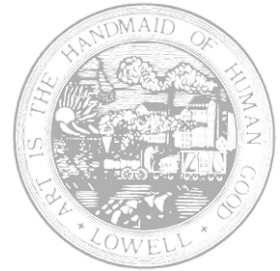


City of Lowell

Zoning Board of Appeals Agenda



6/12/2023 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, June 12, 2023 at 6:30 PM.

This meeting will occur IN-PERSON ONLY in the City Council Chambers, 375 Merrimack Street, Lowell, MA 01852.

Review all application documents online at: <https://www.lowellma.gov/1099/Zoning-Board>

I. Continued Business

II. New Business

ZBA-2023-18

Petition Type: Variance

Applicant: Steve Marshall

Property Located at: 191 Freda Lane, 01854

Applicable Zoning Bylaws: Section 5.1 and Section 6.1

Petition: Steve Marshall has applied to the Zoning Board of Appeals seeking approval to construct a rear addition to the existing single-family home at 191 Freda Lane. The subject property is located in the Suburban Single-Family (SSF) zoning district. The proposal requires Variance approval per Section 5.1 for relief from the Floor Area Ratio (FAR) requirement, per Section 6.1 for relief from the driveway setback requirement, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2023-19

Petition Type: Variance

Applicant: 65 Wellington Ave, LLC

Property Located at: 65 Wellington Ave, 01852

Applicable Zoning Bylaws: Section 5.1 and Section 6.1

Petition: 65 Wellington Ave, LLC has applied to the Zoning Board of Appeals seeking approval to split the existing lot into two (2) lots. The existing lot contains a two-family residence, and the applicant proposes to construct a new single-family home on the newly created lot. The subject property is located in the Traditional Single-Family (TSF) zoning district. The application requires Variance approval from the Zoning Board of Appeals per Section 5.1 for relief from the Minimum Lot Size, Minimum Lot area per dwelling unit, Maximum Floor Area Ratio (FAR), and per Section 6.1 for relief from the minimum off-street parking requirement for Lot 1. Lot 2 requires Variance approval for minimum lot size, and minimum lot area per dwelling unit, and any other relief required under the Lowell Zoning Ordinance.

III. Other Business:

Variance Extension Request: 38-40 Swift Street, 01852

The applicant is requesting a six (6) month Variance extension for their Variance issued on June 27, 2022. They are seeking an extension to December 27, 2023.

Variance Extension Request: 90 Lupine Road, 01850

The applicant is requesting a six (6) month Variance extension for their Variance issued on June 15, 2022. They are seeking an extension to December 15, 2023.

Administrative Review: 17 Montreal Street; 264-266 Plain Street, 01852

Administrative Review to review compliance with a Special Permit approved on 9/27/2022 and compliance with outstanding conditions of approval.

Minutes for Approval:

5/22/2023 meeting minutes

Per Order of the City of Lowell Zoning Board of Appeals – Van Pech, Chairman
New business to be advertised by May 28, 2023 and June 4, 2023.