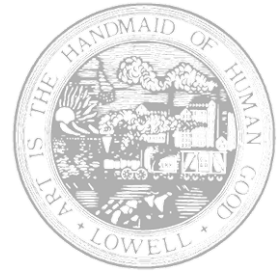


City of Lowell
Zoning Board of Appeals Agenda - REVISED

6/26/2023 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, June 26, 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

ZBA-2023-7

Petition Type: Variance

Applicant: Mary Burns

Property Located at: 209 Gibson Street, 01851

Applicable Zoning Bylaws: Section 5.1

Petition: Mary Burns has applied to the Lowell Zoning Board of Appeals seeking approval to construct a single-family home at 209 Gibson Street. The subject property is located in the Traditional Single-Family (TSF) zoning district. The project requires Variance approval per Section 5.1 for relief from the minimum lot area, minimum lot area per dwelling unit, minimum frontage, minimum side yard setback, and maximum floor area ratio (FAR) requirements, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2023-11

Petition Type: Special Permit

Applicant: Farid Geha

Property Located at: 459 Broadway Street, 01854

Applicable Zoning Bylaws: Section 4.5

Petition: Farid Geha has applied to the Lowell Zoning Board of Appeals seeking approval to increase the number of cars that can be sold at 459 Broadway Street. The subject property is located in the Urban Mixed-Use (UMU) zoning district. The proposal requires Special Permit approval pursuant Section 4.5 for an extension of a non-conforming use, and any other relief required under the Lowell Zoning Ordinance.

II. New Business

ZBA-2023-16

Petition Type: Variance

Applicant: Jose Herrera

Property Located at: 17 Burns Street, 01852

Applicable Zoning Bylaws: Section 5.1, Section 5.3.1, and Section 6.1

Petition: Jose Herrera has applied to the Zoning Board of Appeals seeking approval to convert the existing 4-family residential structure to a 6-family residential structure at 17 Burns Street. The subject property is located in the Traditional Multi-Family (TMF) zoning district. The proposal requires Variance approval from the Zoning Board of Appeals per Section 5.1 for relief from the minimum lot area per dwelling unit, and minimum usable open space per dwelling unit requirements, per Section 5.3.1 for relief from the landscaped open space requirement, per Section 6.1 for relief from the minimum off-street parking requirement, minimum parking space dimensional requirements, and maximum curbcut requirement, and any other relief required under the Lowell Zoning Ordinance. The application also requires Site Plan Review approval from the Lowell Planning Board per Section 11.4, and Special Permit approval from the Lowell Planning Board per Section 11.3 and Article 12.1.

III. Other Business:

854 Andover Street, 01852: Variance Extension

Eric Mojica has applied to the Zoning Board of Appeals seeking an extension for the Variance granted on May 23, 2022.

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

Administrative Review to review compliance with the Special Permit approved September 27, 2022 and compliance with outstanding conditions of approval.

Minutes for Approval:

6/12/2023 Meeting Minutes

Per Order of the City of Lowell Zoning Board of Appeals – Van Pech, Chairman
New business to be advertised by June 11, 2023 and June 18, 2023.