

City of Lowell
Zoning Board of Appeals
Agenda



9/13/2021 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 9/13/2021 at 6:30 PM.

This meeting will occur in-person with the option to join remotely. You can chose 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/87395214757>
2. Call (646) 558-8656 and enter the MEETING ID: 873 9521 4757
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-2021-15

Petition Type: Variance

Applicant: Ernst Dorante

Property Located at: 545 Broadway Street, 01854

Applicable Zoning Bylaws: Sections 5.1 and 6.1

Petition: Ernst Dorante, on behalf of Aloisio Ramalho, has applied 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 Special Permit and Site Plan Review approval from the Planning Board to create more than three (3) dwelling units, Variance approval from the Zoning Board under Sections 5.1 and 6.1 for relief from dimensional and off-street parking requirements, and for any other relief required of the Lowell Zoning Ordinance. The applicant has requested to continue to the October 25 meeting.

II. New Business

ZBA-2021-28

Petition Type: Special Permit

Applicant: New England Masonry and Landscaping

Property Located at: 282 Lincoln Street 01852

Applicable Zoning Bylaws: Article XII

Petition: New England Masonry and Landscaping has applied for a Special Permit for the property at 282 Lincoln Street located in the General Industrial (GI) zoning district. The applicant seeks a Special Permit under Article XII to establish a loam-screening operation at this address that will bring in outside loam and be processed on site.

ZBA-2021-31

Petition Type: Variance

Applicant: Erez Nir

Property Located at: 98 Humphrey Street, 01850

Applicable Zoning Bylaws: Sections 5.1 and 6.1

Petition: Erez Nir has applied for a variance for the property at 98 Humphrey Street. This property is located in the Traditional Single Family (TSF) zoning district. The applicant seeks to subdivide the lot

in order to build an additional single family house, and will need variances on both Lots A and B for minimum lot area, minimum lot area per dwelling unit, and minimum frontage, as well as a variance for minimum side yard setback on Lot A, or any other relief required under the Lowell Zoning Ordinance.

ZBA-2021-32

Petition Type: Variance

Applicant: Kevin McDermott

Property Located at: 135 Thornton Avenue 01852

Applicable Zoning Bylaws: Section 5.1

Petition: Kevin McDermott has applied to the Zoning Board of Appeals for variance approval to construct a mudroom and attached garage. The property is in the Suburban Single Family (SSF) zoning district and requires variance approval under Section 5.1 for the side yard setback and for any other relief required under the Lowell Zoning Ordinance. The applicant has requested to continue this petition to the September 27 meeting.

ZBA-2021-36

Petition Type: Variance

Applicant: HEG 186 Appleton Street

Property Located at: 186 Appleton Street 01852

Applicable Zoning Bylaws: Section 6.3

Petition: HEG 186 Appleton St, LLC is seeking a Special Permit approval at 186 Appleton Street. The applicant seeks approval to erect an internally illuminated sign at the property. The subject property is located in the Urban Mixed-Use (UMU) zoning district. The proposed application requires a Special Permit from the Zoning Board of Appeals under Section 6.3, and any other relief required under the Lowell Zoning Ordinance.

III. Other Business:

Minutes for Approval:

August 9, 2021

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by August 29, 2021 and September 5, 2021.