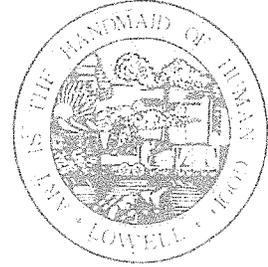


City of Lowell
Zoning Board of Appeals
Agenda

2020-09-14 PM 3:35



9/14/2020 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 9/14/2020 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 the meeting from your computer, tablet, or smartphone:
<https://lowellma.zoom.us/j/94098086214?pwd=aDBFZUdEOGhNTDJtUUNvMWZDQkJIUT09> and enter the PASSWORD: 483 732
2. Call (646) 558-8656 and enter the MEETING ID: 940 9808 6214 and PASSWORD: 483 732
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 9/14 Comment – ADDRESS"

I. Continued Business

ZB-2020-31

Petition Type: Variances

Applicant: Kenneth Lania c/o Mackajck7, LLC

Property Located at: 56 Hildreth Street & 161 Jewett Street 01850

Applicable Zoning Bylaws: Section 5.1

Petition: Mackjack7, LLC is seeking Variance approval to modify the existing lots, raze the existing garage building, and construct two single-family homes at 56 Hildreth Street & 161 Jewett Street. Both lots are in the Traditional Neighborhood Single (TSF) zoning district. The proposal requires Variance approval under Section 5.1 for minimum lot width, minimum frontage, minimum front yard setback, and for any other relief required of the Lowell Zoning Ordinance.

II. New Business

ZB-2020-32

Petition Type: Variances

Applicant: Kenneth Lania c/o JAF 27, LLC

Property Located at: 62 Seneca Street, 32 Chippewa Street 01852

Applicable Zoning Bylaws: Section 5.1

Petition: JAF 27, LLC is seeking variance approval to relocate the lot lines and construct a new single-family home at 33 Chippewa Street (Lot B), a vacant lot that has merged for the purposes of Zoning with the existing single-family home at 62 Seneca Street (Lot A). The properties are in the Traditional Neighborhood Two-Family (TTF) zoning district and the proposal requires Variance approval under Section 5.1 for minimum lot size and minimum lot area per dwelling unit for both lots; minimum lot frontage for Lot B; minimum front yard setback for the existing home in Lot A; and for any other relief required of the Lowell Zoning Ordinance.

ZB-2020-33

Petition Type: Variance

Applicant: Joseph Clermont c/o Jason Clermont

Property Located at: 234 Crawford Street 01854

Applicable Zoning Bylaws: Section 5.1

Petition: Jason M. Clermont is seeking Variance approval to reconstruct and expand a rear porch at 234 Crawford Street. The property is in the Traditional Neighborhood Single Family (TSF) zoning district. The proposal requires Variance approval under Section 5.1 to exceed the maximum allowed Floor Area Ratio (FAR) and for any other relief required of the Lowell Zoning Ordinance.

ZB-2020-34

Petition Type: Variances

Applicant: John C. Geary c/o Monte Castle, LLC

Property Located at: 15 Canton Street 01851

Applicable Zoning Bylaws: Section 5.1; Section 6.1

Petition: Monte Castle, LLC is seeking Variance approval to convert an existing single-family residence into a two family residence at 15 Canton Street. The property is in the Traditional Two Family (TTF) zoning district. The conversion requires Variances under Section 5.1 for the minimum side yard setback, minimum front yard setback, and minimum frontage; under Section 6.1 for relief from off-street parking requirements; and for any other relief required of the Lowell Zoning Ordinance.

ZB-2020-35

Petition Type: Variance

Applicant: John C. Geary c/o Beth Ann Gilberti

Property Located at: 151 Remington Street 01852

Applicable Zoning Bylaws: Section 5.1

Petition: Beth Ann Gilberti is seeking Variance approval to construct an addition on the existing single-family home at 151 Remington Street. The property is in the Suburban Single (SSF) zoning district. The proposal requires Variance approval under Section 5.1 to exceed the maximum allowed Floor Area Ratio (FAR) and for any other relief required of the Lowell Zoning Ordinance.

III. Other Business

Minutes for Approval:

August 24, 2020

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by August 30, 2020 and September 6, 2020