

City of Lowell

Zoning Board of Appeals

Agenda



04/13/2020 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 04/13/2020 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. Call 978-674-6174 and Enter the Conference ID 566-176
2. Have the conference line call you: https://voice.dsci-net.com/meet-me-moderator/callmenow/index.jsp?join=BR_9786746174%40lowellma.gov*9786741424@lowellma.gov*NTY2MTc2&country=US&language=en
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>

Email comments about agenda items to: FCigliano@LowellMA.gov, with the subject line: "ZBA 4/13 Comment – ADDRESS"

I. Continued Business

ZB-2020-1

Petition Type: **Variance and Special Permit**

Applicant: **Hector Rodriguez**

Re Property Located at: **15 Whipple Street 01852**

Applicable Zoning Bylaws: **Section 5.1; Section 6.1; Section 12.1(b)**

Petition: **Hector Rodriguez is seeking Variance and Special Permit approval to convert a vacant first-floor commercial space into a housing unit, thereby converting the property from a one-family home into a two-family home. The property is located in the Traditional Neighborhood Mixed-Use (TMU) zoning district. 15 Whipple Street requires Variance approval under Section 5.1 to encroach on the minimum lot size, minimum lot area per dwelling unit, minimum frontage, side yard setback, and rear yard setback. 15 Whipple Street also requires Variance approval under Section 6.1 for relief from off-street parking requirements, Special Permit approval under Section 12.1(b) for the proposed two-family use in the TMU zoning district, and for any other relief required of the Lowell Zoning Ordinance. The applicant has requested a continuance of this hearing until the May 11 meeting.**

ZB-2020-14

Petition Type: **Variances**

Applicant: **Anju Realty, LLC**

Re Property Located at: **11 Centre Street**

Applicable Zoning Bylaws: **Section 6.1.10**

Petition: **Anju Realty, LLC is seeking Variance approval to construct a driveway at 11 Centre Street that would encroach on the rear lot line setback. The property is in the Urban Neighborhood Multi-Family zoning district and requires Variance approval under Section 6.1.10 for the minimum setback from the rear lot line and for any other relief required of the Lowell Zoning Ordinance.**

ZB-2020-15

Petition Type: **Special Permit**

Applicant: **Jose Ribeiro**

Re Property Located at: **145-147 Woburn Street**

Applicable Zoning Bylaws: **Section 4.5.2(1)**

Petition: **Jose Ribeiro is seeking Special Permit approval to legalize the use of a building that has operated as a three-family home. The building is in the Traditional Neighborhood Two-Family (TTF) zoning district and shares the lot with a detached, single-family home. Legalizing the three-family requires Special Permit approval under Section 4.5.2(1) to change or substantially extend an existing nonconforming use and for any other relief required under the Lowell Zoning Ordinance. The applicant has requested a continuance of this hearing until the May 11 meeting.**

II. New Business

ZB-2020-12

Petition Type: Special Permit and Variance

Applicant: Peter March c/o St. Vincent de Paul

Re Property Located at: 1488 Middlesex Street

Applicable Zoning Bylaws: Section 6.3.2(8); Section 6.3.2(9)

Petition: Peter March has applied to the Zoning Board of Appeals on behalf of St. Vincent de Paul for Variance approval to install a freestanding sign larger than thirty (30) sq. ft., and Special Permit approval to install two (2) internally illuminated signs (the freestanding sign, plus a wall sign) at 1488 Middlesex Street. The property is located in the Regional Retail (RR) zoning district. 1488 Middlesex Street requires Variance approval per Section 6.3.2(8) for the size, Special Permit approval per Section 6.3.2(9) for the internal illumination, and for any other relief required of the Lowell Zoning Ordinance.

ZB-2020-20

Petition Type: Special Permit

Applicant: Harrison Bonner

Re Property Located at: 464 Central Street

Applicable Zoning Bylaws: Section 4.5

Petition: Harrison Bonner has applied to the Zoning Board of Appeals for Special Permit approval to convert an existing five (5) unit residential building into a six (6) unit residential building. The property is located in the Traditional Neighborhood Mixed-Use (TMU) zoning district. 464 Central Street requires Special Permit approval under Section 4.5 to alter an existing non-conforming structure, and for any other relief required of the Lowell Zoning Ordinance. The applicant has requested a continuance of this hearing until the May 11 meeting.

ZB-2020-21

Petition Type: Variances

Applicant: Catherine Flood c/o Emerson 100 Real Estate, LLC

Re Property Located at: 246.1 Market Street

Applicable Zoning Bylaws: Sections 9.2.5(3); Section 6.1.4

Petition: Emerson 100 Real Estate, LCC is seeking Special Permit and Variance approval to convert the former mill building at 246.1 into residences. The building is in the Downtown Mixed-Use (DMU) zoning district and requires Special Permit approval under Section 8.1 to convert the building into 29 residential units, a Variance under Section 9.2.5(3) for 17 one bedroom or studio apartments smaller than 750 sq. ft., a Variance under Section 6.1.4 for the off-street parking requirement, and for any other relief required of the Lowell Zoning Ordinance. The applicant has requested a continuance of this hearing until the May 11 meeting.

ZB-2020-22

Petition Type: Special Permit

Applicant: John Geary c/o Monte Castle, LLC

Re Property Located at: 1180 Middlesex Street

Applicable Zoning Bylaws: Section 4.5.2(1)

Petition: Monte Castle, LLC is seeking Special Permit approval from the Zoning Board to convert the existing four-family building at 1180 Middlesex Street into a six-family residence. The building is in the Traditional Neighborhood Two-Family (TTF) zoning district and requires Special Permit approval under Section 4.5.2(1) to extend the non-conforming use and for any other relief required of the Lowell Zoning Ordinance. The applicant has requested a continuance of this hearing until the May 11 meeting.

ZB-2020-23

Petition Type: Special Permit

Applicant: Yong Zhang c/o Signarama

Re Property Located at: 211 Plain Street, Unit 3

Applicable Zoning Bylaws: Section 6.3.4

Petition: Signarama is seeking Special Permit approval to install internally illuminated signs at 211 Plain Street, Unit 3 for Elevation Day Spa. The building is in the High Rise Commercial (HRC) zoning district and the internal illumination requires Special Permit approval under Section 6.3.4 for an approximately 26 sq. ft. wall sign and a 22 sq. ft. sign within the existing freestanding sign for the shopping plaza, and for any other relief required of the Lowell Zoning Ordinance.

III. Other Business

Extension Request – Special Permit: 484 Merrimack Street

The applicant for 484 Merrimack Street has requested an extension to their Special Permit approval. The Special Permit will expire on June 5, 2020. The applicant has not been able to begin the project due to delayed finalization of construction plans.

Minutes for Approval:

March 9, 2020

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by March 30, 2020 and April 6, 2020