

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



9/28/2020 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 9/28/2020 at 6:30 PM.

Due to the COVID-19 pandemic, the meeting will not occur in-person. Please use one of these four options to access the meeting:

1. Join the meeting from your computer, tablet, or smartphone:  
<https://lowellma.zoom.us/j/99621310321?pwd=cWJML1V0V3UyZjZaSFJ3QW9lZU9zZz09> and enter the PASSWORD: 318 628
2. Call (646) 558-8656 and enter the MEETING ID: 996 2131 0321 and PASSWORD: 318 628
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>

Email comments about agenda items to: [fcigliano@lowellma.gov](mailto:fcigliano@lowellma.gov) with the subject line: "ZBA 9/28 Comment – ADDRESS"

**I. Continued Business**

**ZB-2020-32**

*Petition Type: Variances*

*Applicant: Kenneth Lania c/o JAF 27, LLC*

*Property Located at: 62 Seneca Street, 32 Chippewa Street 01852*

*Applicable Zoning Bylaws: Section 5.1*

*Petition: JAF 27, LLC is seeking variance approval to relocate the lot lines and construct a new single-family home at 33 Chippewa Street (Lot B), a vacant lot that has merged for the purposes of Zoning with the existing single-family home at 62 Seneca Street (Lot A). The properties are in the Traditional Neighborhood Two-Family (TTF) zoning district and the proposal requires Variance approval under Section 5.1 for minimum lot size and minimum lot area per dwelling unit for both lots; minimum lot frontage for Lot B; minimum front yard setback for the existing home in Lot A; and for any other relief required of the Lowell Zoning Ordinance.*

**II. New Business**

**ZB-2020-36**

*Petition Type: Variances*

*Applicant: Iglesia Pentecostal De Dios Es El Poder, Inc.*

*Property Located at: 211 Fletcher Street 01854*

*Applicable Zoning Bylaws: Section 6.1.4*

*Petition: Iglesia Pentecostal De Dios Es El Poder Inc. is seeking Variance approval to legalize the use of an existing building as a church at 211 Fletcher Street. The property is in the Urban Neighborhood Multi-Family (UMF) zoning district and requires Variance approval under Section 6.1.4 for minimum off-street parking and for all other relief required of the Lowell Zoning Ordinance.*

**ZB-2020-37**

*Petition Type: Variances*

*Applicant: John C. Geary c/o Lowell Mission Church, Inc.*

*Property Located at: 403 Andover Street 01852*

*Applicable Zoning Bylaws: Section 6.3*

*Petition: Lowell Mission Church, Inc. is seeking Variance approval to replace a pre-existing, nonconforming freestanding sign with a larger sign. The property is in the Suburban Single (SSF) zoning district. The proposal requires Variance approval under Section 6.3 to alter a pre-existing, nonconforming sign and for any other relief required of the Lowell Zoning Ordinance.*

#### **ZB-2020-38**

*Petition Type: Variances*

*Applicant: Ken Lania c/o Landsmart, LLC*

*Property Located at: 61-69 Rock Street 01854*

*Applicable Zoning Bylaws: Section 5.1; Section 6.1.4*

*Petition: LandSmart, LLC is seeking Variance approval to construct six residential units at 61-69 Rock Street. The property is in the Urban Neighborhood Multi-Family (UMF) zoning district and the use requires Variance approval under Section 5.1 for decks proposed to encroach on the side yard setbacks, under Section 6.1.4 for the off-street parking requirement, and for all other relief required of the Lowell Zoning Ordinance. The applicant has requested a continuance to the October 15, 2020 ZBA meeting.*

#### **ZB-2020-39**

*Petition Type: Variances*

*Applicant: Ken Lania c/o Madjack7, LLC*

*Property Located at: 38 Clifton Street 01852*

*Applicable Zoning Bylaws: Section 5.1*

*Petition: Madjack7, LLC is seeking Variance approval to subdivide the existing lot with an existing two-family home and construct a new single-family home on the new lot. The property is in the Traditional Neighborhood Two Family (TTF) zoning district. The proposal requires Variance approval under Section 5.1 for the minimum lot area per dwelling unit, minimum frontage, and for any other relief required of the Lowell Zoning Ordinance. The applicant has requested a continuance to the October 15, 2020 ZBA meeting.*

#### **ZB-2020-40**

*Petition Type: Variances*

*Applicant: George Theodorou c/o Coljack Development Corp.*

*Property Located at: 7-11 Abbott Street 01852*

*Applicable Zoning Bylaws: Section 5.1; Section 12.1(a)*

*Petition: Coljack Development Corp. is seeking Variance and Special Permit approval to construct a new single-family home at 7 Abbott St, a lot that has merged with 11 Abbott St for the purposes of zoning. 7 Abbott St is in the Traditional Mixed-Use (TMU) zoning district and 11 Abbott St is in the Traditional Neighborhood Two-Family (TTF) zoning district. Unmerging the lots requires Variances under Section 5.1 for the preexisting, non-conforming single-family home at 11 Abbott St and to construct the new single-family home at 7 Abbott St for lot size, lot area per dwelling unit, minimum frontage, and front yard setbacks; 7 Abbott St also needs relief under Section 5.1 for the rear yard setback and a Special Permit under Section 12.1(a) for the use; and for all other relief required of the Lowell Zoning Ordinance.*

### **III. Other Business**

#### **Extension Request: 157 Billerica Street 01852**

The applicant is seeking a one (1) year extension of the Variance approval issued at the September 9, 2019 ZBA meeting for 157 Billerica Street. The applicant received Variance approval under Section 5.1 to construct three (3) residential townhouse dwellings with associated parking.

#### **Extension Request: 116 & 128 Fletcher Street 01854**

The applicant is seeking to extend the Variance approval for the residential redevelopment project. A new owner would like additional time to resolve the parking condition of approval. The applicant

received Variance approval at the October 17, 2019 ZBA meeting.

**Minutes for Approval:**

September 14, 2020

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman  
**New business to be advertised by September 13, 2020 and September 20, 2020**