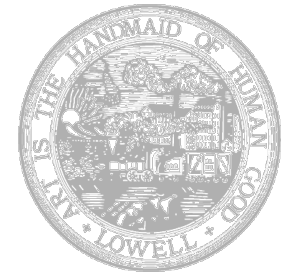


City of Lowell

Zoning Board of Appeals

Agenda



5/28/2020 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 5/28/2020 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 from your computer, tablet or smartphone: <https://global.gotomeeting.com/join/882481717>
2. Join from your phone by dialing +1 (786) 535-3211 and entering the access code: 882-481-717
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, with the subject line: "ZBA 5/28 Comment – ADDRESS"

I. Continued Business

ZB-2020-20

Petition Type: Special Permit

Applicant: Harrison Bonner

Re Property Located at: 464 Central Street 01852

Applicable Zoning Bylaws: Section 4.5

Petition: Harrison Bonner has applied to the Zoning Board of Appeals for Special Permit approval to convert an existing five (5) unit residential building into a six (6) unit residential building. The property is located in the Traditional Neighborhood Mixed-Use (TMU) zoning district. 464 Central Street requires Special Permit approval under Section 4.5 to alter an existing non-conforming structure, and for any other relief required of the Lowell Zoning Ordinance.

II. New Business

ZB-2020-25

Petition Type: Variances

Applicant: ACC Realty, LLC

Re Property Located at: 128 Manchester Street 01852

Applicable Zoning Bylaws: Section 5.1; Section 6.1.10

Petition: ACC Realty, LLC is seeking Variance approval to construct a single-family home on the vacant lot at 128 Manchester Street. The lot is in the Traditional Two-Family (TTF) zoning district and building a home requires Variance approval under Section 5.1 for minimum lot size, minimum lot area per dwelling unit, minimum frontage, and minimum front yard setbacks; under Section 6.1.10 for maximum curb cut; and for any other relief required of the Lowell Zoning Ordinance.

ZB-2020-26

Petition Type: Variance

Applicant: Peter Marlowe c/o Louis Gagnon

Re Property Located at: 776 Lakeview Ave 01850

Applicable Zoning Bylaws: Section 5.1

Petition: Peter Marlowe has applied for Special Permit, Site Plan Review, and Variance approval on behalf of Louis Gagnon at 776 Lakeview Ave. The applicant is seeking to convert the second and third floors of AG Hardware store into ten (10) residences. The property is in the Neighborhood Business (NB) zoning district. The proposal requires Special Permit approval per Section 12.1(e) and Site Plan Review approval per Section 11.4 from the Planning Board to create more than three (3) dwelling units, Variance approval from the Zoning Board per Section 5.1 to exceed the maximum FAR, and for any other relief required of the Lowell Zoning Ordinance.

III. Other Business

Minor Modification Request: 9-15 Pearl Street 01852

In 2015, Julio Rodriguez received Special Permit approval to convert an existing auto repair establishment into a six (6) unit residential structure at 9-15 Pearl Street located in the Downtown Mixed Use (DMU) zoning district. The applicant is now seeking to modify condition of approval #7, "No parking shall be allowed on site," by including a 15 minute parking space next to the building for the residents' use.

Variance Extension Request: 256 Trotting Park Road 01854

The applicant received Variance approval on 7/9/2018 to construct a new single-family home at 256 Trotting Park Road. The parcel is located in the Suburban Neighborhood Single-Family (SSF) zoning district and requires a variance for minimum frontage and for any other relief required. The applicant received an extension on July 22, 2019 and is now seeking another extension.

Minutes for Approval:

May 11, 2020

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by May 14, 2020 and May 21, 2020