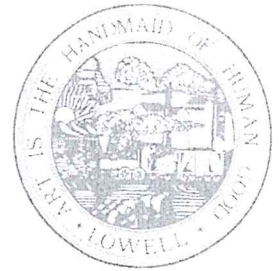


City of Lowell
Zoning Board of Appeals
Agenda



2/25/2019 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, 2/25/2019 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, 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-2019-3

Petition Type: Variances

Applicant: Michael McGuire

Re Property Located at: 152 Jewett Street 01850

Applicable Zoning Bylaws: Section 5.1

Petition: The applicant proposes to construct a single-family home at 152 Jewett Street. The proposed home is in the Traditional Neighborhood Single Family (TSF) zoning district and requires Variance approval under Section 5.1 for minimum lot size, minimum lot area per dwelling unit, minimum frontage, and maximum floor area ratio and for any other relief required under the Lowell Zoning Ordinance.

ZB-2019-5

Petition Type: Variances

Applicant: An Ponnary

Re Property Located at: 31 Robbins Street 01851

Applicable Zoning Bylaws: Section 5.1

Petition: The applicant proposes to construct a two-story addition onto their existing two-family home at 31 Robbins Street. The home is in the Traditional Neighborhood Single Family (TSF) zoning district and the addition requires Variance approval under Section 5.1 for maximum floor area ratio and for any other relief required under the Lowell Zoning Ordinance.

II. New Business

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. The applicant has requested a continuance to the March 11 meeting.

ZB-2019-7

Petition Type: Special Permit

Applicant: Riverbank Properties, LLC

Re Property Located at: 908 & 966 Lawrence Street 01852

Applicable Zoning Bylaws: Section 12.9.r

Petition: The applicant is seeking Special Permit approval to open a contractor's garage within an existing building at 908 & 966 Lawrence Street. The building is in the Traditional Mixed-Use (TMU) zoning district and the use requires a Special Permit under Section 12.9.r and any other relief required under the Lowell Zoning Ordinance.

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ZB-2019-8

Petition Type: **Special Permit and Variance**

Applicant: **Yong Zhang**

Re Property Located at: **150 Wood Street #2 01851**

Applicable Zoning Bylaws: **Sections 6.3 and 6.3.2(18)D**

Petition: **The applicant is seeking an amendment to a Special Permit approved in 2014 and amended in 2017 to increase the total allowed square footage of internally illuminated signage at 150 Wood Street. The subject sign is for a new retail store, 2 Brothers Smoke Shop and Vape, in Unit 2 of the existing commercial building. The applicant requires a Special Permit under Section 6.3 and a Variance for a wall sign pursuant to Section 6.3.2 #18(D) of the City of Lowell Zoning Ordinance and any other relief that is required. The property is located in the Suburban Mixed-Use District (SMU) zoning district.**

III. Other Business

Minutes for Approval

January 14, 2019

February 11, 2019

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New Business to Be Advertised by February 10, 2019 and February 17, 2019