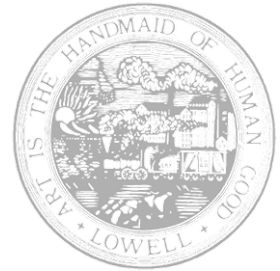


# City of Lowell

## Zoning Board of Appeals Agenda



8/14/2023 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, August 14, 2023 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/85415011001?pwd=cUdRQ2JxNnAyS1ZGbVVrS2gvcHZ5Zz09>
2. Call (646) 558-8656 and enter the Meeting ID: 854 1501 1001 and Passcode: 129616
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-2023-16**

*Petition Type: Variances*

*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 curb cut 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.*

#### **ZBA-2023-19**

*Petition Type: Variances*

*Applicant: 65 Wellington Ave, LLC*

*Property Located at: 65 Wellington Avenue, 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. The applicant has requested a continuance to the October 12, 2023 Zoning Board hearing.**

**II. New Business**

**ZBA-2023-26**

*Petition Type:* **Special Permit and Variances**

*Applicant:* **Valley Properties**

*Property Located at:* **1201 Bridge Street, 01850**

*Applicable Zoning Bylaws:* **Section 6.3**

*Petition:* **Valley Properties has applied to the Zoning Board of Appeals seeking approval to erect two (2) internally illuminated signs at 1201 Bridge Street. The subject property is located in the Regional Retail (RR) zoning district. The proposal requires Special Permit approval per Section 6.3 for internally illuminated signage, Variance approval per Section 6.3 for relief from the maximum size of wall signs, and any other relief required under the Lowell Zoning Ordinance.**

**III. Other Business:**

**Minutes for Approval:**

7/24/2023 meeting minutes

Per Order of the City of Lowell Zoning Board of Appeals – Van Pech, Chairman  
New business to be advertised by July 30, 2023 and August 6, 2023.