

City of Lowell
Zoning Board of Appeals
Agenda



7/13/2020 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 7/13/2020 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/96982967724?pwd=S05mNzRGemlXa1M2SWJFNmdTRjJEUT09> and enter the PASSWORD: 224 433
2. Call (646) 558-8656 and enter the MEETING ID: 969 8296 7724 and PASSWORD: 224 433
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>

Email comments about agenda items to: JAlves@LowellMA.gov, with the subject line: "ZBA 7/13 Comment – ADDRESS"

I. Continued Business

II. New Business

ZB-2020-28

Petition Type: Special Permit

Applicant: Sopheak So

Property Located at: 238 Shaw Street 01851

Applicable Zoning Bylaws: Section 4.5.2(2)

Petition: Sopheak So is seeking Special Permit approval to convert the former retail store at 238 Shaw St. into a salon. The building is in the Traditional Neighborhood Two-Family (TTF) zoning district and requires Special Permit approval under Section 4.5.2(2) to change from one non-conforming use to another non-conforming use and for any other relief required of the Lowell Zoning Ordinance.

ZB-2020-29

Petition Type: Variance

Applicant: Stephen Geary, Esq. c/o St. Mary and St Mina Inc. d/b/a Egyptian Grill

Property Located at: 282 Riverside Street 01854

Applicable Zoning Bylaws: Section 4.3.5(6)

Petition: St Mary and St Mina Inc. d/b/a Egyptian Grill is seeking Variance approval to have a food truck at 282 Riverside St. that is larger than permitted. The property is in the Traditional Neighborhood Multi-Family (TMF) zoning district and the food truck needs variance approval to exceed the maximum allowed length under Section 4.3.5(6) and any other relief required of the Lowell Zoning Ordinance.

ZB-2020-30

Petition Type: Variance

Applicant: John Geary, Esq. c/o Daniel F. Hines and Elizabeth Hines

Property Located at: 141 Hoyt Avenue 01852

Applicable Zoning Bylaws: Section 5.1

Petition: **Daniel F. Hines and Elizabeth Hines are seeking Variance approval to construct a second-story addition on an existing single-family home at 141 Hoyt Ave. The property is in the Traditional Neighborhood Single-Family (TSF) zoning district and requires Variance approval under Section 5.1 to exceed the maximum allowed Floor Area Ratio (FAR) and for any other relief required under the Lowell Zoning Ordinance.**

III. Other Business

Minutes for Approval:

June 22, 2020

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by June 28, 2020 and July 5, 2020