition: Cellco Partnership has applied to the Zoning Board of Appeals seeking Special Permit approval to install telecommunication facility on top of the Ayotte Parking Garage. The property is in

the Downtown Mixed-Use (DMU) zoning district. The installation requires a Special Permit per Section 7.6 and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2021-16

Petition Type: Special Permit

Applicant: Acougue do Jao Butcher Shop & Groceries

Property Located at: 1695 Middlesex Street, 01851

Applicable Zoning Bylaws: Section 6.3.2(9-d)

Petition: Acougue do Jao Butcher Shop & Groceries has applied to the Zoning Board of Appeals seeking Special Permit approval to install an internally illuminated sign. The property is located in the Regional Retail (RR) zoning district, and requires Special Permit approval from the Zoning Board of Appeals under Section 6.3 and any other relief required under the Lowell Zoning Ordinance.

ZBA-2021-12

Petition Type: Special Permit

Applicant: Victory Car Wash, 01852

Property Located at: 14 Perry Street

Applicable Zoning Bylaws: Section 6.3

Petition: Victory Car Wash has applied to the Zoning Board of Appeals seeking Special Permit approval to install an internally illuminated sign. The property is located in the Urban Mixed Use (UMU) zoning district, and requires Special Permit approval from the Zoning Board of Appeals under Section 6.3 and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2021-13

Petition Type: Special Permit

Applicant: Sonesta

Property Located at: 30 Industrial Avenue East, 01852

Applicable Zoning Bylaws: Section 6.3

Petition: Victory Car Wash has applied to the Zoning Board of Appeals seeking Special Permit approval to install internally illuminated signage at 30 Industrial Ave E. The property is located in the High Rise Commercial (HRC) zoning district and requires Special Permit approval under Section 6.3 and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2021-14

Petition Type: Special Permit

Applicant: Will Soucy and Don Garcia

Property Located at: 23 Cabot Street; 616-666 Merrimack Street; 591-639 Market Street, 01854

Applicable Zoning Bylaws: Section 12.1(e)

Petition: Will Soucy and Don Garcia have applied to the Zoning Board of Appeals seeking Special Permit approval to construct a mixed-use building consisting of thirty-two (32) dwelling units and approximately 35,000 sq. ft. of commercial space, as well as a parking structure at 23 Cabot Street, 616-666 Merrimack Street, and 591-639 Market Street. The properties are located in the Urban Neighborhood Mixed Use (UMU) zoning district and require Site Plan Review approval from the Planning Board pursuant to Section 11.4 and Special Permit approval from the Zoning Board of Appeals pursuant to Section 12.1(e) and for any other relief required under the Lowell Zoning Ordinance.

III. Other Business:

Minutes for Approval:

May 10, 2021

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by May 10, 2021 and May 17, 2021