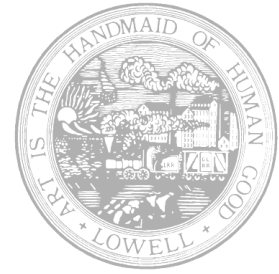


City of Lowell Zoning Board of Appeals Agenda



7/26/2021 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 7/26/2021 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/87282409671>
2. Call (646) 558-8656 and enter the MEETING ID: 872 8240 9671
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-2021-10

Petition Type: **Special Permit and Variance**

Applicant: **EJ Properties, LLC**

Property Located at: **95 Market Street, 01852**

Applicable Zoning Bylaws: **Article 12 and Section 6.1**

Petition: **EJ Properties, LLC has applied to the Lowell Zoning Board of Appeals seeking Special Permit and Variance approval at 95 Market Street. The proposed application seeks to renovate and redevelop the second floor of the existing building into three (3) residential apartments. The subject property is located in the Downtown Mixed-Use (DMU) zoning district. The application requires Special Permit approval per Article 12 for use, and Variance approval per Section 6.1 for relief from the off-street parking requirement, and for any other relief required under the Lowell Zoning Ordinance.**

II. New Business

ZBA-2021-23

Petition Type: **Variance**

Applicant: **Maria and Avelino DeAgrela**

Property Located at: **33 Boston Road 01852**

Applicable Zoning Bylaws: **Section 4.3.5(4)**

Petition: **Maria and Avelino DeAgrela have applied to the Lowell Zoning Board of Appeals for Variance approval to legalize an existing garage that was constructed without the benefit of a building permit and does not meet the required ten (10) foot setback from the house and five (5) foot setback from the property lines at 33 Boston Road. The property is in the Traditional Neighborhood Single Family (TSF) zoning district and requires Variance approval under Section 4.3.5(4) and for any other relief required under the Lowell Zoning Ordinance.**

ZBA-2021-22

Petition Type: **Special Permit**

Applicant: **Naysean and Teek LLC**

Property Located at: **39 Prospect Street 01852**

Applicable Zoning Bylaws: **Section 4.5**

Petition: **Naysean and Teek LLC has applied to the Lowell Zoning Board of Appeals for their property at 39 Prospect Street located in the Traditional Multi Family (TMF) zoning district. The applicant**

proposes to convert an existing dimensionally nonconforming single family dwelling into a two-family home. The applicant seeks a Special Permit under Section 4.5 Nonconforming Uses and Structures to alter the nonconforming use, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2021-15

Petition Type: Variance

Applicant: Ernst Dorante

Property Located at: 545 Broadway Street 01854

Applicable Zoning Bylaws: Section 5.1 and 6.1

Petition: Ernst Dorante, on behalf of Aloisio Ramalho, has applied to the Lowell Zoning Board of Appeals for Site Plan Review, Special Permit, and Variance approval at 545 Broadway Street. The applicant is seeking to convert an existing warehouse into a twelve (12) unit residential building. The property is in the Urban Mixed Use (UMU) zoning district. The proposal requires Variance approval from the Zoning Board for relief from dimensional and off-street parking requirements, and for any other relief required of the Lowell Zoning Ordinance.

ZBA-2021-24

Petition Type: Special Permit

Applicant: 7-Eleven, Inc.

Property Located at: 63 Mammoth Road 01854

Applicable Zoning Bylaws: Section 6.1

Petition: 7-Eleven, Inc has applied to the Lowell Zoning Board of Appeals for Special Permit approval to erect an internally illuminated sign at 63 Mammoth Rd. The property is in the Neighborhood Business (NB) zoning district and requires a Special Permit under Section 6.3 and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2021-25

Petition Type: Variance

Applicant: Hooshman Afshar

Property Located at: 111 Rivercliff Rd 01852

Applicable Zoning Bylaws: Section 5.1

Petition: Hooshmand Afshar, on behalf of Kathleen and Robert Cancro, has applied to the Lowell Zoning Board of Appeals for Variance approval to subdivide the lot and construct a new single-family home. The property is located in the Suburban Single Family (SSF) zoning district. The proposal requires Variance approval under Section 5.1 for frontage of the proposed lot, and for any other relief required of the Lowell Zoning Ordinance. The applicant has requested to withdraw their application.

ZBA-2021-26

Petition Type: Variance

Applicant: Rick Train

Property Located at: 171 Lakeview Avenue 01850

Applicable Zoning Bylaws: Sections 5.1 and 6.1

Petition: Rick Train has applied to the Lowell Zoning Board of Appeals seeking variance approval to convert an existing commercial structure into a single-family residence. The property is located in the Traditional Neighborhood Multi-family (TMF) zoning district and requires Variance approval under Section 5.1 for lot are per dwelling unit, minimum lot area, minimum side yard setback, minimum front yard setback, under Section 6.1 for relief from the off-street parking requirement, and for any other relief required under the Lowell Zoning Ordinance.

III. Other Business:

Minutes for Approval:

June 28, 2021

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by July 11, 2021 and July 18, 2021.