

City of Lowell
Zoning Board of Appeals
Agenda



11/9/2020 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 11/9/2020 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/89205101101?pwd=MIBEOWhWUXBVNIM5SDk5bU9YMUxiZz09>
and enter the PASSWORD: 440 094
2. Call (646) 558-8656 and enter the MEETING ID: 892 0510 1101 and PASSWORD: 440 094
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-2020-44

Petition Type: Special Permit

Applicant: Pineapple Realty, LLC

Property Located at: 17 Montreal St, 264 Plain Street, 266 Plain Street, 68 Montreal Street, 65 Montreal Street, 201.1 W Manchester Street, 57 Montreal Street, 194 Manchester Street, 278 Plain Street 01852

Applicable Zoning Bylaws: Section 12.5(f)

Petition: Pineapple Realty, LLC is seeking Special Permit approval to store construction materials and screen loam associated with a landscaping business at the properties located at 17 Montreal Street, 264 Plain Street, 266 Plain Street, 68 Montreal Street, 65 Montreal Street, 201.1 W Manchester Street, 57 Montreal Street, 194 Manchester Street, and 278 Plain Street. The properties are in the Light Industrial (LI) zoning district and the use requires Special Permit approval under Section 12.5(f) and any other relief required of the Lowell Zoning Ordinance. The applicant has requested a continuance to the November 23, 2020 ZBA meeting.

II. New Business

ZBA-2020-46

Petition Type: Variance

Applicant: Glory Buddhist Temple, Inc.

Property Located at: 153 Hale Street 01851

Applicable Zoning Bylaws: Section 6.1.4

Petition: Glory Buddhist Temple, Inc. is seeking to construct a second story addition to their existing temple at 153 Hale Street. The building is in the Neighborhood Business (NB) district and the addition requires Variance approval under Section 6.1.4 for the off-street parking requirement and for all other relief required of the Lowell Zoning Ordinance.

ZBA-2020-47

Petition Type: Variance

Applicant: Christopher Karabatsos

Property Located at: 48 Eleanor Drive 01854

Applicable Zoning Bylaws: Section 5.1

Petition: Chris Karabatsos is seeking Variance approval to construct a carport at 48 Eleanor Drive. The property is in the Suburban Single Family (SSF) zoning district. The carport will require Variance approval under Section 5.1 for the side yard setback and for any other relief required of the Lowell Zoning Ordinance.

ZBA-2020-48

Petition Type: Special Permit & Variance

Applicant: Ke Ning

Property Located at: 231 Central Street 01852

Applicable Zoning Bylaws: Section 12.1(e); Section 6.1.4

Petition: Ke Ning is seeking to redevelop the existing building at 231 Central Street into nine residential dwelling units and a ground floor commercial space. The building is in the Downtown Mixed-Use (DMU) zoning district and the proposal requires Special Permit approval under Section 12.1.e for the use, a Variance under Section 6.1.4 for the residential off-street parking requirement, and for all other relief required of the Lowell Zoning Ordinance.

III. Other Business:

Variance Extension Request: 90 Lupine Road 01850

JAF, 27 LLC has requested to extend their 10/25/2019 Variance approval by one (1) year due to the pandemic. The applicant received Variance approval to construct a new single family dwelling on a vacant parcel. The proposal required Variance approval for minimum lot area, minimum frontage, Floor Area Ratio (FAR) pursuant to Section 5.1 of the Lowell Zoning Ordinance.

Minutes for Approval:

October 26, 2020

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by October 25, 2020 and November 1, 2020