

*City of Lowell*  
*Zoning Board of Appeals*  
*Agenda*



6/14/2021 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 6/14/2021 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/89946457466>
2. Call (646) 558-8656 and enter the MEETING ID: 899 4645 7466
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-2021-11**

*Petition Type: Variance*

*Applicant: Kaniyalal Patel*

*Property Located at: 620 School Street, 01851*

*Applicable Zoning Bylaws: Section 5.1*

*Petition: Kaniyalal Patel has applied to the Zoning Board of Appeals seeking Variance approval to construct a second-story addition consisting of two (2) residential units above an existing convenience store. The property is located in the Traditional Neighborhood Mixed Use (TMU) 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.*

**ZBA-2021-10**

*Petition Type: Special Permit and Variance*

*Applicant: EJ Properties, LLC*

*Property Located at: 95 Market Street, 01852*

*Applicable Zoning Bylaws: Article 12 and Section 6.1*

*Petition: EJ Properties, LLC has applied to the Zoning Board of Appeals seeking Special Permit and Variance approval at 95 Market Street. The proposed application seeks to renovate and redevelop the second floor of the existing building into three (3) residential apartments. The subject property is located in the Downtown Mixed-Use (DMU) zoning district. The application requires Special Permit approval per Article 12 for use, and Variance approval per Section 6.1 for relief from the off-street parking requirement, and for any other relief required under the Lowell Zoning Ordinance.*

**ZBA-2021-16**

*Petition Type: Special Permit*

*Applicant: Acougue do Jao Butcher Shop & Groceries*

*Property Located at: 1695 Middlesex Street, 01851*

*Applicable Zoning Bylaws: Section 6.3.2(9-d)*

*Petition: Acougue do Jao Butcher Shop & Groceries has applied to the Zoning Board of Appeals seeking Special Permit approval to install an internally illuminated sign. The property is located in the Regional Retail (RR) zoning district, and requires Special Permit approval from the Zoning Board of Appeals under Section 6.3 and any other relief required under the Lowell Zoning Ordinance.*

**II. New Business**

**ZBA-2021-18**

*Petition Type:* **Special Permit and Variance**

*Applicant:* **Brian McMahon**

*Property Located at:* **21 Central Street, 01852**

*Applicable Zoning Bylaws:* **Article 12 and Section 6.1**

*Petition:* **Brian McMahon has applied to the Zoning Board of Appeals seeking Special Permit and Variance approval at 21 Central Street to convert the second floor of an existing mixed use building into one (1) dwelling unit. The second floor is currently vacant, and there are two (2) commercial units on the ground floor which will remain. The subject property is located in the Downtown Mixed-Use (DMU) zoning district. The project requires Special Permit approval per Article 12 for use, Variance approval per Section 6.1 for relief from the off-street parking requirement, and any other relief required under the Lowell Zoning Ordinance.**

**ZBA-2021-17**

*Petition Type:* **Variance**

*Applicant:* **Michael Ryan**

*Property Located at:* **70 Havilah Street, 01852**

*Applicable Zoning Bylaws:* **Section 5.1**

*Petition:* **Michael Ryan has applied to the Zoning Board of Appeals seeking Variance approval to construct an addition at the existing single-family home at 70 Havilah Street. The subject property is located in the Suburban Single-Family (SSF) zoning district. The project requires Variance approval per Section 5.1 for relief from the minimum front yard setback requirement, and relief from the floor area ratio (FAR) requirement, and any other relief required under the Lowell Zoning Ordinance.**

**ZBA-2021-19**

*Petition Type:* **Special Permit**

*Applicant:* **Hannaford Food**

*Property Located at:* **777 Rogers Street, 01852**

*Applicable Zoning Bylaws:* **Section 6.3**

*Petition:* **Hannaford Food has applied to the Zoning Board of Appeals seeking Special Permit approval to erect an internally illuminated sign at 777 Rogers Street. The property is located in the Regional Retail (RR) zoning district. The project requires Special Permit approval per Section 6.3, and any other relief required under the Lowell Zoning Ordinance.**

**ZBA-2021-16**

*Petition Type:* **Variance**

*Applicant:* **Jason, and Meghan Sheehan**

*Property Located at:* **97 Hovey Street, 01852**

*Applicable Zoning Bylaws:* **Section 5.1**

*Petition:* **Jason, and Meghan Sheehan have applied to the Zoning Board of Appeals seeking Variance approval to construct a front porch, and second story addition at the existing single-family home at 97 Hovey Street. The subject property is located in the Suburban Single-Family (SSF) zoning district. The project requires Variance approval per Section 5.1 for relief from the minimum front porch setback requirement, and any other relief required under the Lowell Zoning Ordinance.**

**III. Other Business:**

**Minutes for Approval:**

May 24, 2021

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman  
New business to be advertised by May 31, 2021 and June 7, 2021