

City of Lowell
Zoning Board of Appeals
Agenda



1/25/2021 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 1/25/2021 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/88670636279?pwd=Z24rV05GazhHM11lYitiMVJHUm5Zdz09>
2. Call (646) 558-8656 and enter the MEETING ID: 886 7063 6279 and PASSWORD: 987230
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>

I. Continued Business

ZBA-2020-54

Petition Type: Variance

Applicant: Joseph & Denise McCue

Property Located at: 24 Westchester Street 01851

Applicable Zoning Bylaws: Section 5.1

Petition: Joseph & Denise McCue have applied to the Zoning Board of Appeals to construct a second-story addition at 24 Westchester Street. The property is located in the Suburban Neighborhood Single-Family (SSF) zoning district and requires Variance relief under Section 5.1 for relief from the maximum FAR requirement and all other relief required under the Lowell Zoning Ordinance.

ZBA-2020-56

Petition Type: Variances

Applicant: Nelson Group

Property Located at: 610 Gorham Street 01852

Applicable Zoning Bylaws: Section 6.1

Petition: Nelson Group has applied to the Zoning Board of Appeals to redevelop the existing building at 610 Gorham Street into a four-unit residential structure. The building currently has three residential units and one vacant commercial unit. The subject property is located in the Urban Neighborhood Mixed Use (UMU) zoning district and requires Site Plan Review approval per Section 11.4 to expand a residential structure with more than three dwelling units, Special Permit approval per Section 12.1(d) for the use, and a Variance per Section 6.1 for relief from the off-street parking requirement.

II. New Business

ZBA-2020-57

Petition Type: Special Permit

Applicant: Margarita N. Zuluaga

Property Located at: 117 Rogers Street 01852

Applicable Zoning Bylaws: Section 4.5.2

Petition: Margarita N. Zuluaga has applied to the Zoning Board of Appeals to start a home occupation as a hair dresser at 117 Rogers Street. The property is in the Traditional Neighborhood Two Family

(TTF) zoning district and requires a Special Permit under Section 4.3.4 and for any other relief required under the Lowell Zoning Ordinance.

III. Other Business:

Discussion with Staff RE Materials Deadlines

Minutes for Approval:

January 11, 2020

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by **January 10, 2021 and January 17, 2021**