

City of Lowell

Zoning Board of Appeals

Agenda



06/22/2020 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 6/22/2020 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 by using this link: <https://global.gotomeeting.com/join/964272821>
2. Dial-in to the meeting using your phone: Call (786) 535-3211 and enter the access code: 964-272-821
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>

Email comments about agenda items to: JAlves@LowellMA.gov, with the subject line: "ZBA 6/22 Comment – ADDRESS"

I. Continued Business

ZB-2020-21

Petition Type: Variances

Applicant: Catherine Flood c/o Emerson 100 Real Estate, LLC

Re Property Located at: 246.1 Market Street 01852

Applicable Zoning Bylaws: Sections 6.1.4 and 9.2.5(3)

Petition: Emerson 100 Real Estate, LLC is seeking Special Permit and Variance approval to convert the former mill building at 246.1 Market Street into residences. The building is in the Downtown Mixed-Used (DMU) zoning district and requires Special Permit approval under Section 8.1 to convert the building into 29 residential units, a Variance under Section 9.2.5(3) for 17 one bedroom or studio apartments smaller than 750 sq. ft., a Variance under Section 6.1.4 for the off-street parking requirement, and for any other relief required of the Lowell Zoning Ordinance.

II. New Business

ZB-2020-27

Petition Type: Variances

Applicant: Kevin Murphy c/o Ryan Rourke

Property Located At: 414 Broadway Street 01854

Applicable Zoning Bylaws: Sections 5.1 and 6.1

Petition: Ryan Rourke is seeking Variance approval to relocate lot lines to create off-street parking for the existing three-family dwelling at 414 Broadway Street and create a new lot containing three condominium units with associated parking and utilities at 51-55 Willie Street. The properties are in the Urban Mixed Use (UMU) zoning district and the proposal requires Variance approval under Section 5.1 for minimum frontage for the proposed Lot A, under Section 6.1 for minimum off-street parking requirements and minimum drive lane width for both proposed lots, and for any other relief required of the Lowell Zoning Ordinance.

III. Other Business

Community Preservation Committee

Vote to designate a representative to the City's Community Preservation Committee

Minutes for Approval:

June 8, 2020

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by June 7, 2020 and June 14, 2020