

# ZONING BOARD OF APPEALS

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## Land Use Planner

Daniel A. McCarthy

## Public Hearing On Thursday, January 28<sup>th</sup> at 6:00 P.M.

Pursuant to Governor Baker's March 12, 2020, Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020, Order imposing strict limitations on the number of people that may gather in one place, this public hearing of the City of Lawrence's Zoning Board of Appeals is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but the public can listen to and view this meeting while in progress by visiting the following <https://global.gotomeeting.com/join/257636853> and typing in the following access code: **257-636-853** or calling **+1 (408) 650-3123**. Members of the public attending this meeting virtually will be allowed to make comments if they wish to do so, during the portion of the hearing designated for public comment, by addressing the board during the public hearing portion via phone or video or typing a message to members of the board or city staff.

### CONTINUED ITEMS

*452 South Union Street  
Merlyn Banegas*

*45-47 Irene Street  
Juan Carlos Morel*

*172-174 Everett Street  
Angela Lavayen*

*5-7 East Pleasant Street  
Wiston Almanzar*

### NOTICE

Notice is hereby given that the Zoning Board of Appeals will hold a public hearing using the GoToMeeting platform, on **Thursday, January 28<sup>th</sup>, 2021 at 6:00 PM** to all parties interested in the petition of Gamal Salama, 2777 Judith Drive, Bellmore, NY 11710 who is requesting a variance from section 29-16 and a parking variance from section 29-18 of the City of Lawrence Revised Zoning Ordinance, to keep restaurant and office space on the first floor and develop residential units on the upper floors. The property known as **170 Common Street** is located in a B-3 Business Zoning District.

### NOTICE

Notice is hereby given that the Zoning Board of Appeals will hold a public hearing using the GoToMeeting platform, on **Thursday, January 28<sup>th</sup>, 2021 at 6:00 PM** to all parties interested in the petition of Estrella Vault, LLC, 300 Essex Street, Lawrence, MA 01840 who is requesting a variance from section 29-15 and a parking variance from section 29-18 as well as an appeal from a decision made by the build commissioner in accordance with section 29-32 of the City of Lawrence Revised Zoning Ordinance, to convert a commercial first floor into two residential units and keep residential units on the second floor. The property known as **564 Hampshire Street** is located in an R-3 Residential Zoning District.

### NOTICE

Notice is hereby given that the Zoning Board of Appeals will hold a public hearing using the GoToMeeting platform, on **Thursday, January 28<sup>th</sup>, 2021 at 6:00 PM** to all parties interested in the petition of Delvis Jaime, 10 Norris Street, Lawrence, MA 01840 who is requesting a variance from section(s) 29-15 and 29-15(a) of the City of Lawrence Revised Zoning Ordinance, to subdivide one lot into two and construct a single-family dwelling on the new lot. The property known as **10 Norris Street** is located in an R-2 Residential Zoning District.

### NOTICE

Notice is hereby given that the Zoning Board of Appeals will hold a public hearing using the GoToMeeting platform, on **Thursday, January 28<sup>th</sup>, 2021 at 6:00 PM** to all parties interested in the petition of Krupal Soni, 59 Greenside Way, Methuen, MA 01844, who is requesting a special permit from section(s) 29-11 in accordance with section 29-23(uu) for a special permit for liquor use and a variance from Section 29-23(uu)(1) for a liquor use within 1000 feet of a similar existing use. The property known as **389 Broadway** is located in a B-2 Business District.

### NOTICE

Notice is hereby given that the Zoning Board of Appeals will hold a public hearing using the GoToMeeting platform, on **Thursday, January 28<sup>th</sup>, 2021 at 6:00 PM** to all parties interested in the petition of Anna and Erikson Levy, 85 Morris Street, Everett, MA 02149, who is requesting a variance from section(s) 29-15 of the City of Lawrence Revised Zoning Ordinance, to convert an existing carriage house into a three-family home . The property known as **167 Prospect Street** is located in an R-2 Residential District.

### NOTICE

Notice is hereby given that the Zoning Board of Appeals will hold a public hearing using the GoToMeeting platform, on **Thursday, January 28<sup>th</sup>, 2021 at 6:00 PM** to all parties interested in the petition of RJJM LLC... Trejo Brothers (Max and Jesus), 33 Springfield Street, Lawrence, MA 01843, who is requesting a variance from section(s) 29-15 and a parking variance from section 29-18 of the City of Lawrence Revised Zoning Ordinance, to convert an existing building into 30 residential units . The property known as **365-369 Haverhill Street** is located in an R-2 Residential District.

### NOTICE

Notice is hereby given that the Zoning Board of Appeals will hold a public hearing using the GoToMeeting platform, on **Thursday, January 28<sup>th</sup>, 2021 at 6:00 PM** to all parties interested in the petition of The Lawrence Firefighters Association Inc c/o James Driscoll Jr, 1 Market Street, Lawrence, MA 01843, who is requesting variances from section(s) 29-15, 29-23(u) and 29-13(f) of the City of Lawrence Revised Zoning Ordinance, to raze the existing building, subdivide the existing lot and construct a function hall and 20 residential units. The property known as **1 Market Street** is located in an R-2 Residential District.

### NOTICE

Notice is hereby given that the Zoning Board of Appeals will hold a public hearing using the GoToMeeting platform, on **Thursday, January 28<sup>th</sup>, 2021 at 6:00 PM** to all parties interested in the petition of Neily Soto, 249 Merrimack Street, Methuen, MA 01844, who is requesting a variance from section(s) 29-15 of the City of Lawrence Revised Zoning Ordinance, combine two lots and construct a three-family building. The property known as **29-31 Summer Street** is located in an R-3 Residential District.