City of Lowell
Zoning Board of Appeals
Agenda

02/24/2020 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, 02/24/2020 at 6:30 PM:

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

ZB-2019-50
Petition Type: **Variance**
Applicant: **Joseph C. Clermont, Esq. c/o Joanne Wicks, personal representative of the estate of Mary M. Emanouil**
Re Property Located at: **755 School Street 01851**
Applicable Zoning Bylaws: **Section 5.1**
Petition: **The applicant is seeking Variance approval to construct a single-family home in a vacant lot at 755 School Street. The home is in the Urban Neighborhood Single-Family (USF) zoning district and requires Variance approval under Section 5.1 for a lot that does not meet the minimum frontage requirement and for any other relief required of the Lowell Zoning Ordinance. <u>The applicant has requested a continuance to the March 23, 2020 meeting.</u>**

ZB-2020-1
Petition Type: **Variance and Special Permit**
Applicant: **Hector Rodriguez**
Re Property Located at: **15 Whipple Street 01852**
Applicable Zoning Bylaws: **Section 5.1; Section 6.1; Section 12.1.(b)**
Petition: **Hector Rodriguez is seeking Variance and Special Permit approval to convert a vacant first-floor commercial space into a housing unit, thereby converting the property from a 1-family home into a 2-family home. The property is located in the Traditional Mixed-Use (TMU) zoning district. 15 Whipple Street requires Variance approval under Section 5.1 to encroach on the minimum lot size, minimum lot area per dwelling unit, minimum frontage, side setback, and rear setback. 15 Whipple Street also requires Variance approval under Section 6.1 for relief from off-street parking requirements, Special Permit approval under Section 12.1.(b) for the proposed use of a two-family in the TMU zoning district, and for any other relief required under the Lowell Zoning Ordinance.**

II. New Business

ZB-2020-13
Petition Type: **Variances**
Applicant: **George Theodorou c/o Loon Hill Development, Inc.**
Re Property Located at: **66 State Street 01852**
Applicable Zoning Bylaws: **Section 5.1**
Petition: **Loon Hill Development, Inc. is seeking Variance approval to construct a duplex on a vacant lot at 66 State Street. The proposed development will include a roadway extension of State Street and a proposed fire lane on a paper street adjacent to the lot. The property is in the Traditional Neighborhood Two Family (TTF) zoning district and requires Variance approval under Section 5.1 for minimum lot area per dwelling unit, minimum frontage, minimum front yard setback, and for any other relief required of the Lowell Zoning Ordinance. <u>The applicant has requested a continuance to the March 9, 2020 meeting.</u>**

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III. Other Business

Minutes for Approval:
February 10, 2020

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by February 9, 2020 and February 16, 2020