

**City of Lowell**  
**Zoning Board of Appeals**  
**Agenda**

6/24/2019 at 6:30 PM  
City Hall, City Council Chambers, 2<sup>nd</sup> 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, 6/24/2019 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, 2<sup>nd</sup> 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. New Business**

**ZB-2019-25**

*Petition Type: Variances*

*Applicant: Westgate Development, Inc.*

*Re Property Located at: 153 Westford Street 01851*

*Applicable Zoning Bylaws: Section 5.1*

*Petition: The applicant is seeking Variance approval from the Zoning Board to convert an existing building at 153 Westford Street into four dwelling units. The applicant is seeking to reinstate previous relief from the Zoning Board that elapsed before work commenced. The property is in the Traditional Neighborhood Multi-Family (TMF) zoning district and requires Variances under Section 5.1: Table of Dimensional Requirements for frontage, front yard setback, side yard setback, lot area per dwelling unit, and open space; and any other relief required of the Lowell Zoning Ordinance.*

**ZB-2019-26**

*Petition Type: Special Permit*

*Applicant: Signs Unlimited, Inc.*

*Re Property Located at: 948 Gorham Street 01852*

*Applicable Zoning Bylaws: Section 6.3*

*Petition: The applicant is seeking Special Permit approval to install an internally illuminated wall sign and replace an internally illuminated freestanding sign at the subject property for Meineke Car Care Center. The applicant is seeking Special Permit approval under Section 6.3 of the Lowell Zoning Ordinance and any other relief that is required. The property is in the Neighborhood Business (NB) zoning district.*

**ZB-2019-27**

*Petition Type: Special Permit*

*Applicant: Christian Wright*

*Re Property Located at: 450 Chelmsford Street 01851*

*Applicable Zoning Bylaws: Section 4.5*

*Petition: The applicant is seeking Special Permit approval for a property at 450 Chelmsford Street located in the Regional Retail (RR) zoning district. The applicant proposes a self-store type business, Modern Restoration, to occupy vacant space at the existing property. The applicant is seeking Special Permit approval pursuant to Section 4.5 to expand a non-conforming use and any other relief required of the Lowell Zoning Ordinance.*



**ZB-2019-28**

*Petition Type:* Special Permit

*Applicant:* Compassion Eldercare, LLC

*Re Property Located at:* 211 Plain Street, Unit 6 01852

*Applicable Zoning Bylaws:* Section 12.3.j

*Petition:* The applicant is seeking Special Permit approval to open a licensed healthcare establishment for the care of the sick, aged, disabled, or convalescent persons within an existing building in the High-Rise Commercial (HRC) zoning district. The use requires a Special Permit under Article 12: Table of Uses, Section 12.3.j and any other relief required under the Lowell Zoning Ordinance.

**II. Other Business**

**Minutes for Approval**

June 10, 2019

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman  
New Business to Be Advertised by June 9, 2019 and June 16, 2019