

City of Lowell
Zoning Board of Appeals
Agenda



8/9/2021 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 8/9/2021 at 6:30 PM.

This meeting will occur in-person with the option to join remotely. You can chose 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/88237724652>
2. Call (646) 558-8656 and enter the MEETING ID: 882 3772 4652
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-2021-21

Petition Type: Variance

Applicant: Larkin Real Estate Group

Property Located at: 380 Lawrence Street, 01852

Applicable Zoning Bylaws: Section 6.1

Petition: Larkin Real Estate Group has applied to the Zoning Board of Appeals seeking Variance approval to construct a 3-story, 35-unit Lodging House at 380 Lawrence Street. The property is located in the Neighborhood Business (NB) zoning district and requires Variance approval per Section 6.1, and any other relief required under the Lowell Zoning Ordinance.

II. New Business

ZBA-2021-27

Petition Type: Variance

Applicant: George & Sheila Welch

Property Located at: 77 Constance Drive 01854

Applicable Zoning Bylaws: Section 4.3.5(4); Section 5.1

Petition: George K. Welch and Sheila M. Welch have applied for variance approval to legalize an existing shed and mudroom that were constructed without the benefit of a permit at 77 Constance Drive. The property is located in the Suburban Neighborhood Single Family (SSF) zoning district and requires Variance approval for relief from the shed setback per Section 4.3.5(4), relief from the side yard setback per Section 5.1, and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2021-29

Petition Type: Special Permit

Applicant: Margaret Fitzpatrick

Property Located at: 680 Rogers Street 01852

Applicable Zoning Bylaws: Section 12.4

Petition: Margaret Fitzpatrick is seeking a special permit to operate a dog kennel and grooming service. The property is located in the Regional Retail (RR) zoning district. The applicant is applying for Special Permit approval under Section 12.4, and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2021-30

Petition Type: **Special Permit**

Applicant: **Chrysant Tran**

Property Located at: **15-19 Grand Street**

Applicable Zoning Bylaws: **Section 12.1(b)**

Petition: **Chrysant Tran is seeking a Special Permit to construct a two-family residential structure on the vacant lot at 15 & 19 Grand Street. The subject property is located in the Urban Mixed-Use (UMU) zoning district. This application requires Special Permit approval from the Lowell Zoning Board of Appeals per Article 12.1(b) for use, and any other relief required under the Lowell Zoning Ordinance.**

III. Other Business:

Minor Modification: 279 Dutton Street 01852

The applicant is seeking a minor modification to the approved plan to construct a “head house” structure on the roof to deliver building materials to the units and HVAC equipment to the roof. The head house structure has already been constructed, and as a result Building Commissioner Dave Fuller directed the applicant to obtain a minor modification to the original approval.

Minutes for Approval:

July 26, 2021

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by July 25, 2021 and August 1, 2021.