

CITY OF LOWELL
PETITION

TO THE
CITY COUNCIL

*Henry F. Hart, LLP
for Sarah Beth Kaufman
Request to name 88 Wilson Ave.
as Mrs. TSE of TF Young
district*

In City Council

March 7, 2023

Read and

Clerk

GEARY & GEARY, LLP

(ESTABLISHED 1958)
32 CHURCH STREET
LOWELL, MASSACHUSETTS
01852

EUGENE R. GEARY (1930-1987)
WILLIAM C. GEARY (Ret.)
CATHERINE M. GEARY

TELEPHONE (978) 458-2200
FACSIMILE (978) 453-3020

JOHN C. GEARY
FRANCIS M. FUNARO*
*Admitted in MA & NH

February 27, 2023

Michael Q. Geary, City Clerk
City of Lowell
375 Merrimack Street
Lowell, MA 01852

**RE: Somdeth Xaysongkham
38 Nelson Avenue
Parcel ID: 0209 4270 0038 0000**

Dear Mr. Geary:

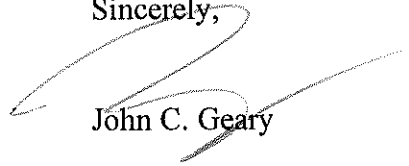
I am writing to you on behalf of and as attorney for Somdeth Xaysongkham ("Petitioner"). The Petitioner purchased 38 Nelson Avenue ("Subject Property") on January 28, 2003. The subject property is currently located within the Traditional Single Family Neighborhood zoning district ("TSF"). However, the Subject Property abuts both the Suburban Multifamily zoning district ("SMF") as well as the Traditional Two Family Neighborhood zoning district ("TTF"). The Petitioner is interested in rezoning the Subject Property from its current zoning district of TSF to the TTF zoning district. The current zoning line between the TSF zoning district and the TTF zoning district abuts the Subject Property along Seneca Street. The Petitioner's family has grown since he purchased the property over 20 years ago. The Petitioner would like the opportunity to create a home that is multi-generational which will allow the family to grow at this property in a cost effective way considering the current housing market conditions, including historically low inventory and historically high prices. By allowing for this zoning line adjustment, the Petitioner will be able to convert his existing home into a two-family dwelling. This can be accomplished without any detriment to the character of the neighborhood. The neighborhood which the Subject Property is a part of consists of a mix of single-family, two-family and multi-family properties. It is also adjacent to the River's Edge Residential Development which is a mix of single and two-family dwellings. The creation of another dwelling unit is consistent with the goals of Sustainable Lowell 2025's Housing Choice Plan by adding market rate housing to the City of Lowell. I am enclosing a copy of the City of Lowell GIS Map which highlights several nearby two-family properties in order to establish that including 38 Nelson Avenue within the TTF zoning district is in character with the neighborhood (Exhibit "A").

I am enclosing four (4) copies of a Zoning District Exhibit Plan which depicts the lot which we are requesting to be rezoned. I will provide the Law Department with the appropriate legal description to be included in the Ordinance at the appropriate time.

Finally, I am enclosing a check made payable to the City of Lowell in the amount of \$850.00 for said Re-Zoning Petition. Kindly present this letter to the Lowell City Council for further action.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "John C. Geary", written over the printed name.

John C. Geary

JCG/
Encl.

cc: Helene Tomlinson, City Solicitor w/ Enclosure

ASSESSORS ID

MAP 209, LOT 38

DEED REFERENCE

BOOK 14477, PAGE 81.

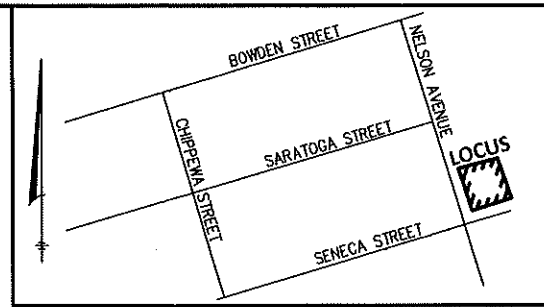
PROPERTY OWNERS

SOMDETH XAYSONGKHAM

PLAN REFERENCES

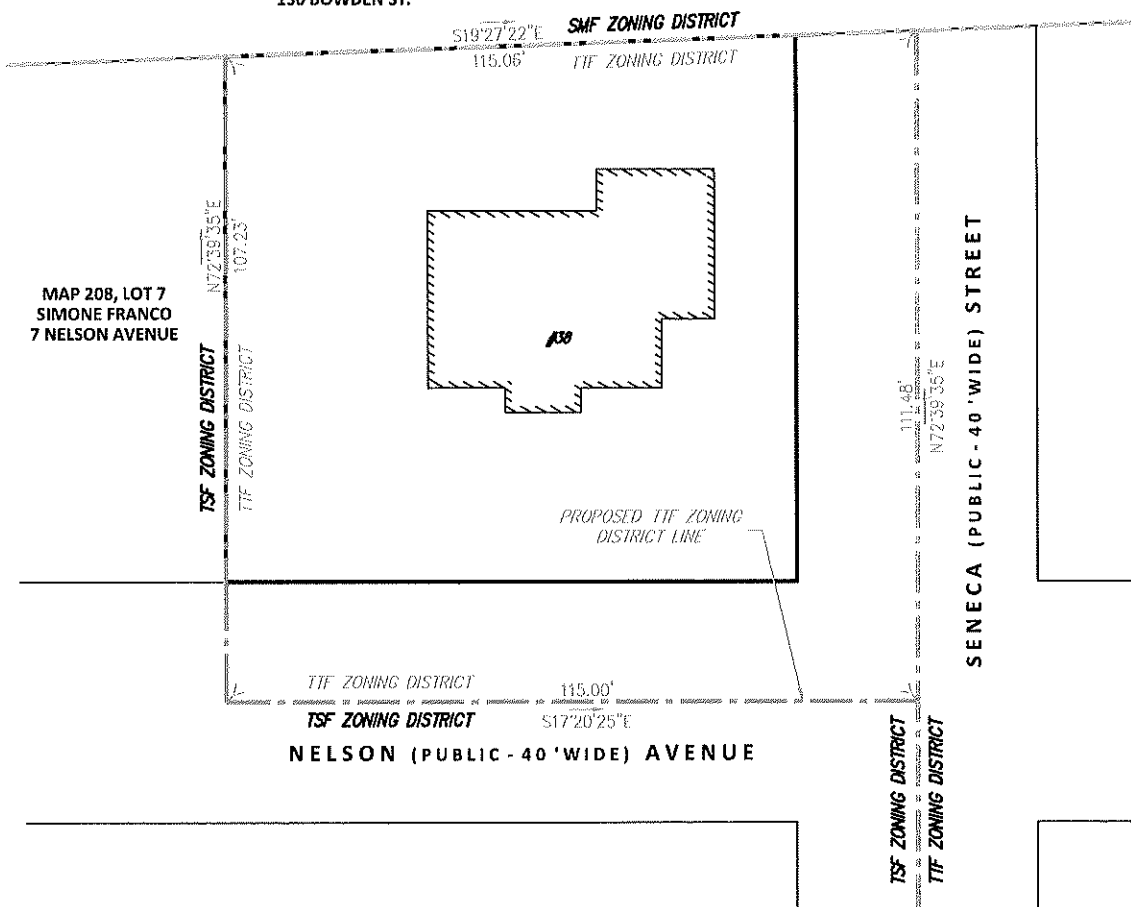
- COUNTY REGISTRY
- 1. PLAN BOOK 9, PLAN 1.
- 2. PLAN BOOK 148, PLAN 18.

PER PLAN BOOK 9, PLAN 1

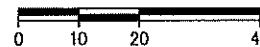


LOCUS
NOT TO SCALE

MAP 208, LOT 130
N/F
CABOT CROSSING APARTMENTS
130 BOWDEN ST.



SCALE: 1"=20'



NOTES

- 1. EXISTING CONDITIONS AND BOUNDARY LOCATION SHOWN HEREON FROM PLANS OF RECORD. NO SURVEY WAS PERFORMED.

LEGEND

- ZONING DISTRICT LINE
- PROPOSED ZONING DISTRICT LINE

ZONING DISTRICT EXHIBIT PLAN

**38 NELSON AVENUE
LOWELL, MASSACHUSETTS**

PLAN PREPARED FOR:
**SOMDETH XAYSONGKHAM
38 NELSON AVENUE
LOWELL, MA**

FEBRUARY 1, 2023

SCALE: 1"=20'



CIVIL ENGINEERING - SURVEYING
10 George Street, Suite 208
Lowell, Massachusetts 01852
978-201-9390 - LandPlex.com

ASSESSORS ID

MAP 209, LOT 38

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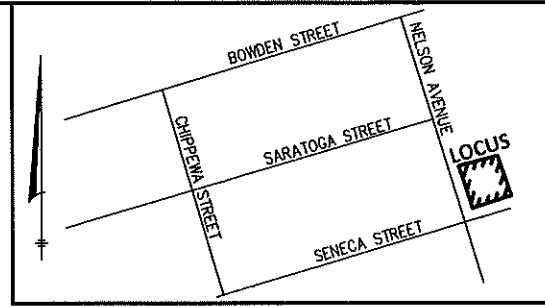
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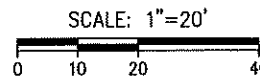
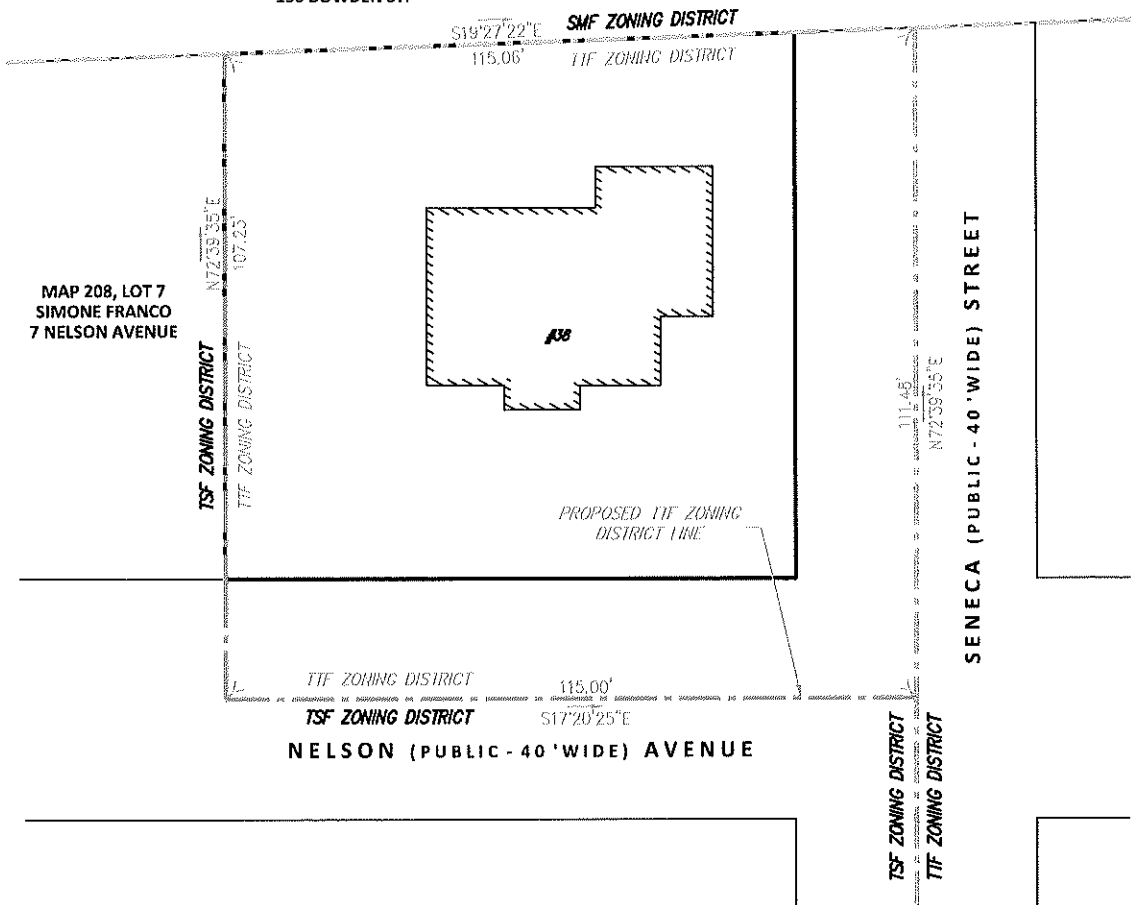
COUNTY REGISTRY
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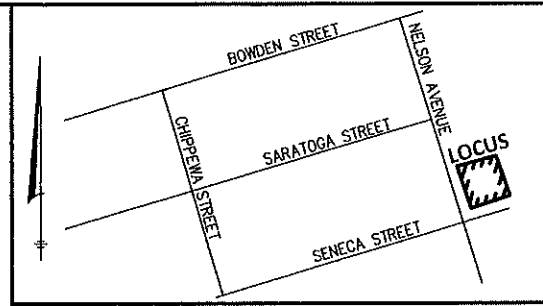
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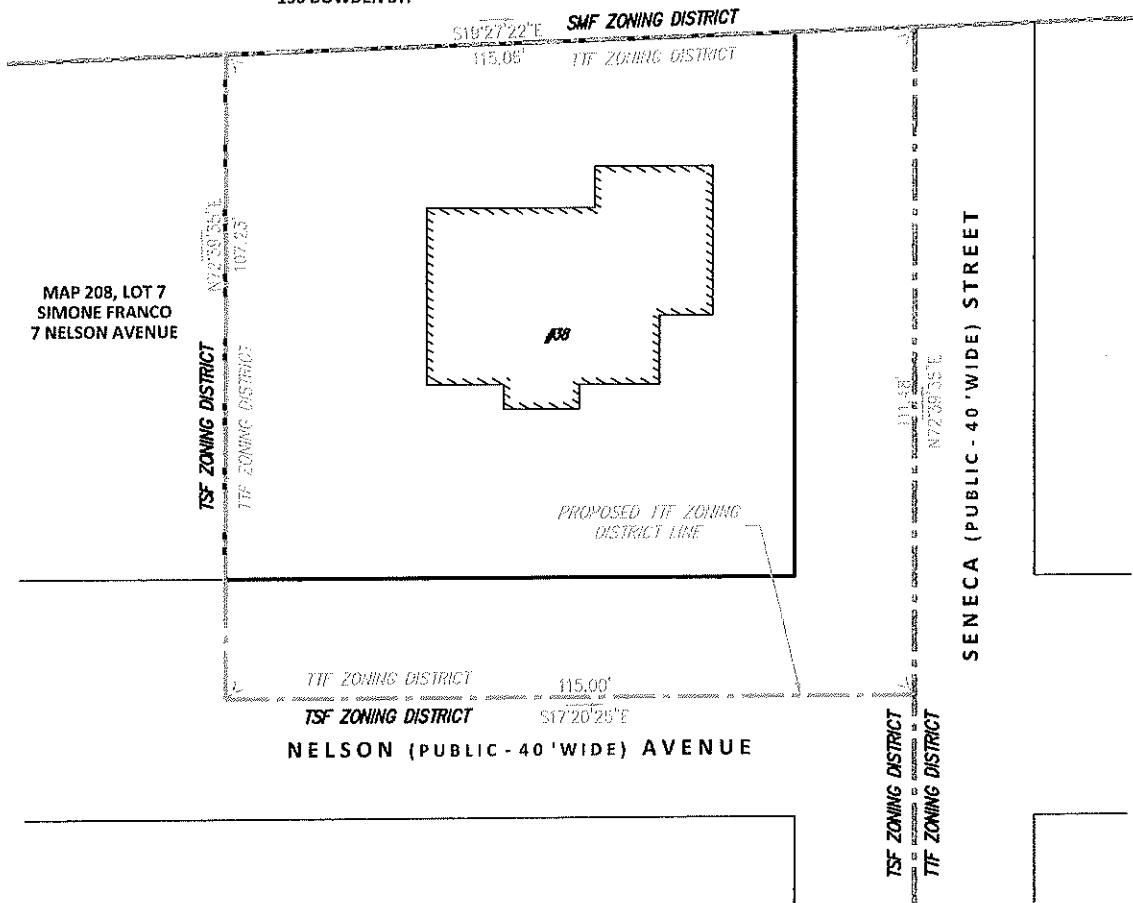
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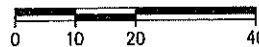
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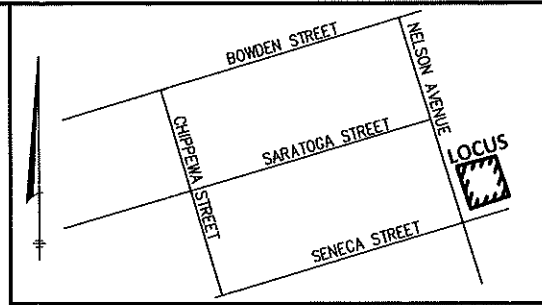
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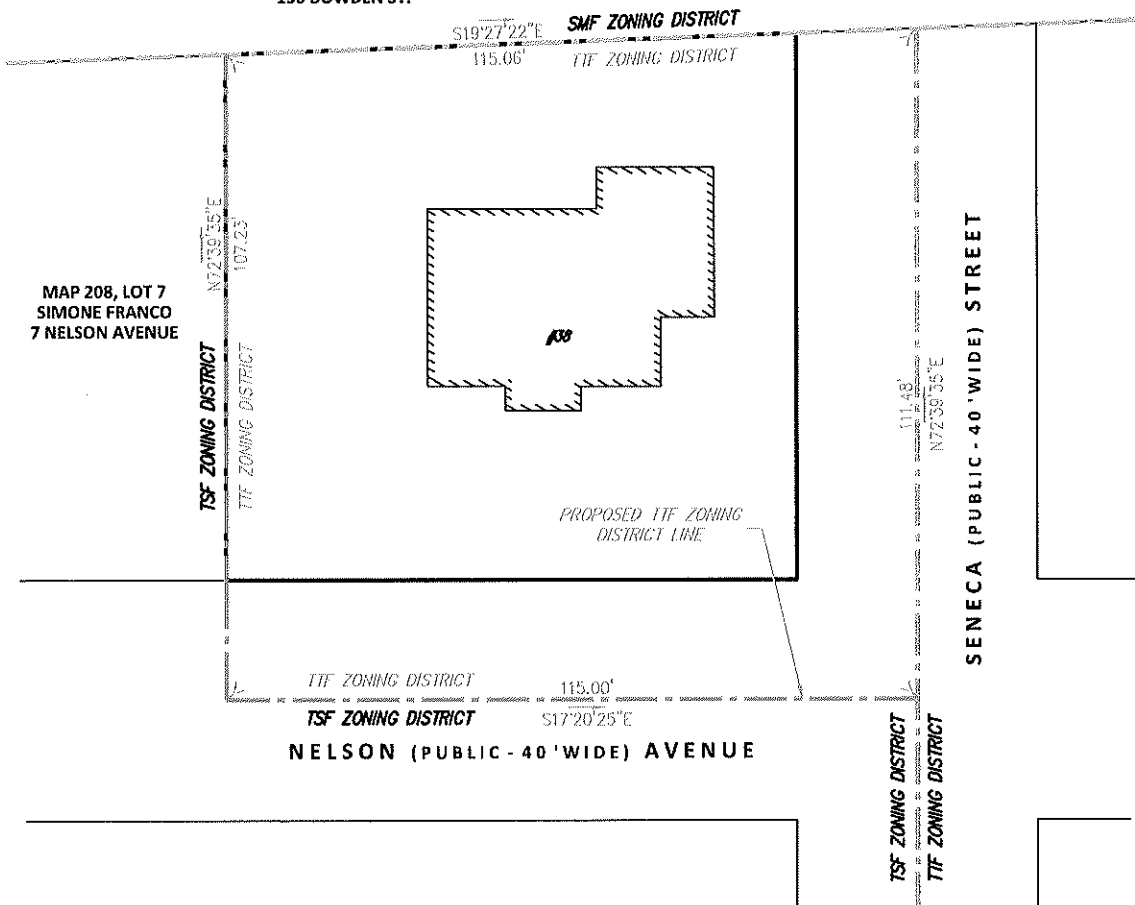
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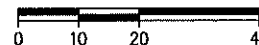


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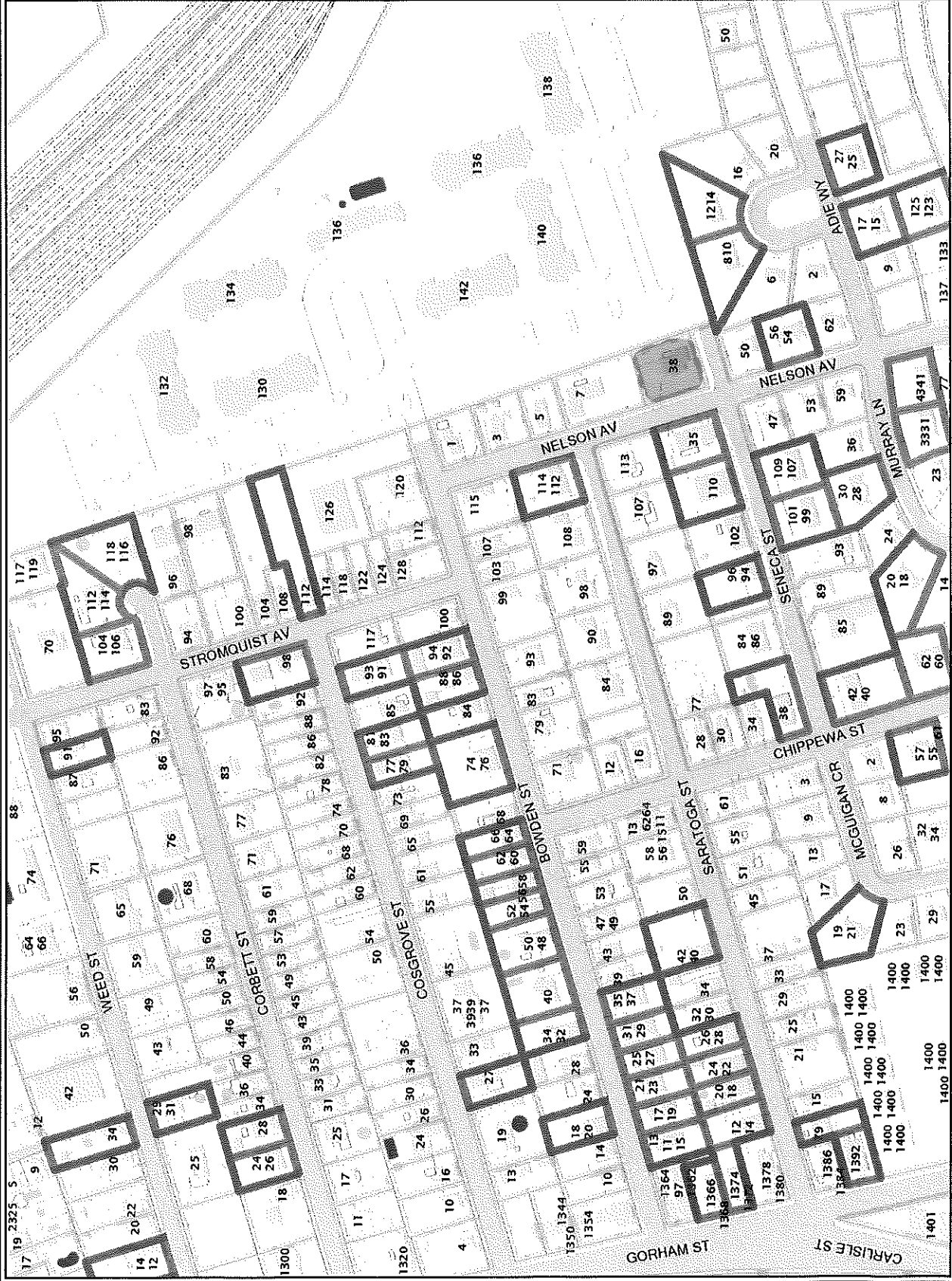
EXHIBIT "A"



City of Lowell
Massachusetts

Parcels
Border Town Parcels

2 Family Dwellings
in the vicinity of
38 Nelson Avenue



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reliance upon any February 24, 2023
1" = 138 ft.

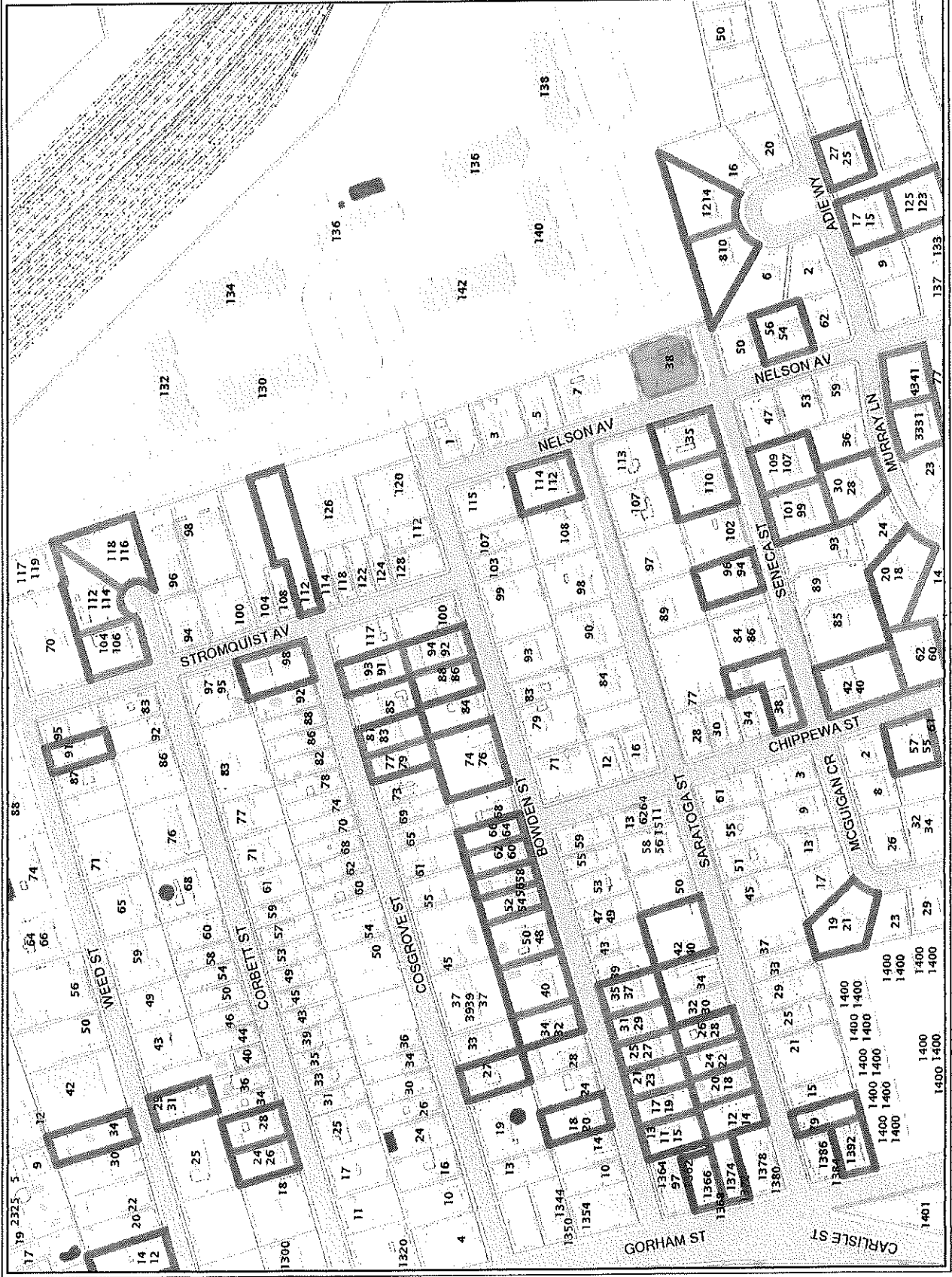
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Massachusetts

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Border Town Parcels

2 Family Dwellings
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1" = 138 ft February 24, 2023

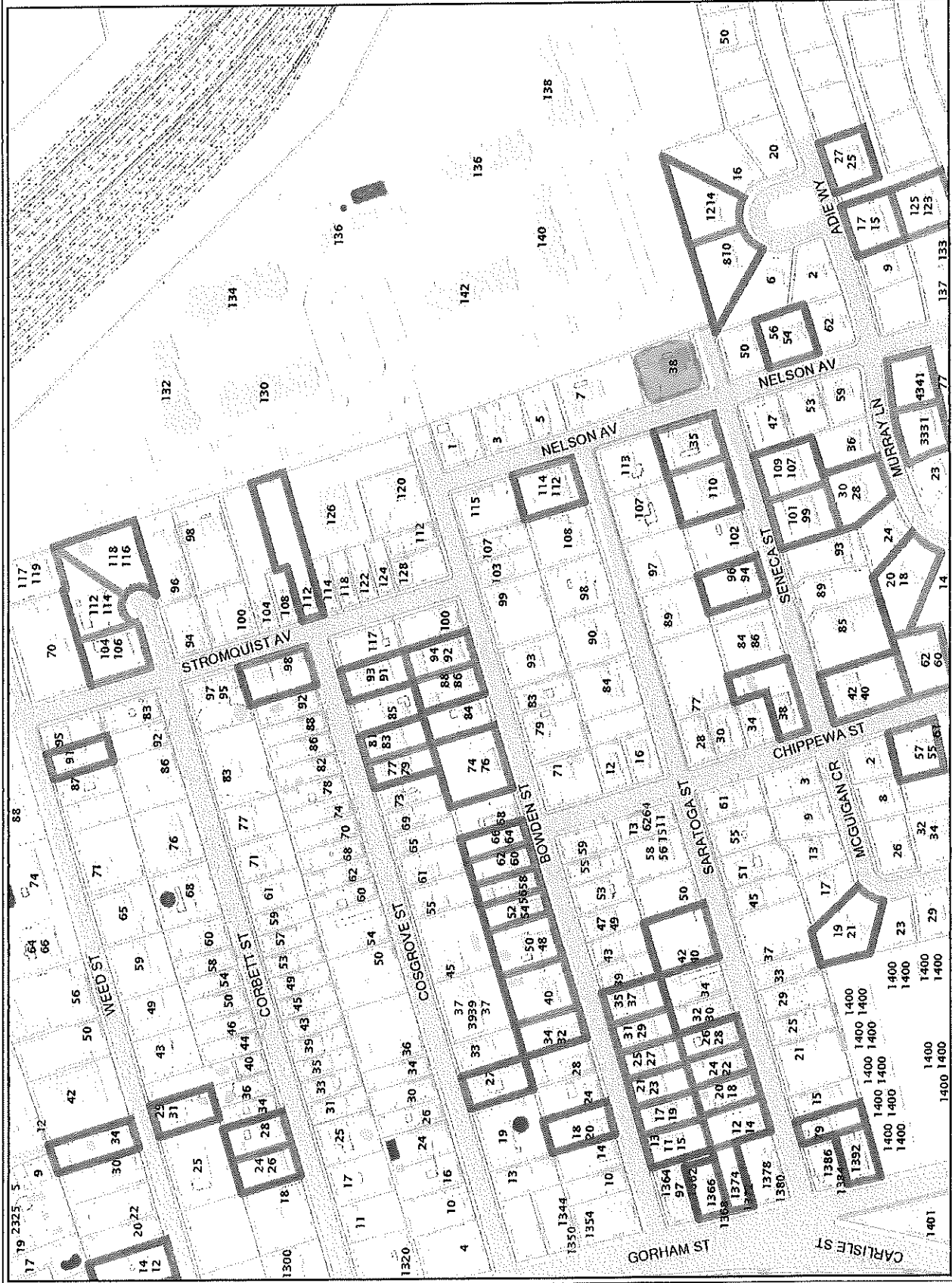


City of Lowell
Massachusetts

Permits
Barton Town Permits

2 Family Dwellings in the vicinity of

38 Nelson Avenue



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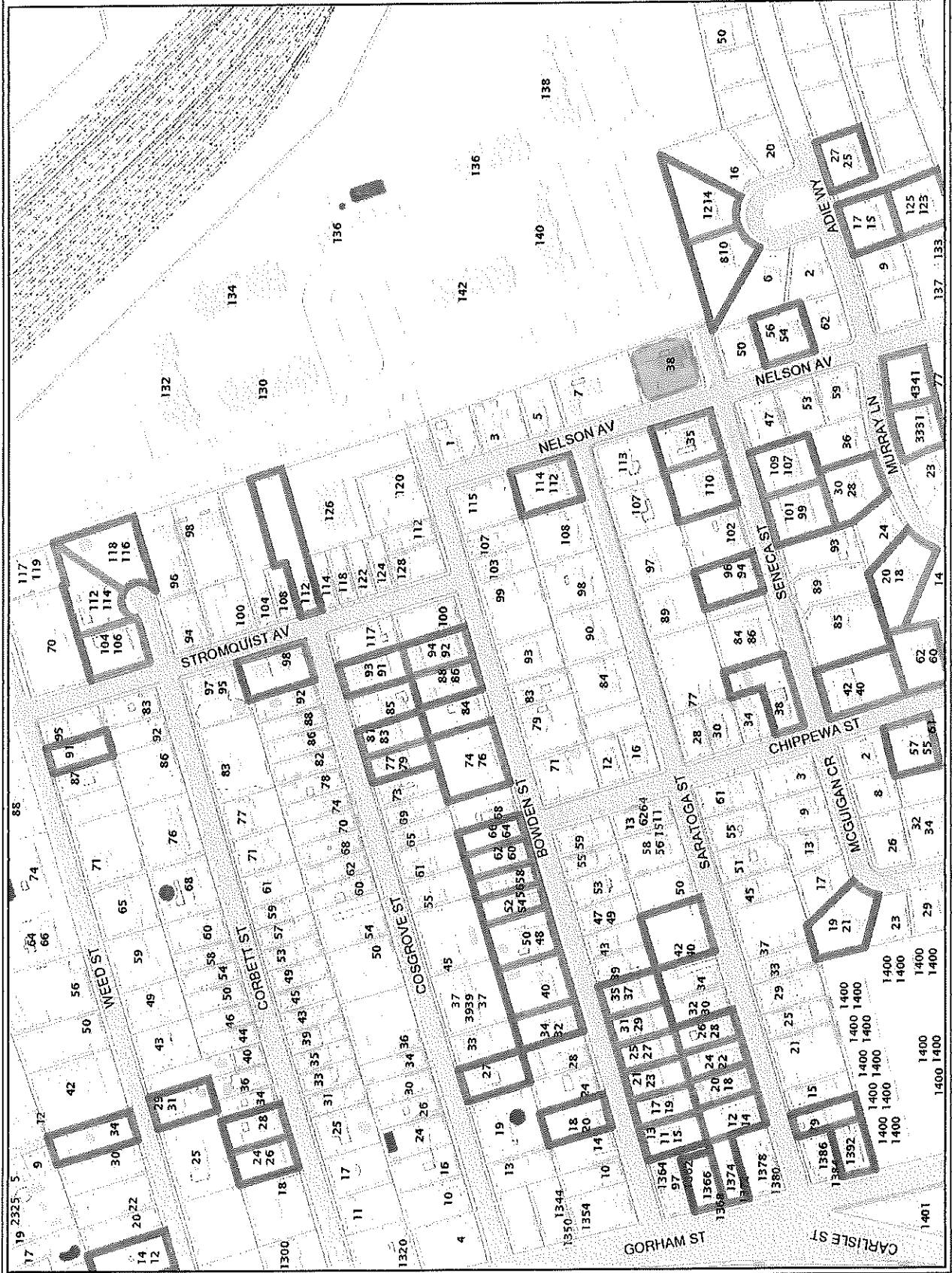
EXHIBIT "A"



City of Lowell
Massachusetts

Parcels
Border Town Parallels

2 Family Dwellings
in the vicinity of
38 Nelson Avenue



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