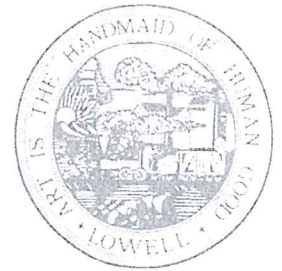


**City of Lowell**  
**Zoning Board of Appeals**  
**Agenda**



3/11/2019 at 6:30 PM  
City Hall, City Council Chambers, 2<sup>nd</sup> 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, 3/11/2019 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, 2<sup>nd</sup> 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 MAR -  
CITY OF LOWELL  
PH 1:04

**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.*

**ZB-2019-6**

*Petition Type: Special Permit*

*Applicant: UTEC, Inc.*

*Re Property Located at: 70-80 Church Street 01852*

*Applicable Zoning Bylaws: Section 12.9.g*

*Petition: The applicant is seeking Special Permit approval to open a manufacturing facility within an existing building at 70-80 Church Street. The building is in the Downtown Mixed-Use (DMU) zoning district and the use requires a Special Permit under Section 12.9.g and any other relief required under the Lowell Zoning Ordinance.*

**II. New Business**

**ZB-2019-9**

*Petition Type: Special Permit and Variance*

*Applicant: Jagmohan Chani*

*Re Property Located at: 122 Sixth Street 01850*

*Applicable Zoning Bylaws: Sections 4.5 and 6.1.4*

*Petition: The applicant is seeking Special Permit and Variance approval for a property at 122 Sixth Street located in the Traditional Neighborhood Two Family (TTF) zoning district. The applicant proposes to convert an existing studio apartment into a three bedroom apartment by using a former commercial unit on the ground floor. The property will remain a 4-unit dwelling. The applicant seeks a Special Permit under Section 4.5 Nonconforming Uses and Structures to alter the nonconforming use and a parking variance under Section 6.1.4 any other relief required of the Lowell Zoning Ordinance.*

**ZB-2019-10**

*Petition Type: Variances and Special Permits*

*Applicant: 78-90 Lakeview Avenue, LLC*

*Re Property Located at: 64, 78-90, 98.1 Lakeview Avenue 01850*

*Applicable Zoning Bylaws: Sections 6.3.2 and 6.3.4*

*Petition: The applicant is seeking Variance and Special Permit approval to install eight wall signs, three freestanding signs, and two awning signs for a new Domino's restaurant at 64, 78-90, and 98.1 Lakeview Avenue. The property is in the Urban Mixed-Use (UMU) zoning district and the proposed signs require*

**Variances under Section 6.3.2(8) for a freestanding sign in excess of the maximum allowed height and size and under Section 6.3.2(18) for wall signs exceeding the maximum square footage; Special Permits under Section 6.3.4 for wall signs, awning signs, freestanding signs, and internally illuminated signs; and for any other relief required under the Lowell Zoning Ordinance.**

**III. Other Business**

**Minutes for Approval**  
February 25, 2019

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman  
New Business to Be Advertised by February 24, 2019 and March 3, 2019