

City of Lowell
Zoning Board of Appeals
Agenda



2020 JUN -7 PM 2:16

01/13/2020 at 6:30 PM
City Hall, City Council Chambers, 2nd Floor
375 Merrimack Street, Lowell MA 01852

Notice is hereby given that the City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 01/13/2020 at 6:30 PM as follows:

Any person with an interest in this case is invited to attend this public hearing held in the City Council Chambers at City Hall, 2nd Floor, 375 Merrimack Street, Lowell MA 01852.

Application, plans, and submitted documentation are available for review at the Division of Development Services during normal City Hall Hours in Rm. 51.

I. Continued Business

II. New Business

ZB-2020-2

Petition Type: Special Permit

Applicant: Hazel Wood Hopkins

Re Property Located at: 1212 Westford Street 01851

Applicable Zoning Bylaws: Section 6.3.4

Petition: McGovern Ford is seeking Special Permit approval to install an internally illuminated, channel letter sign for the car dealership at 1212 Westford Street. The proposed sign would be 101 sq. ft. and would replace an existing one. The property is in the Regional Retail zoning district and the sign requires Special Permit approval under Section 6.3.4 and for any other relief required under the Lowell Zoning Ordinance.

ZB-2020-3

Petition Type: Variances

Applicant: Jennifer Sargent

Re Property Located at: 70 Fox Street 01850

Applicable Zoning Bylaws: Section 5.1

Petition: Jennifer Sargent has applied for Variance approval to build a single family home on a vacant lot at 70 Fox Street. The Property is located in the Suburban Single-Family (SSF) zoning district. 70 Fox Street requires Variance approval under Section 5.1 to encroach on the minimum lot size, minimum frontage, and for any other relief required of the Lowell Zoning Ordinance.

ZB-2020-4

Petition Type: Variances

Applicant: James Zorbas & Jeffrey Crowley

Re Property Located at: 19-21 Wamesit Street / 22 Abbott Street 01852

Applicable Zoning Bylaws: Section 5.1; Section 5.3.2; Section 5.1.10

Petition: James Zorbas and Jeffrey Crowley are seeking Variance approval to construct a new single-family home at 22 Abbott Street, a vacant lot that has merged with 19-21 Wamesit Street for the purposes of zoning. 19-21 Wamesit Street is in the Traditional Neighborhood Multi-Family (TMF) zoning district and 22 Abbott Street is in the Traditional Neighborhood Two-Family (TTF) zoning district. Unmerging the lots requires Variances for the preexisting, non-conforming duplex at 19-21 Wamesit Street and for the proposed single-family home at 22 Abbott Street under Section 5.1 for minimum rear yard setback and under Section 5.3.2 for minimum usable open space per dwelling unit; 22 Abbott Street also requires an additional Variance under Section 5.1.10 for minimum lot width; and for any other relief required of the Lowell Zoning Ordinance.

ZB-2020-5

Petition Type: Variances

Applicant: Silvia Jaiman

Re Property Located at: 18 Morton Street 01852

Applicable Zoning Bylaws: Section 5.1

Petition: Silvia Jaiman is seeking Variance approval to construct an approximately 296 sq. ft. addition to the existing single-family home at 18 Morton Street. The home is in the Traditional Neighborhood Single-Family (TSF) zoning district

and requires a Variance under Section 5.1 to exceed the maximum Floor Area Ratio (FAR) and for any other relief required of the Lowell Zoning Ordinance.

ZB-2020-6

Petition Type: Special Permit

Applicant: Tom Jachimczyk

Re Property Located at: 75 Technology Drive 01851

Applicable Zoning Bylaws: Section 6.3.4

Petition: Sign Design is seeking Special Permit approval on behalf of Microchip to replace an existing internally illuminated sign with a new internally illuminated sign at 75 Technology Drive. The new sign will be approximately 61 sq. ft. The property is in the Office/Research Park (OP) zoning district. 75 Technology Drive requires Special Permit approval under Section 6.3.4 and for any other relief required of the Lowell Zoning Ordinance.

III. Other Business

Minor Modification: 462-466 Bridge Street 01850

Property owner is seeking an amendment to the Special Permit and Variance Decisions issued by the Zoning Board of Appeals on 12/8/2009 with an amendment on 7/7/2015 for a total of eleven (11) residential units and one (1) commercial unit. The applicant is seeking an amendment because the property has twelve (12) residential units and one (1) commercial unit and has operated as such since its purchase.

Annual Election of Officers

Minutes for Approval:

December 9, 2019

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New Business to Be Advertised by December 29, 2019 and January 5, 2020