

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



10/19/2020 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 10/26/2020 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/83448377158?pwd=akpZeXhpbFRlVnRiOGJaR29sb25MUT09> and enter the PASSWORD: 167 142
2. Call (646) 558-8656 and enter the MEETING ID: 834 4837 7158 and PASSWORD: 167 142
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: [JAlves@LowellMA.gov](mailto:JAlves@LowellMA.gov) with the subject line: "ZBA 10/26 Comment – ADDRESS"

**I. Continued Business**

**ZB-2020-38**

*Petition Type: Variances*

*Applicant: Ken Lania c/o Landsmart, LLC*

*Property Located at: 61-69 Rock Street 01854*

*Applicable Zoning Bylaws: Section 5.1; Section 6.1.4*

*Petition: LandSmart, LLC is seeking Variance approval to construct six residential units at 61-69 Rock Street. The property is in the Urban Neighborhood Multi-Family (UMF) zoning district and the use requires Variance approval under Section 5.1 for decks proposed to encroach on the side yard setbacks, under Section 6.1.4 for the off-street parking requirement, and for all other relief required of the Lowell Zoning Ordinance.*

**ZB-2020-39**

*Petition Type: Variances*

*Applicant: Ken Lania c/o Madjack7, LLC*

*Property Located at: 38 Clifton Street 01852*

*Applicable Zoning Bylaws: Section 5.1*

*Petition: Madjack7, LLC is seeking Variance approval to subdivide the existing lot with an existing two-family home and construct a new 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 the minimum lot area per dwelling unit, minimum frontage, and for any other relief required of the Lowell Zoning Ordinance.*

**ZBA-2020-41**

*Petition Type: Special Permit*

*Applicant: DSM MB II, LLC*

*Property Located at: 11 Wood Street / 657 Princeton Blvd 01854*

*Applicable Zoning Bylaws: Section 6.3.4*

*Petition: DSM MB II, LLC has applied to the Zoning Board of Appeals seeking Special Permit approval to install a 34 sq. ft. internally illuminated monument sign at 11 Wood Street; 675 Princeton Boulevard. The sign would be in the Regional Retail (RR) zoning district and needs*

**Special Permit approval under Section 6.3.4 and for all other relief required of the Lowell Zoning Ordinance.**

**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 has applied to the Zoning Board of Appeals 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.*

**II. New Business**

**ZB-2020-44**

*Petition Type: Special Permit*

*Applicant: Pineapple Realty, LLC*

*Property Located at: 17 Montreal Street, 264-266 Princeton Boulevard 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 17 Montreal Street and 264-266 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.*

**ZB-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.*

**III. Other Business**

**2021 Meeting Schedule**

**Election of Officers**

**Minutes for Approval:**

September 28, 2020

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman  
New business to be advertised by October 11, 2020 and October 18, 2020