

City of Lowell

Zoning Board of Appeals Agenda



4/10/2023 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, April 10, 2023 at 6:30 PM.

This meeting will occur in-person with the option to join remotely. You can choose to attend in-person in the City Council Chambers, 375 Merrimack Street, Lowell, MA 01852; or you can choose to attend remotely by using one of the following four options to access the meeting:

1. Join the meeting from your computer, tablet, or smartphone: <https://lowellma.zoom.us/j/81238795712>
2. Call (646) 558-8656 and enter the Meeting ID: 812 3879 5712
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

II. New Business

ZBA-2023-7

Petition Type: Variances

Applicant: Mary Burns

Property Located at: 209 Gibson Street, 01851

Applicable Zoning Bylaws: Section 5.1

Petition: Mary Burn has applied to the Zoning Board of Appeals to construct a single-family home at 209 Gibson Street. The subject property is located in the Traditional Single-Family (TSF) zoning district. The project requires Variance approval pursuant Section 5.1 for relief from the minimum lot area, minimum lot area per dwelling unit, minimum frontage, minimum side yard setback, maximum front yard setback, and maximum floor area ratio (FAR) requirements, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2023-9

Petition Type: Special Permit

Applicant: RCG 45 Merrimack OZ Business, LLC

Property Located at: 31-55 Merrimack Street, 01852

Applicable Zoning Bylaws: Article 12.1

Petition: RCG Merrimack OZ Business, LLC has applied to the Zoning Board of Appeals to convert the upper floors of the existing building at 31-55 Merrimack Street into 50 residential units. The subject property is located in the Downtown Mixed-Use (DMU) zoning district. The project requires Special Permit approval from the Zoning Board of Appeals per Article 12.1 to create 10 or more residential units, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2023-10

Petition Type: **Variance**

Applicant: **Kimchou Ly**

Property Located at: **59 Boston Road, 01852**

Applicable Zoning Bylaws: **Section 5.1**

Petition: **Kimchou Ly has applied to the Zoning Board of Appeals seeking Variance approval to construct an addition to an existing single-family home at 59 Boston Road. The property is located in the Traditional Single-Family (TSF) zoning district. The project requires Variance approval under Section 5.1 to exceed the maximum floor area ratio (FAR) requirement, and for any other relief required under the Lowell Zoning Ordinance.**

III. Other Business

Minutes for Approval:

3/27/2023 Meeting Minutes

Per Order of the City of Lowell Zoning Board of Appeals – Van Pech, Chairman
New business to be advertised by March 26, 2023 and April 2, 2023.