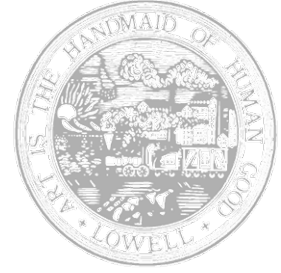


# City of Lowell

## Zoning Board of Appeals Agenda

4/24/2023 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, April 24, 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/86528179081>
2. Call (646) 558-8656 and enter the Meeting ID: 865 2817 9081
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

#### 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.

### II. New Business

#### ZBA-2023-12

*Petition Type:* Variances

*Applicant:* ZR Development Group LLC

*Property Located at:* 125 Perry Street 01852

*Applicable Zoning Bylaws:* Section 6.1; Section 5.1

*Petition:* ZR Development Group, LLC for Site Plan Review, Special Permit, and Variance approval to demolish an existing vacant structure and construct a new twenty-four (24) unit residential structure at 125 Perry Street. The property is located in the Traditional Neighborhood Mixed Use (TMU) zoning district and requires Site Plan Review approval under Section 11.4 to construct more than three (3) dwelling units and Special Permit approval under Section 12.1(e) for the proposed use. The property also requires Variance approval from the Zoning Board of Appeals under Section 6.1 for relief from the off-street parking requirement and under Section 5.1 for relief from the lot area per dwelling unit and usable open space per dwelling unit requirements, a Special Permit under Section 12.6(g) for accessory use of the adjacent lot as a parking lot, and for any other relief required under the Lowell Zoning Ordinance.

### III. Other Business

**Minutes for Approval:**  
4/10/2023 Meeting Minutes

Per Order of the City of Lowell Zoning Board of Appeals – Van Pech, Chairman  
New business to be advertised by April 9, 2023 and April 16, 2023.