

City of Lowell

Zoning Board of Appeals Agenda

2/13/2023 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, February 13, 2023 at 6:30 PM.



This meeting will occur in-person with the option to join remotely. You can choose to attend in-person in the City Council Chambers, 375 Merrimack Street, Lowell, MA 01852; or you can choose to attend remotely by using one of the following four options to access the meeting:

1. Join the meeting from your computer, tablet, or smartphone: <https://lowellma.zoom.us/j/82881887747>
2. Call (646) 558-8656 and enter the Meeting ID: 828 8188 7747
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-2022-68

Petition Type: Variance

Applicant: Adam McPhillips

Applicant: Property Located at: 38 & 49 Casco Street 01854

Applicable Zoning Bylaws: Section 5.1

Petition: Adam McPhillips has applied to the Zoning Board of Appeals to construct a single-family home in the Traditional Neighborhood Single-Family (TSF) zoning district at 39 & 49 Casco Street. The new home requires Variance approval pursuant Section 5.1 for relief from the minimum frontage requirement, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2022-69

Petition Type: Variances

Applicant: Julio Cortez

Property Located at: 242 Lakeview Avenue 01850

Applicable Zoning Bylaws: Section 5.1, and Section 6.1

Petition: Julio Cortez has applied to the Zoning Board of Appeals to demolish the abandoned structure on the property at 242 Lakeview Avenue and construct a new two-family home. The subject property is located in the Traditional Neighborhood Multi-Family (TMF) zoning district. The proposal requires Variance approval pursuant Section 5.1 for relief from the minimum front yard setback, minimum lot area, minimum lot area per dwelling unit, minimum side yard setback, and minimum usable open space requirements, pursuant Section 6.1 for relief from the minimum parking setback requirement, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2022-71

Petition Type: Variance

Applicant: Deb Soly and Jill Poirier

Property Located at: 165 Virginia Avenue, 01852

Applicable Zoning Bylaws: Section 5.1

Petition: Deb Soly and Jill Poirier have applied to the Zoning Board of Appeals to construct a front porch on an the existing home at 165 Virginia Avenue. The property is located in the Suburban Single-

Famil (SSF) zoning district. The project requires Variance approval pursuant Section 5.1 for relief from the minimum front yard setback, and maximum floor area ratio (FAR) requirements, and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2022-72

Petition Type: Variance

Applicant: Stonehill Properties, LLC

Property Located at: 32 Marriner Street, 01852

Applicable Zoning Bylaws: Section 5.1

Petition: Stonehill Properties, LLC has applied to the Zoning Board of Appeals to subdivide the existing lot at 32 Marriner Street and construct a new single-family home on the newly created lot. The property is located in the Tradition Single-Family (TSF) zoning district. The proposal requires Variance approval pursuant Section 5.1 for relief from the minimum frontage, and minimum lot area requirements, and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2022-56

Petition Type: Variance

Applicant: William R. Renaud

Property Located at: 105-111 Martin Street 01854

Applicable Zoning Bylaws: Section 5.1; Section 5.3.1; Section 6.1

Petition: William R. Renaud proposes to split the two lots for zoning purposes, and construct a new single-family home on the 105 Martin Street lot. The subject properties are located in the Traditional Two-Family (TTF) zoning district. The 105 Martin Street lot requires Variance approval per Section 5.1 of the Lowell Zoning Ordinance for relief from the minimum frontage, minimum garage front yard setback, and minimum lot width requirements, and per Section 5.3.1 for relief from the minimum landscaped open space requirement, and any other relief required under the Lowell Zoning Ordinance. The 111 Martin Street lot requires Variance relief per Section 5.1 for relief from the minimum frontage, minimum side yard setback, minimum lot area, minimum lot area per dwelling unit, and minimum lot width requirements, and per Section 6.1 for relief from the maximum curbcut requirement, and any other relief required under the Lowell Zoning Ordinance.

II. New Business

ZBA-2023-2

Petition Type: Variances

Applicant: ZR Development Group LLC

Property Located at: 72-74 Boisvert Street and 253 W Sixth Street 01854

Applicable Zoning Bylaws: Section 6.1, Section 5.1, Section 8.1.3(4)

Petition: ZR Development Group LLC has applied to the Lowell Planning Board and Zoning Board of Appeals to redevelop the existing St. Louis School building into sixteen (16) residences with thirty one (31) off-street parking spaces. The application requires Site Plan Review under Section 11.4 to construct more than three dwelling units and Special Permit approval for the conversion of an existing historic school under Section 8.1. The application also requires Variance approval under Section 6.1 for relief from the off-street parking requirement, Section 5.1 for relief from the land area per dwelling unit requirement and usable open space per dwelling unit requirement, and under Section 8.1.3(4) for relief from the minimum square footage requirement and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2022-55

Petition Type: Special Permit

Applicant: Devon Self-Storage Holding

Property Located at: 24 Duren Ave 01851

Applicable Zoning Bylaws: Section 6.3.2.9(d)

Petition: **Bob’s Sign Service, Inc., has applied to the Zoning Board of Appeals on behalf of Devon Self-Storage Holding, for an internally illuminated sign at 24 Duren Avenue. The property is located in the Regional Retail zoning district, and requires a Special Permit under Section 6.3.2(9)(D) for internal illumination, and any other relief required under the Lowell Zoning Ordinance.**

ZBA-2023-3

Petition Type: **Variance**

Applicant: **Kalpesh Mehta and Amisha Mehta**

Property Located at: **9 Melton Street 01851**

Applicable Zoning Bylaws: **Section 5.1**

Petition: **Kalpesh Mehta and Amisha Mehta have applied to the Zoning Board of Appeals to construct an addition to a single-family home at 9 Melton Street. The property is located in the Suburban Single Family (SSF) zoning district and requires Variance approval to exceed the maximum allowed Floor Area Ratio (FAR) and for any other relief required under the Lowell Zoning Ordinance.**

ZBA-2023-1

Petition Type: **Variances**

Applicant: **102-108 Westford Street LLC**

Property Located at: **102-108 Westford Street 01851**

Applicable Zoning Bylaws: **Section 5.1, Section 6.1**

Petition: **102-108 Westford Street, LLC to construct a 6-unit residential structure at 102 Westford Street. The previous multi-family property on the site was destroyed in a fire. The subject property is located in the Traditional Multi-Family (TMF) zoning district. The proposal requires Site Plan Review approval from the Planning Board per Section 11.4 to construct more than 3 residential units, and Special Permit approval from the Planning Board per Section 11.3 and Article 12.1 for 6 residential units. The proposal also requires Variance approval from the Zoning Board of Appeals per Section 5.1 for relief from the minimum lot area per dwelling unit, maximum front yard setback, minimum side yard setback, maximum height, minimum rear yard setback, minimum lot coverage and minimum usable open space per dwelling unit requirements, and per Section 6.1 for relief from the minimum off-street parking requirement, and for any other relief required under the Lowell Zoning Ordinance.**

III. Other Business

Minutes for Approval:

1/9/2023 Meeting Minutes

Per Order of the City of Lowell Zoning Board of Appeals – Van Pech, Chairman
New business to be advertised by January 29, 2023 and February 5, 2023.