

**ASSESSORS**

PARCEL ID: 0139-2340 0043 0000

**PROPERTY OWNER**

CHRISTOPHER T. NATALE  
295 DUTTON STREET SUITE 1B  
LOWELL, MASSACHUSETTS

**DEED REFERENCES**

MIDDLESEX NORTH REGISTRY OF DEEDS  
BOOK 29485, PAGE 282

**NOTES**

- EXISTING CONDITIONS SHOWN FROM RECORD PLANS, AERIAL IMAGERY, & CITY OF LOWELL GEOGRAPHIC INFORMATION SYSTEM DATA. NO SURVEY HAS BEEN PERFORMED.
- NO PORTION OF THE PREMISES SHOWN HEREON IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON DEPARTMENT H.U.D. FEDERAL INSURANCE ADMINISTRATION MAPS, PER COMMUNITY PANEL FM2501700139F, EFFECTIVE DATE JULY 7, 2014.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST. CALL DIG-SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

**ZONING INFORMATION**

DISTRICT: URBAN MIXED-USE DISTRICT (UMU)  
OVERLAY DISTRICT: MULTI-FAMILY OVERLAY - MID-RISE (MFOM)\*

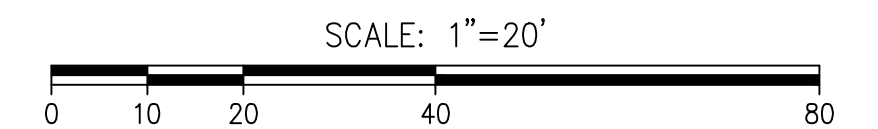
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT SIZE	---- S.F.	3,644 S.F.
MIN. LOT FRONTAGE	25 FT.	105 FT.
MIN. FRONT YARD	---- FT.	0 FT.
MIN. SIDE YARD	---- FT.	0 FT.
MIN. REAR YARD	---- FT.	0 FT.
MAX. STORIES	7 *	6
MAX. HEIGHT	85 FT. *	<85 FT.
LA/DU	200 S.F. *	182 S.F. **

\*\* VARIANCE REQUIRED

**PROPOSED BUILDING SUMMARY**

**6 STORY BUILDING**

1ST FLOOR -	RETAIL (3,442 ± S.F.)
2ND FLOOR -	4 RESIDENTIAL UNITS
3RD FLOOR -	4 RESIDENTIAL UNITS
4TH FLOOR -	4 RESIDENTIAL UNITS
5TH FLOOR -	4 RESIDENTIAL UNITS
6TH FLOOR -	4 RESIDENTIAL UNITS
	20 RESIDENTIAL UNITS



**PARKING SUMMARY**

PER LOWELL ZONING ORDINANCE SECTION 6.1.4:

MULTI-FAMILY DWELLING INCLUDING 7 OR MORE UNITS:  
.75 SPACES PER BEDROOM OR 2 SPACES PER DWELLING UNIT, WHICHEVER GREATER

PROPOSED: 20 RESIDENTIAL UNITS  
20 UNITS x 2 SPACES PER UNIT  
= 40 PARKING SPACES REQUIRED FOR RESIDENTIAL\*

BUSINESS OR PROFESSIONAL OFFICE, WITH A GROSS FLOOR AREA OF 5,000 SF OR LESS:  
1 SPACE PER 400 S.F.

PROPOSED: AREA = 3,442 ± S.F.  
3,442 ± S.F. / 400 S.F. PER SPACE  
= 9 PARKING SPACES REQUIRED FOR OFFICE\*

PER LOWELL ZONING ORDINANCE SECTION 6.1.6(6):

IN THE UMU AND UMF DISTRICTS, NON-RESIDENTIAL AND RESIDENTIAL PARKING REQUIREMENTS MAY BE REDUCED BY 50% IF A PUBLICLY-OWNED OFF-STREET PARKING FACILITY IS LOCATED WITHIN 1,500 FEET OF AN ENTRANCE TO THE USE BY SPECIAL PERMIT FROM PLANNING BOARD\*\*.

PER MBTA COMMUNITY ZONING AMENDMENTS SECTION 9.8.5:

PARKING AT A RATE OF UP TO 1.0 SPACES PER DWELLING UNIT MAY BE PROVIDED ON-SITE. THE ENTIRETY OF THIS PARKING SUPPLY MAY BE PROVIDED OFF-SITE, AND THE ENTIRETY OF ANY PARKING PROVIDED IN EXCESS OF THIS RATE MUST BE PROVIDED OFF-SITE. ANY OFF-SITE PARKING MUST BE LOCATED 1,200- FEET OF THE PRIMARY BUILDING ENTRANCE.

ALLOWED: 1.0 SPACES PER DWELLING UNIT x 20 DWELLING UNITS  
= 20 SPACES ALLOWED ON-SITE

PROPOSED: 29 SPACES IN THE HAMILTON CANAL INNOVATION DISTRICT (HCID) PARKING GARAGE

\* VARIANCE PREVIOUSLY GRANTED PER DECISION RECORDED IN BOOK 36569, PAGE 235  
\*\* SPECIAL PERMIT GRANTED PER DECISION RECORDED IN BOOK 36560, PAGE 229

PARCEL ID: 0139-2340-0060-0000  
KAZANJIAN ENTERPRISE INC.

PARCEL ID: 0140-1915-0556-0000  
TRS RR REALTY TRUST  
SKINSACOS ELIZABETH TRUSTEE

**PLAN VIEW**

SCALE: 1"=20'

**SITE PLAN**

PARCEL ID: 0139-2340-0043-0000  
43 FLETCHER STREET  
LOWELL, MASSACHUSETTS

PLAN PREPARED FOR:

MILL CITY PROPERTIES  
295 DUTTON STREET  
LOWELL, MASSACHUSETTS

PLAN PREPARED BY:



SCALE: 1" = 20'

DATE: APRIL 5, 2024

NO.	REVISION DESCRIPTION	DATE