

City of Lowell

Zoning Board of Appeals Agenda

2/27/2023 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, February 27, 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/84983999022>
2. Call (646) 558-8656 and enter the Meeting ID: 849 8399 9022
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-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 5.3.1; 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.

II. New Business

ZBA-2023-4

Petition Type: Variances

Applicant: Plymouth Street House Corporation

Property Located at: 30 Plymouth Street 01854

Applicable Zoning Bylaws: Section 5.1

Petition: Plymouth Street House Corporation has applied to the Zoning Board of Appeals to demolish the single-family residence and construct a new two-family residence at 30 Plymouth Street. The subject property is located in the Traditional Multi-Family (TMF) zoning district. The project requires Variance approval per Section 5.1 for relief from the minimum lot area per dwelling unit requirement, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2023-5

Petition Type: Variance

Applicant: John Sylvester

Property Located at: 43 Hampstead Street 01852

Applicable Zoning Bylaws: Section 5.1

Petition: John Sylvester has applied to the Zoning Board of Appeals to construct an attached garage to the single-family home at 43 Hampstead Street. The subject property is located in the Traditional Single-Family (TSF) zoning district. The project requires Variance approval per Section 5.1 for relief from the minimum side yard setback requirement, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2023-6

Petition Type: Variances

Applicant: Matthew and Shannon LeLacheur

Property Located at: 39 Perron Way 01854

Applicable Zoning Bylaws: Section 5.1

Petition: Matthew and Shannon LeLacheur have applied to the Zoning Board of Appeals to construct a second story addition at 39 Perron Way. The subject property is located in the Suburban Single-Family (SSF) zoning district and requires Variance approval per Section 5.1 for relief from the minimum side yard and rear yard setback requirements, and any other relief required under the Lowell Zoning Ordinance.

III. Other Business

Minutes for Approval:

2/13/2023 Meeting Minutes

Per Order of the City of Lowell Zoning Board of Appeals – Van Pech, Chairman
New business to be advertised by February 12, 2023 and February 19, 2023.