

City of Lowell
Zoning Board of Appeals
Agenda



10/14/2021 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Thursday, 10/14/2021 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/86558685144>
2. Call (646) 558-8656 and enter the MEETING ID: 865 5868 5144
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

II. New Business

ZBA-2021-40

Petition Type: Variances

Applicant: James Zorbas

Property Located at: 44 Rock Street 01854

Applicable Zoning Bylaws: Section 6.1.10

Petition: James Zorbas has applied to the Lowell Zoning Board of Appeals and the Lowell Planning Board for Special Permit, Site Plan Review, and Variance approval to redevelop the existing lot into an eleven (11) space, approximately 5,400 sq. ft. parking area at 44 Rock Street. The property is located in the UMF zoning district and requires Special Permit approval pursuant to Section 12.6(h) for the proposed use, and Site Plan Review pursuant to Section 11.4 to construct a parking area greater than 4,000 sq. ft. The proposal will also require a Variance from the ZBA pursuant to Section 6.1.10 for the setback from the side yard property line and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2021-41

Petition Type: Variances

Applicant: Christopher Natale

Property Located at: 43 Fletcher Street 01854

Applicable Zoning Bylaws: Section 6.1.4(d); Section 5.1

Petition: Christopher Natale has applied for Site Plan Review and Special Permit approval from the Planning Board and Variance approval from the Zoning Board of Appeals to construct a mixed use building consisting of twenty (20) dwelling units and an approximately 3,442 sq. ft. commercial space on the first floor. The property is in the Urban Mixed Use (UMU) zoning district and requires Site Plan Review under Section 11.4.2, Special Permit approval under Section 12.1.e for the proposed use and under Section 6.1.6(6) to reduce residential and non-residential parking requirements by 50%. The project requires Variance approval from the Zoning Board of Appeals for relief from the off-street parking requirement under Section 6.1.4(d), under Section 5.1 for the proposed Floor Area Ratio and land area per dwelling unit, and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2021-42

Petition Type: Variances; Special Permit

Applicant: Smyth Cannabis Co.

Property Located at: 683 Rogers Street 01852

Applicable Zoning Bylaws: Section 6.3.2(d); Section 6.3.2.9(d)

Petition: Smyth Cannabis Co. has applied to the Zoning Board of Appeals for an internally illuminated sign at 683 Rogers Street. The property is located in the Regional Retail zoning district, and requires a Variance under Section 6.3.2.18.(d), and Special Permit under Section 6.3.2.9.(d), and any other relief required under the Lowell Zoning Ordinance.

ZBA-2021-43

Petition Type: Variances

Applicant: 78 Middlesex LLC

Property Located at: 78 Middlesex Street 01852

Applicable Zoning Bylaws: Section 6.1

Petition: 78 Middlesex Street LLC has applied to the Zoning Board of Appeals to redevelop the existing building at 78 Middlesex Street into a 26 unit residential structure. The subject property is located in the Downtown Mixed-Use (DMU) zoning district. The project requires Site Plan Review approval per Section 11.4, and Special Permit approval per Article 12.1(e) and Section 11.3.1 for the use from the Planning Board. The project also requires Variance approval per Section 6.1 for relief from the off-street parking requirement, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2021-44

Petition Type: Variances

Applicant: Steven Nagle

Property Located at: 65 Columbia Road 01854

Applicable Zoning Bylaws: Section 5.1

Petition: Steven Nagle has applied to the Zoning Board of Appeals for an addition to his single family home at 65 Columbia Road. The property is located in the Traditional Single Family zoning district, and requires one variance for maximum Floor-Area-Ratio (FAR) under Section 5.1 and any other relief required under the Lowell Zoning Ordinance.

III. Other Business:

Variance Extension: 116 & 128 Fletcher Street 01854

The applicant is seeking a one-year extension to a variance originally granted on October 17, 2019 and extended on September 28, 2020. The applicant received Site Plan Review and Special Permit approval from the Planning Board on October 4, 2021.

Minutes for Approval:

September 27, 2021

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by September 29, 2021 and October 6, 2021.