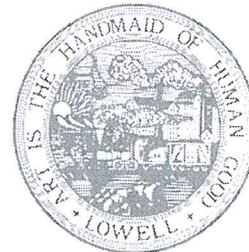


City of Lowell
Zoning Board of Appeals
Agenda



2/11/2019 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, 2/11/2019 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.

2019 FEB -7 AM 10:37

I. Continued Business

ZB-2019-1

Petition Type: Variances

Applicant: Spiro Skinsacos

Re Property Located at: 55 Robert Street 01854

Applicable Zoning Bylaws: Section 5.1

Petition: The applicant proposes subdividing a lot and requires Variances for minimum lot size, minimum lot area per dwelling unit, and frontage for proposed Lot two (2) and additional relief to exceed the Max. Floor Area Ratio (FAR) for Lots one (1) and two (2) under Section 5.1: Table of Dimensional Requirements and any other relief required of the Lowell Zoning Ordinance. The subject property is in the Traditional Neighborhood Single Family (TSF) zoning district. The applicant has requested a continuance to the February 25th meeting.

II. New Business

ZB-2019-2

Petition Type: Variances

Applicant: Emily and Matt Steinberg

Re Property Located at: 107 Endicott Street 01854

Applicable Zoning Bylaws: Section 5.1

Petition: The applicant proposes to construct a one-story addition onto their existing single-family home at 107 Endicott Street. The home is in the Traditional Neighborhood Single Family (TSF) zoning district and the addition requires Variance approval under Section 5.1 for maximum floor area ratio and for any other relief required under the Lowell Zoning Ordinance.

ZB-2019-3

Petition Type: Variances

Applicant: Michael McGuire

Re Property Located at: 152 Jewett Street 01850

Applicable Zoning Bylaws: Section 5.1

Petition: The applicant proposes to construct a single-family home at 152 Jewett Street. The proposed home is in the Traditional Neighborhood Single Family (TSF) zoning district and requires Variance approval under Section 5.1 for minimum lot size, minimum lot area per dwelling unit, minimum frontage, and maximum floor area ratio and for any other relief required under the Lowell Zoning Ordinance.

ZB-2019-4

Petition Type: Variance

Applicant: Kronos Inc.

Re Property Located at: 900 Chelmsford Street 01851

Applicable Zoning Bylaws: Section 6.3

Petition: The applicant proposes to install a new temporary 20' x 56' wall sign to be installed on the façade of the building. The subject property is in the High Rise Commercial (HRC) zoning district. The applicant is seeking a Variance under Section 6.3.4 #18 (D) of the Lowell Zoning Ordinance and any other relief that is required.

ZB-2019-5

Petition Type: Variances

Applicant: An Ponnary

Re Property Located at: 31 Robbins Street 01851

Applicable Zoning Bylaws: Section 5.1

Petition: The applicant proposes to construct a two-story addition onto their existing two-family home at 31 Robbins Street. The home is in the Traditional Neighborhood Single Family (TSF) zoning district and the addition requires Variance approval under Section 5.1 for maximum floor area ratio and for any other relief required under the Lowell Zoning Ordinance.

III. Other Business

1, 5-7 E Merrimack Street 01852: Minor Modification

The proponent is requesting a minor modification to the previously approved mixed use building. The proposed changes include reducing the height of the building from 12 to 5 stories, the number of dwelling units from 66 to 42, and the size of the restaurant from 4,270 sq. ft. to 915 sq. ft.

Minutes for Approval

12/10/2018

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New Business to Be Advertised by January 27, 2019 and February 3, 2019