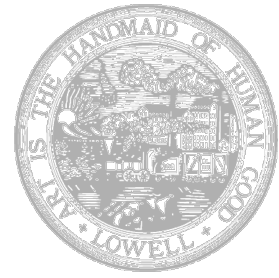


City of Lowell
Zoning Board of Appeals
Agenda



11/23/2020 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 11/23/2020 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/81311651176?pwd=MGgxc3NMb3ZwN2o1VjYrVnBj3gxQT09> and enter the PASSWORD: 243 222
2. Call (646) 558-8656 and enter the MEETING ID: 813 1165 1176 and PASSWORD: 243 222
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-2020-42

Petition Type: Variances

Applicant: Thanh Pham

Property Located at: 50 Wentworth Ave 01852

Applicable Zoning Bylaws: Section 5.1

Petition: Thanh Pham is seeking Variance approval to modify the existing lot lines of two parcels at 50 Wentworth Ave that have merged for the purposes of zoning and build a new single-family home on one of the parcels. Both lots are in the Suburban Single Family (SSF) zoning district. The new home will require Variance approval under Section 5.1 for minimum lot size, minimum lot area per dwelling unit, and minimum frontage, and the existing dwelling will require Variance approval under Section 5.1 for the front yard setback, to exceed the maximum allowed Floor Area Ratio (FAR), and for any other relief required of the Lowell Zoning Ordinance.

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.

ZBA-2020-45

Petition Type: Variances

Applicant: Andrea Drolet

Property Located at: 207 Wentworth Ave 01852

Applicable Zoning Bylaws: Section 5.1

Petition: Andrea Drolet is seeking Variance approval to construct an addition to a single-family home at 207 Wentworth Ave. The home is in the Suburban Neighborhood Single-Family (SSF) zoning district and the addition requires variance approval under Section 5.1 to exceed the maximum allowed Floor Area Ratio (FAR) and for all other relief required of the Lowell Zoning Ordinance.

II. New Business

ZBA-2020-43

Petition Type: Variances

Applicant: JAF 27 LLC

Property Located at: 11 Kensington Street 01852

Applicable Zoning Bylaws: Section 5.1, Section 6.1

Petition: JAF 27 LLC is seeking Variance approval to subdivide the existing property at 11 Kensington Street and construct a single family home on the new lot. The property is in the Traditional Neighborhood Two Family (TTF) zoning district. The proposal requires Variance approval under Section 5.1 for minimum lot area, minimum lot area per dwelling unit, front yard setback, and rear yard setback, under Section 6.1 to exceed the maximum allowed curb cut, and for any other relief required of the Lowell Zoning Ordinance.

ZBA-2020-49

Petition Type: Special Permits

Applicant: Mayani Auto Wash & Mayani Landromat

Property Located at: 1700 Middlesex Street 01851

Applicable Zoning Bylaws: Section 6.3.4

Petition: Mayani Auto Wash & Mayani Landromat is seeking Special Permit approval to install three internally illuminated signs at 1682, 1696, & 1700 Middlesex St. The signs would be in the Regional Retail (RR) zoning district and need Special Permit approval under Section 6.3.4 for the internal illumination and for one roof sign and for any other relief required of the Lowell Zoning Ordinance.

ZBA-2020-50

Petition Type: Variances

Applicant: Coljack Development Corp.

Property Located at: 16-20 Court Street 01852

Applicable Zoning Bylaws: Section 5.1

Petition: Coljack Development Corp. is seeking Variance approval to unmerge two lots that have merged for the purposes of zoning and construct a new single-family house on the vacant lot. The properties are located in the Traditional Neighborhood Two-Family (TTF) zoning district. The existing home at 16 Court Street requires Variances under Section 5.1 for minimum lot area, minimum lot area per dwelling unit, frontage, usable open space per dwelling unit, front yard setback, side yard setback, and rear yard setback. The proposed home at 20 Court Street requires Variances under Section 5.1 for minimum lot area per dwelling unit, frontage, side yard setback, rear yard setback, and usable open space per dwelling unit and any other relief required under the Lowell Zoning Ordinance.

ZBA-2020-51

Petition Type: Special Permit

Applicant: DSM MB II, LLC

Property Located at: 11 Wood Street (Lowell Dentistry) 01851

Applicable Zoning Bylaws: Section 6.3

Petition: DSM MB II, LLC is seeking Special Permit approval to install an internally illuminated wall sign at 11 Wood Street; 675 Princeton Boulevard for Lowell Dentistry. The sign would be in the Regional Retail (RR) zoning district and needs Special Permit approval under Section 6.3 and for all other relief required of the Lowell Zoning Ordinance.

ZBA-2020-52

Petition Type: Special Permit

Applicant: DSM MB II, LLC

Property Located at: 11 Wood Street (Reichheld Ting Orthodontics) 01851

Applicable Zoning Bylaws: Section 6.3

Petition: DSM MB II, LLC is seeking Special Permit approval to install an internally illuminated wall sign at 11 Wood Street; 675 Princeton Boulevard for Reichheld Ting Orthodontics. The sign would be in the Regional Retail (RR) zoning district and needs Special Permit approval under Section 6.3 and for all other relief required of the Lowell Zoning Ordinance.

III. Other Business:

Minor Modification Request: 52 Staveley Street 01852

The applicant is seeking to modify their proposal to construct an addition onto their existing single-family home by extending the addition in the front, rear, and side of the home. They received Variance approval at the 1/27/2020 ZBA meeting.

Staff Update: 153 Westford Street 01851

Minutes for Approval:

November 9, 2020

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by November 8, 2020 and November 15, 2020