

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



5/22/2023 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 5/22/2023 at 6:30 PM.

**Please note that this meeting will be FULLY IN PERSON**  
**at the Lowell City Council Chamber, 375 Merrimack**  
**Street, 2<sup>nd</sup> floor, Lowell MA 01852.**

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 Burns 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-2023-11**

*Petition Type:* Special Permit

*Applicant:* Farid Geha

*Property Located at:* 459 Broadway Street 01854

*Applicable Zoning Bylaws:* Section 4.5

*Petition:* Farid Geha has applied to the Zoning Board of Appeals seeking Special Permit approval at 459 Broadway Street. The applicant is seeking to increase the total number of cars that can be sold at the site. The subject property is located in the Urban Mixed-Use (UMU) zoning district. The proposal requires Special Permit approval pursuant Section 4.5 for an extension of a non-conforming use, and any other relief required under the Lowell Zoning Ordinance.

**ZBA-2023-13**

*Petition Type:* Variances and Special Permit

*Applicant:* ZR Development Group, LLC

*Property Located at:* 125 Perry Street 01852

*Applicable Zoning Bylaws:* Section 5.1; Section 6.1; Section 12.6(g)

*Petition:* ZR Development Group, LLC has applied to the Lowell Planning Board and Lowell Zoning Board of Appeals 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.

**ZBA-2023-14**

*Petition Type:* Variance

*Applicant:* Manuel and Elizabeth Silva

*Property Located at:* 45 Concord Street 01852

*Applicable Zoning Bylaws:* Section 5.1

*Petition:* Manuel and Elizabeth Silva have applied for Site Plan Review, Special Permit, and Variance approval to construct four (4) townhouse style residences at 45 Concord Street. The property is located in the Traditional Neighborhood Mixed Use (TMU) zoning district and requires Site Plan Review under Section 11.4 to construct more than three (3) dwelling units and Special Permit approval pursuant to Section 11.3 and 12.1(d) for the proposed use. The project also requires Variance approval for relief from the lot area per dwelling unit requirement under Section 5.1 and for any other relief required under the Lowell Zoning Ordinance.

**ZBA-2023-15**

*Petition Type:* Special Permit

*Applicant:* CT Signs & Graphics

*Property Located at:* 12 Wood Street 01851

*Applicable Zoning Bylaws:* Section 6.3

*Petition:* CT Signs & Graphics has applied to the Zoning Board of Appeals to erect internally illuminated signage at 12 Wood Street. The subject property is located in the Regional Retail (RR) zoning district. The proposal requires Special Permit approval per Section 6.3 for internally illuminated signage, and any other relief required under the Lowell Zoning Ordinance.

**II. New Business**

**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 May 7, 2021 and May 14, 2021