

**City of Lowell**  
**Zoning Board of Appeals**  
**Agenda**



5/13/2019 at 6:30 PM  
City Hall, City Council Chambers, 2<sup>nd</sup> Floor  
375 Merrimack Street, Lowell MA 01852

Notice is hereby given that the City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 5/13/2019 at 6:30 PM as follows:

Any person with an interest in this case is invited to attend this public hearing held in the City Council Chambers at City Hall, 2<sup>nd</sup> Floor, 375 Merrimack Street, Lowell MA 01852.

Application, plans, and submitted documentation are available for review at the Division of Development Services during normal City Hall Hours in Rm. 51.

**I. New Business**

**ZB-2019-18**

*Petition Type: Special Permit & Variance*

*Applicant: Sophea Long and Chirineath Leng*

*Re Property Located at: 376 Wilder Street 01851*

*Applicable Zoning Bylaws: Section 4.5 and 6.1*

*Petition: The applicant is seeking Special Permit and Variance approval for a property at 376 Wilder Street located in the Traditional Neighborhood Multi Family (TMF) zoning district. The applicant proposes to convert an existing dimensionally nonconforming single family dwelling into a two-family home. The applicant seeks a Special Permit under Section 4.5 Nonconforming Uses and Structures and a parking Variance under Section 6.1.4 any other relief required of the Lowell Zoning Ordinance.*

**ZB-2019-19**

*Petition Type: Variance*

*Applicant: Fion Chan*

*Re Property Located at: 33 Webber Street 01851*

*Applicable Zoning Bylaws: Section 5.1*

*Petition: The applicant is seeking Variance approval at 33-35 Webber Street located in the Traditional Neighborhood Single Family (TSF) zoning district. The applicant began enclosing the existing two-story front porch and seeks relief for front yard setback to fully enclose it under Section 5.1 Table of Dimensional Requirements and any other relief required of the City of Lowell Zoning Ordinance.*

**ZB-2019-20**

*Petition Type: Special Permit*

*Applicant: Bi Qiong Yang*

*Re Property Located at: 635 Rogers Street 01852*

*Applicable Zoning Bylaws: Section 12.4(k)*

*Petition: The applicant is seeking a Special Permit to operate a massage parlor at 635 Rogers Street, Unit 11. The unit is located in the Regional Retail (RR) zoning district and requires a special permit under Article XII: Table of Uses, Section 12.4(k) and any other relief required of the Lowell Zoning Ordinance.*

**ZB-2019-21**

*Petition Type: Variance*

*Applicant: Peter Eliopoulos*

*Re Property Located at: 94 Havilah Street 01852*

*Applicable Zoning Bylaws: Section 5.1*

*Petition: The applicant is seeking Variance approval to construct a 125 sq. ft. addition to an existing single-family home at 94 Havilah Street. The home is in the Suburban Neighborhood Single Family (SSF) zoning district and requires Variance approval under Section 5.1 for minimum side yard setback and for any other relief required under the Lowell Zoning Ordinance.*

**II. Other Business**

**Minutes for Approval**

None

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman  
New Business to Be Advertised by April 7, 2019 and April 14, 2019