

# City of Lowell

## Zoning Board of Appeals Agenda



11/28/2022 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, November 28, 2022 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/87820131408>
2. Call (646) 558-8656 and enter the Meeting ID: 878 2013 1408
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-2022-46**

*Petition Type:* **Variances**

*Applicant:* **House of Hope, Inc.**

*Property Located at:* **35 Varnum Avenue 01854**

*Applicable Zoning Bylaws:* **Sections 5.1, 5.2.2, 5.3.1, and 6.1**

*Petition:* **House of Hope, Inc. has applied to the Lowell Zoning Board of Appeals seeking Variance approval to construct an 8-unit apartment building at 35 Varnum Avenue. The property is located in the Traditional Neighborhood Single Family (TSF) zoning district. The project requires Zoning Board approval of variances for minimum lot area per dwelling unit, minimum usable open space per dwelling unit, maximum stories, maximum height requirement, and maximum front yard setback under Section 5.1, minimum off street parking spaces under Section 6.1, the construction of more than one primary residential dwelling structure on a lot under Section 5.2.2, relief from the landscaped open space requirement under Section 5.3.1, and any other relief required under the Lowell Zoning Ordinance.**

### II. New Business

#### **ZBA-2022-56**

*Petition Type:* **Variance**

*Applicant:* **William Renaud**

*Property Located at:* **105-111 Martin Street 01854**

*Applicable Zoning Bylaws:* **Section 5.1; Section 6.1**

*Petition:* **William R. Renaud has applied to the Zoning Board of Appeals for Variance approval at 105 & 111 Martin Street. The applicant proposes to split the two lots for zoning purposes, and construct a new single-family home on the 105 Martin Street lot. The subject properties are located in the Traditional Two-Family (TTF) zoning district. The 105 Martin Street lot requires Variance approval per Section 5.1 of the Lowell Zoning Ordinance for relief from the minimum frontage, minimum garage front yard setback, and minimum lot width requirements, and per Section 5.3.1 for relief from**

the minimum landscaped open space requirement, and any other relief required under the Lowell Zoning Ordinance. The 111 Martin Street lot requires Variance relief per Section 5.1 for relief from the minimum frontage, minimum side yard setback, minimum lot area, minimum lot area per dwelling unit, and minimum lot width requirements, and per Section 6.1 for relief from the maximum curbcut requirement, and any other relief required under the Lowell Zoning Ordinance.

**ZBA-2022-57**

*Petition Type:* Variance

*Applicant:* Henry Donaldson

*Property Located at:* 270 Christian Street 01850

*Applicable Zoning Bylaws:* Section 5.1

*Petition:* Henry Donaldson has applied to the Zoning Board of Appeals to divide the lot at 270 Christian Street and construct a new single family home. Lot A will have the existing single family home. Lot B will be the site of the new single family home. The property is located in the Traditional Single Family zoning district. The proposal requires a Variance for Lot B under Section 5.1 for minimum lot size, and any other relief required under the Lowell Zoning Ordinance.

**ZBA-2022-59**

*Petition Type:* Variances

*Applicant:* Dylan Lee

*Property Located at:* 19 Court Street 01852

*Applicable Zoning Bylaws:* Section 5.1

*Petition:* Dylan Lee has applied to the Zoning Board of Appeals to divide the lot at 19 Court Street and construct a new two family home. Lot A will be the site of the existing three family home. Lot B will be the site of the new two family home. The property is located in the Traditional Two Family zoning district. The proposal requires Variances for Lot A under Section 5.1 for: minimum lot size, minimum usable open space per dwelling unit, and lot area per dwelling unit, Variances for Lot B under Section 5.1 for: minimum lot size, and minimum lot area per dwelling unit, and any other relief for both lots required under the Lowell Zoning Ordinance.

**ZBA-2022-60**

*Petition Type:* Special Permit

*Applicant:* Nguyen & Sons LLC

*Property Located at:* 915 Pawtucket Street 01851

*Applicable Zoning Bylaws:* Section 12.1(h)

*Petition:* Nguyen & Sons LLC has applied to the Zoning Board of Appeals to convert existing second floor space to a second residential unit. There are currently two commercial uses on the first floor, and one residential unit on the second floor. The property is located in the Regional Retail zoning district. It requires a Special Permit under Section 12.1.h to have two residential units above a legal non-residential ground floor use, and any other relief required under the Lowell Zoning Ordinance.

**III. Other Business**

**Minutes for Approval:**

11/14/2022 Meeting Minutes

Per Order of the City of Lowell Zoning Board of Appeals – Van Pech, Chairman  
New business to be advertised by November 14, 2022 and November 21, 2022.