

City of Lowell Zoning Board of Appeals Agenda



11/8/2021 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 11/8/2021 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/9410770919>
2. Call (646) 558-8656 and enter the MEETING ID: 941 077 0919
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-2021-33

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-2021-28

Petition Type: **Special Permit**

Applicant: **New England Masonry and Landscaping**

Property Located at: **282 Lincoln Street, 01852**

Applicable Zoning Bylaws: **Article XII**

Petition: **New England Masonry and Landscaping has applied to the Lowell Zoning Board of Appeals for Special Permit approval to establish a loam-screening operation that will bring in outside loam to be processed on site at 282 Lincoln Street. The property is located in the Light**

Industrial (LI) zoning district and requires a Special Permit per Article 12 for use, and for any other relief required of the Lowell Zoning Ordinance.

II. New Business

ZBA-2021-49

Petition Type: Variance

Applicant: The Boys and Girls Club of Greater Lowell

Property Located at: 647-679 Middlesex Street, 01851

Applicable Zoning Bylaws: Section 6.1

Petition: The Boys and Girls Club of Greater Lowell has applied to the Lowell Zoning Board of Appeals to renovate and construct an addition on the existing Boys and Girls Club facility. The application requires Site Plan Review under Section 11.4 for an addition that is greater than 10,000 sq. ft. The application also requires Variance approval under Section 6.1 for relief from the off-street parking requirement and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2021-50

Petition Type: Variance

Applicant: Coljack Development Corp.

Property Located at: 13 Irving Street/46 Pine Hill Avenue, 01852

Applicable Zoning Bylaws: Section 5.1

Petition: Coljack Development Corp. has applied to the Lowell Zoning Board of Appeals for Site Plan Review, Special Permit, and Variance approval to develop the vacant site at 13 Irving Street/46 Pine Hill Avenue into two duplexes. The property is in the TMF zoning district and requires Site Plan Review from the Planning Board under Section 11.4.2 and Special Permit approval under Article 12 to have four or more residences on one lot. The proposal also requires Variance approval under Section 5.1 from the Zoning Board of Appeals for lot area per dwelling unit, maximum front yard setback, maximum building stories and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2021-48

Petition Type: Variance

Applicant: Linda Thay

Property Located at: 46 Wood Street, 01851

Applicable Zoning Bylaws: Section 6.3

Petition: Linda Thay seeking Variance approval at 46 Wood Street. The applicant proposes to demolish the existing single-family home and construct a 1,600 square foot commercial structure with a rear parking area. The subject property is located in the Regional Retail (RR) zoning district. The application requires Variance approval per Section 6.1.10 for relief from the minimum driveway width requirement, and any other relief required under the Lowell Zoning Ordinance. This applicant is requesting a continuance to the November 22nd meeting.

III. Other Business:

Minor Modification Request: 74-76 Beaulieu Street, 01850

The applicant is seeking the removal of a condition placed on the property's Special Permit for Use in 2004. This Special Permit allowed the property to be used as a 3-family building if it remained owner-occupied. The applicant has recently purchased the building and is asking for this condition to be waived.

Extension Request: 90 Lupine Road

The applicant is seeking a one-year extension to variances for minimum lot area, minimum frontage, and maximum FAR originally granted on October 17, 2019 and extended on November 9, 2020.

Election of Zoning Board of Appeals Officers

Minutes for Approval:

October 25, 2021

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by October 23, 2021 and October 30, 2021.