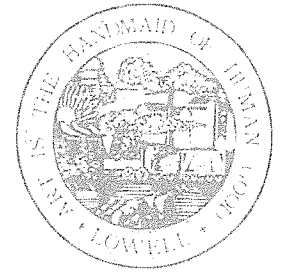


**City of Lowell**  
**Zoning Board of Appeals**  
**Agenda**



9/23/2019 at 6:30 PM  
City Hall, City Council Chambers, 2<sup>nd</sup> 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, 9/23/2019 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, 2<sup>nd</sup> 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 17 PM 12:39  
CITY OF LOWELL  
DIVISION OF DEVELOPMENT SERVICES

**I. Continued Business**

**ZB-2019-31**

*Petition Type:* Variance(s)

*Applicant:* William and Marian Silk

*Re Property Located at:* 55 Florence Road 01851

*Applicable Zoning Bylaws:* Section 5.1

*Petition:* The applicant is seeking Variance approval from the Zoning Board to subdivide 55 Florence Road into two lots and construct a single-family home onto the newly created lot. The existing lot has a single-family home, so the proposal would result in two lots with a single-family home on each. 55 Florence Road is in the Suburban Neighborhood Single-Family (SSF) zoning district and the proposal requires dimensional relief under Section 5.1 for maximum floor area ratio (FAR) for both homes; for minimum lot area per dwelling unit, minimum lot size, and minimum frontage for both lots; and any other relief required under the Lowell Zoning Ordinance. The applicant has requested to withdraw this petition without prejudice.

**II. New Business**

**ZB-2019-37**

*Petition Type:* Special Permit

*Applicant:* Walton Signage c/o Prospect Corp.

*Re Property Located at:* 647 Pawtucket Boulevard 01854

*Applicable Zoning Bylaws:* Section 6.3.4

*Petition:* The applicant is seeking Special Permit approval from the Zoning Board to install two internally illuminated, channel letter signs for Bowlero bowling alley at 647 Pawtucket Boulevard. The signs will be 63.9 and 101.33 sq. ft., respectively. The property is in the Suburban Mixed-Use (SMU) zoning district and the signs require Special Permit approval under Section 6.3.4 and any other relief required under the Lowell Zoning Ordinance.

**III. Other Business**

*Administrative Review – 1250 Lawrence Street 01852*

**ZB-2003-7461**

*Petition Type:* Special Permit

*Applicant:* Attorney David Plunkett c/o Ze Wei, LLC

*Re Property Located at:* 1250 Lawrence Street, Unit 01852

*Applicable Zoning Bylaws:* Sections 12.4.k

The applicant is seeking a minor modification to a previous Special Permit approval granted October 14, 2003 to Amy Bosen. The Special Permit was to operate a massage therapy business in Unit C2 of 1250 Lawrence Street, which is currently in the Traditional Mixed Use (TMU) zoning district. Approximately 10 years ago the business moved from Unit C2 to Units C3-4. The current applicant is seeking a minor modification of the original Special

**Permit to continue operating the massage therapy business in Units C3-4. The use is preexisting, nonconforming under Article XII: Table of Uses, Section 12.4.k.**

**Minutes for Approval:**  
September 9, 2019

**Notices**  
2020 Meeting Schedule

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman  
New Business to Be Advertised by September 8, 2019 and September 15, 2019