

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



9/27/2021 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 9/27/2021 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/86074975881>
2. Call (646) 558-8656 and enter the MEETING ID: 860 7497 5881
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-2021-32**

*Petition Type: Variance*

*Applicant: Kevin McDermott*

*Property Located at: 135 Thornton Ave, 01852*

*Applicable Zoning Bylaws: Section 5.1*

*Petition: Kevin McDermott has applied to the Lowell Zoning Board of Appeals for Variance approval to construct a mudroom and garage. The property is in the Suburban Single Family (SSF) zoning district and requires Variance approval under Section 5.1 for relief from the side yard setback and for any other relief required under the Lowell Zoning Ordinance.*

**II. New Business**

**ZBA-2021-33**

*Petition Type: Special Permit and Variance*

*Applicant: John Faneros*

*Property Located at: 157 Billerica Street, 01852*

*Applicable Zoning Bylaws: Article 12 and Section 5.1*

*Petition: John Faneros has applied to the Lowell Zoning Board of Appeals for Special Permit and Variance approval to add two additional residential units to the existing single family home. The property is located in the Suburban Multi Family (SMF) zoning district, and requires Special Permit approval under Article 12 for the use, and Variance approval per Section 5.1 for relief from the front yard setback requirement, and any other relief required under the Lowell Zoning Ordinance.*

**ZBA-2021-34**

*Petition Type: Variance*

*Applicant: Julio Cortez*

*Property Located at: 242 Lakeview Ave, 01850*

*Applicable Zoning Bylaws: Section 5.1 and Section 5.3*

*Petition: Julio Cortez has applied to the Lowell Zoning Board of Appeals for Variance approval to demolish the vacant single family home on the property, and construct a two-family home. The property is located in the Traditional Multi Family (TMF) zoning district and requires Variance approval under Section 5.1 for relief from the front yard setback, side yard setback, minimum lot area, and minimum lot area per dwelling unit requirements, and Variance approval under Section 5.3 for*

**relief from the landscaped open space requirement, and any other relief required under the Lowell Zoning Ordinance.**

**ZBA-2021-37**

*Petition Type: Variance*

*Applicant: Lil Pea Real Estate*

*Property Located at: 339-341 Lincoln Street, 01852*

*Applicable Zoning Bylaws: Section 5.1 and Section 6.1*

*Petition: Lil Pea Real Estate has applied to the Lowell Zoning Board of Appeals for Variance approvals in advance of filing for an Approval Not Required (ANR) to subdivide the lot. The proposed Lot A contains an existing non-conforming three-family home. The proposed Lot B contains an existing four-bay garage which the applicant is proposing to convert into a single-family home. The property is located in the Traditional Two Family (TTF) zoning district and requires Variance approval under Section 5.1 for relief from dimensional requirements, and Variance approval under Section 6.1 for relief from the off-street parking requirement, and any other relief required under the Lowell Zoning Ordinance.*

**ZBA-2021-38**

*Petition Type: Special Permit*

*Applicant: Bain Group Real Estate, LLC*

*Property Located at: 1320 Middlesex Street, 01851*

*Applicable Zoning Bylaws: Article 12.4(b)*

*Petition: Bain Group Real Estate, LLC has applied to the Lowell Zoning Board of Appeals for Special Permit approval to convert an existing factory into a grocery market at 1320 Middlesex Street. The subject property is located in the Light Industrial (LI) zoning district and requires Special Permit approval under Article 12.4(b) for the use, and any other relief required under the Lowell Zoning Ordinance.*

**ZBA-2021-39**

*Petition Type: Special Permit*

*Applicant: Pineapple Realty Trust, LLC*

*Property Located at: 17 Montreal Street, 264-266 Plain Street, 01852*

*Applicable Zoning Bylaws: Article 12*

*Petition: Pineapple Realty Trust, LLC has applied to the Lowell Zoning Board of Appeals for Special Permit approval to use the property as a parking and storage lot for trucks and trailers. The applicant proposes to pave 3,950 square feet of the lot and store at most fourteen vehicles at the site. The subject property is located in the Light Industrial (LI) zoning district and requires Special Permit approval under Article 12.6(g), and any other relief required under the Lowell Zoning Ordinance.*

**III. Other Business:**

**Minutes for Approval:**

September 13, 2021

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman  
New business to be advertised by September 12, 2021 and September 19, 2021.