

City of Lowell

Zoning Board of Appeals Agenda



1/23/2023 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, January 23, 2023 at 6:30 PM.

This meeting will occur in-person with the option to join remotely. You can choose 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/89552963359>
2. Call (646) 558-8656 and enter the Meeting ID: 895 5296 3359
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-2022-68

Petition Type: Variance

Applicant: Adam McPhillips

Applicant: Property Located at: 38 & 49 Casco Street 01854

Applicable Zoning Bylaws: Section 5.1

Petition: Adam McPhillips has applied to the Zoning Board of Appeals to construct a single-family home in the Traditional Neighborhood Single-Family (TSF) zoning district at 39 & 49 Casco Street. The new home requires Variance approval pursuant Section 5.1 for relief from the minimum frontage requirement, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2022-69

Petition Type: Variances

Applicant: Julio Cortez

Property Located at: 242 Lakeview Avenue 01850

Applicable Zoning Bylaws: Section 5.1, and Section 6.1

Petition: Julio Cortez has applied to the Zoning Board of Appeals to demolish the abandoned structure on the property at 242 Lakeview Avenue and construct a new two-family home. The subject property is located in the Traditional Neighborhood Multi-Family (TMF) zoning district. The proposal requires Variance approval pursuant Section 5.1 for relief from the minimum front yard setback, minimum lot area, minimum lot area per dwelling unit, minimum side yard setback, and minimum usable open space requirements, pursuant Section 6.1 for relief from the minimum parking setback requirement, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2022-71

Petition Type: Variance

Applicant: Deb Soly and Jill Poirier

Property Located at: 165 Virginia Avenue, 01852

Applicable Zoning Bylaws: Section 5.1

Petition: Deb Soly and Jill Poirier have applied to the Zoning Board of Appeals to construct a front porch on an the existing home at 165 Virginia Avenue. The property is located in the Suburban Single-Famil (SSF) zoning district. The project requires Variance approval pursuant Section 5.1 for relief from the minimum front yard setback, and maximum floor area ratio (FAR) requirements, and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2022-72

Petition Type: Variance

Applicant: Stonehill Properties, LLC

Property Located at: 32 Marriner Street, 01852

Applicable Zoning Bylaws: Section 5.1

Petition: Stonehill Properties, LLC has applied to the Zoning Board of Appeals to subdivide the existing lot at 32 Marriner Street and construct a new single-family home on the newly created lot. The property is located in the Tradition Single-Family (TSF) zoning district. The proposal requires Variance approval pursuant Section 5.1 for relief from the minimum frontage, and minimum lot area requirements, and for any other relief required under the Lowell Zoning Ordinance.

III. Other Business

Minutes for Approval:

1/9/2023 Meeting Minutes

Per Order of the City of Lowell Zoning Board of Appeals – Van Pech, Chairman
New business to be advertised by January 8, 2023 and January 15, 2023.