



City of Lowell

Zoning Board of Appeals

Agenda

9/9/2019 at 6:30 PM
City Hall, City Council Chambers, 2nd Floor
375 Merrimack Street, Lowell MA 01852

Notice is hereby given that the City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 9/9/2019 at 6:30 PM as follows:

Any person with an interest in this case is invited to attend this public hearing held in the City Council Chambers at City Hall, 2nd Floor, 375 Merrimack Street, Lowell MA 01852.

Application, plans, and submitted documentation are available for review at the Division of Development Services during normal City Hall Hours in Rm. 51.

2019 SEP -3 AM 11:30
CITY CLERK'S OFFICE

I. Continued Business.

ZB-2019-25

Petition Type: Variances

Applicant: Westgate Development, Inc.

Re Property Located at: 153 Westford Street 01851

Applicable Zoning Bylaws: Section 5.1

Petition: The applicant is seeking Variance approval from the Zoning Board to convert an existing building at 153 Westford Street into four dwelling units. The applicant is seeking to reinstate previous relief from the Zoning Board that elapsed before work commenced. The property is in the Traditional Neighborhood Multi-Family (TMF) zoning district and requires Variances under Section 5.1: Table of Dimensional Requirements for frontage, front yard setback, side yard setback, lot area per dwelling unit, and open space; and any other relief required of the Lowell Zoning Ordinance.

II. New Business

ZB-2019-32

Petition Type: Special Permit

Applicant: Column Health

Re Property Located at: 81 E Merrimack Street 01852

Applicable Zoning Bylaws: Section 6.3.4

Petition: The applicant is seeking Special Permit approval from the Zoning Board to install a 34 sq. ft. internally illuminated sign at 81 East Merrimack Street. The property is in the Downtown Mixed-Use (DMU) zoning district and requires Special Permit approval under Section under 6.3.4 and any other relief required under the Lowell Zoning Ordinance.

ZB-2019-33

Petition Type: Variance(s)

Applicant: Matt Hamor c/o Chloe, LLC

Re Property Located at: 157 Billerica Street 01852

Applicable Zoning Bylaws: Section 5.1

Petition: The applicant is seeking Variance approval from the Zoning Board at 157 Billerica Street. The applicant proposes to construct three (3) residential townhouse dwellings with associated parking. The proposed project is located in the Suburban Multi Family (SMF) zoning district and requires Variance(s) approval for front yard setback from the Zoning Board under Section 5.1 of the Lowell Zoning Ordinance and any other relief required.

ZB-2019-34

Petition Type: Variance(s)

Applicant: Kenneth Lania c/o JAF 27, LLC

Re Property Located at: 90 Lupine Road 01850

Applicable Zoning Bylaws: Section 5.1

Petition: The applicant is seeking Variance approval at 90 Lupine Road. The applicant proposes to construct a new single family dwelling structure on a vacant parcel. The proposed project is located in the Traditional Single Family (TSF) zoning district and requires Variance(s) approval for minimum lot area, minimum frontage, and floor to area ratio (FAR) from the Zoning Board under Section 5.1 of the Lowell Zoning Ordinance and any other relief required.

ZB-2019-35

Petition Type: Variance(s)

Applicant: Jay Stamp c/o Brian Durkin

Re Property Located at: 25 Dinsmore Street 01852

Applicable Zoning Bylaws: Section 5.1

Petition: The applicant is seeking Variance approval at 25 Dinsmore Street. The applicant proposes to construct an attached two-car garage with living space above that requires a side yard setback and floor to area ratio variance(s). The proposed project is located in the Suburban Single Family (SSF) zoning district and requires Variance(s) approval from the Zoning Board under Section 5.1 of the Lowell Zoning Ordinance and any other relief required.

ZB-2019-36

Petition Type: Variance

Applicant: Richard Demers

Re Property Located at: 44 Lamb Street 01854

Applicable Zoning Bylaws: Section 5.1

Petition: The applicant is seeking Variance approval from the Zoning Board to add an addition to an existing single-family home at 44 Lamb Street. The property is in the Traditional Neighborhood Single-Family (TSF) zoning district and requires a Variance under Section 5.1: Table of Dimensional Requirements for maximum Floor Area Ratio and for any other relief required of the Lowell Zoning Ordinance.

III. Other Business

Administrative Review – 201 Coburn Street 01850

ZB-2016-37

Petition Type: Variance

Applicant: P.C.E.A. Neema Church, Inc.

Re Property Located at: 201 Coburn Street 01850

Applicable Zoning Bylaws: Section 6.1.4

Petition: The applicant is before the Board to satisfy a condition of approval for a parking variance for the PCEA Neema Church granted in July 2016. The Board conditioned that there be a 6-month administrative review to evaluate the success of the reduced parking to 99 parking spaces. The church did not receive occupancy until November 2017. At the June 25, 2018 meeting, the Zoning Board requested an additional six month administrative review of the parking conditions.

Administrative Review – 138-140 Middlesex Street 01852

ZB-2018-43

Petition Type: Special Permit and Variance(s)

Applicant: Marlowe Building & Design, Inc.

Re Property Located at: 138-140 Middlesex Street 01852

Applicable Zoning Bylaws: Sections 6.1.4 and 12.1(c)

Petition: The applicant is seeking a minor modification to a previous approval granted on October 11, 2018. The applicant received special Permit and Variance approval to redevelop an existing building into three ground floor commercial units and three apartments at 138-140 Middlesex Street in the Downtown Mixed-Use (DMU) zoning district. The project required Special Permit approval under Article XII: Section 12.1(c) for three dwelling units on one lot and Variance approval under Section 6.1.4 for the residential off-street parking requirement.

Minutes for Approval: August 12, 2019

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New Business to Be Advertised by August 25, 2019 and September 1, 2019