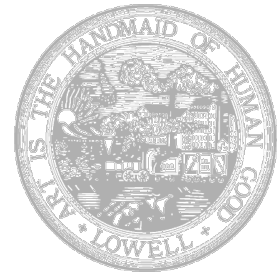


*City of Lowell*  
*Zoning Board of Appeals*  
*Agenda*



10/25/2021 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Thursday, 10/25/2021 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/85005421976>
2. Call (646) 558-8656 and enter the MEETING ID: 850 0542 1976
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-2021-15**

*Petition Type: Variance*

*Applicant: Ernst Dorante*

*Property Located at: 545 Broadway Street, 01854*

*Applicable Zoning Bylaws: Sections 5.1 and 6.1*

*Petition: Ernst Dorante, on behalf of Aloisio Ramalho, has applied to the Lowell Zoning Board of Appeals for Variance approvals to convert an existing warehouse into a twelve (12) unit residential building at 545 Broadway Street. The property is located in the Urban Mixed Use (UMU) zoning district and requires Variance approval per Section 5.1 for relief from dimensional requirements and Section 6.1 for relief from off-street parking requirements, and for any other relief required of the Lowell Zoning Ordinance. This proposal also requires approval from the Planning Board for Site Plan Review per Section 11.4.2 to construct more than three dwelling units, and a Special Permit per Article 12 for use.*

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

**ZBA-2021-31**

*Petition Type: Variance*

*Applicant: Erez Nir*

*Property Located at: 98 Humphrey Street, 01850*

*Applicable Zoning Bylaws: Sections 5.1 and 6.1*

*Petition: Erez Nir has applied to the Lowell Zoning Board of Appeals for Variance approvals in anticipation of sub-dividing the lot to build an additional single-family house at 98 Humphrey Street. The property is located in the Traditional Single Family (TSF) zoning district and requires Variances*

for relief from dimensional requirements, and for any other relief required under the Lowell Zoning Ordinance.

## II. New Business

### ZBA-2021-46

*Petition Type:* Special Permit

*Applicant:* Poyant Signs

*Property Located at:* 70 Industrial Avenue East, 01852

*Applicable Zoning Bylaws:* Section 6.3

*Petition:* Poyant Signs, on behalf of Cannabist, has applied to the Lowell Zoning Board of Appeals for Special Permit approval to install two (2) internally-illuminated signs at 70 Industrial Avenue East. The property is located in the High-Rise Commercial (HRC) zoning district and requires Special Permit approval per Section 6.3 for internally-illuminated signage, and for any other relief required under the Lowell Zoning Ordinance.

### ZBA-2021-35

*Petition Type:* Variance

*Applicant:* Olisa Adigwe

*Property Located at:* 1337 Varnum Avenue, 01854

*Applicable Zoning Bylaws:* Section 5.1

*Petition:* Olisa Adigwe has applied to the Lowell Zoning Board of Appeals for Variance approval to build an addition onto his single-family home at 1337 Varnum Avenue. The property is located in the Suburban Single Family (SSF) zoning district and requires Variance approval per Section 5.1 for the side yard setback, and for any other relief required under the Lowell Zoning Ordinance.

### ZBA-2021-45

*Petition Type:* Variance

*Applicant:* 62 Gorham LLC

*Property Located at:* 62 Gorham Street, 01852

*Applicable Zoning Bylaws:* Section 6.1

*Petition:* 62 Gorham LLC has applied to the Lowell Zoning Board of Appeals for Variance approval to redevelop the existing building into two (2) ground-floor commercial spaces totaling approximately 2,000 sq. ft., and five (5) townhouse-style residential units on the second and third floors at 62 Gorham Street. The property is located in the Urban Mixed-Use (UMU) zoning district and requires Variance approval per Section 6.1 for relief from the off-street parking requirement, and for any other relief required under the Lowell Zoning Ordinance. This proposal also requires approvals from the Planning Board for Site Plan Review per Section 11.4.2 to construct more than three dwelling units, a Special Permit per Section 6.1.6 to reduce the parking requirement by 50%, and a Special Permit per Article 12 for use.

### ZBA-2021-47

*Petition Type:* Variance

*Applicant:* New Gorham LLC

*Property Located at:* 80 Gorham Street, 01852

*Applicable Zoning Bylaws:* Section 6.1

*Petition:* New Gorham LLC has applied to the Lowell Zoning Board of Appeals for Variance approval to redevelop the existing building into two (2) ground-floor commercial spaces and twelve (12) residential units at 80 Gorham Street. The property is located in the Urban Mixed-Use (UMU) zoning district and requires Variance approval per Section 6.1 for relief from the off-street parking requirement, and for any other relief required under the Lowell Zoning Ordinance. This proposal also requires approvals from the Planning Board for Site Plan Review per Section 11.4.2 to construct more than three dwelling units, a Special Permit per Section 6.1.6 to reduce the parking requirement by 50%, and a Special Permit per Article 12 for use.

**III. Other Business:**

Approve 2022 Meeting Schedule

**Minutes for Approval:**

October 14, 2021

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman  
New business to be advertised by **October 10, 2021 and October 17, 2021.**