

City of Lowell

Zoning Board of Appeals Agenda

1/12/2026 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, January 12, 2026 at 6:30 PM.



Meetings will be held in the City Council Chambers at 375 Merrimack Street, Lowell MA 01852 with public welcome and by using remote participation as follows:

Members of the public may view the meeting via lrc.org or local cable channel 6. Those wishing to speak regarding a specific agenda item shall register to speak in advance of the meeting by sending an email to pcutrumbes@lowellma.gov AND mbrundage@lowellma.gov indicating the agenda item and a phone number to call so that you may be issued zoom link to the meeting. If no access to email, you may contact Development Services at 978-674-4144. All requests must occur prior to 4:00PM on the day of meeting.

For help with zoom please visit: [Joining a Zoom meeting – Zoom Support](#)

Review all application documents online at: <https://www.lowellma.gov/1099/Zoning-Board>

I. Continued Business

ZBA-2025-41

Petition Type: Special Permit; Variance

Applicant: Tuan Pham

Property Located at: 12 Wood Street, 01851

Applicable Zoning Bylaws: Article 12.4; Section 7.3.1

Petition: The Lowell Zoning Board of Appeals will hold a public hearing to hear all interested persons relative to an application by Tuan Pham to operate a microblading business with associated cosmetic work in the existing salon at 12 Wood Street. The subject property is located in the Regional Retail (RR) zoning district. The proposal requires Special Permit approval per Article 12.4 to operate a body art establishment, Variance relief per Section 7.3.1 for the distance from a school and an existing microblading facility, and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2025-50

Petition Type: Special Permit

Applicant: 22 Olde Canal Drive, LLC

Property Located at: 22 Olde Canal Drive 01851

Applicable Zoning Bylaws: Section 12.3

Petition: The Lowell Zoning Board of Appeals will hold a public hearing to hear all interested persons relative to an application by 22 Olde Canal Drive, LLC to operate an adult health care center at 22 Olde Canal Drive. The subject property is located in the Light Industrial (LI) zoning district. The proposal requires Special Permit approval per Article 12.3 for the proposed use, and for any other relief required under the Lowell Zoning Ordinance.

II. New Business

ZBA-2025-53

Petition Type: Variance

Applicant: Soklark Hong

Property Located at: 104 Mariposa Avenue 01851

Applicable Zoning Bylaws: Section 5.1

Petition: The Lowell Zoning Board of Appeals will hold a public hearing to hear all interested persons relative to an application by Soklark Hong to split the existing lot and construct a new single-family home at 104 Mariposa Avenue. The subject property is located in the Suburban Neighborhood Single Family (SSF) zoning district. The proposal requires a Variance per Section 5.1 for relief from the minimum lot size, minimum lot area per dwelling unit, and minimum frontage and any other relief required under the City of Lowell Zoning Ordinance.

ZBA-2025-54

Petition Type: Variance

Applicant: Eduardo Pinotti

Property Located at: 75 Chapel Street 01852

Applicable Zoning Bylaws: Section 6.1.11 #5

Petition: The Lowell Planning Board and Lowell Zoning Board of Appeals will hold a public hearing to hear all interested persons relative to an application by Eduardo Pinotti to convert the existing 4-unit residential building to a 6-unit residential building. The subject property is located in the Urban Neighborhood Multi-Family (UMF) zoning district. The proposal requires Site Plan Review approval from the Planning Board for the expansion of a residential development with more than 3 residential units. The proposal also requires Variance relief from the Zoning Board of Appeals under Section 6.1.11 #5 for having stacked parking spaces and for any other relief required of the Lowell Zoning Ordinance.

ZBA-2025-55

Petition Type: Variance

Applicant: Yoiner de la Cruz and Maria Vidal

Property Located at: 13 Whitney Avenue 01850

Applicable Zoning Bylaws: Section 5.1

Petition: The Lowell Zoning Board of Appeals will hold a public hearing to hear all interested persons relative to an application by Yoiner de la Cruz and Maria Vidal to split the existing lot at 13 Whitney Avenue into three (3) lots. Lot 1 will be the site of the existing 3-unit building. Lot 2 will be the site of a single-family home. Lot 3 will be the site of a 2-unit building. The subject property is located in the Traditional Two Family (TTF) zoning district. Lot 2 will require Variances under Section 5.1 for lot area, lot area per dwelling unit, usable open space per dwelling unit, and for any other relief under the Lowell Zoning Ordinance. Lot 3 will require Variances under Section 5.1 for lot area per dwelling unit, maximum stories, usable open space per dwelling unit, and for any other relief under the Lowell Zoning Ordinance.

ZBA-2025-56

Petition Type: Variance

Applicant: New North Canal LLC

Property Located at: 463 & 281 Moody Street (New North Canal) 01854

Applicable Zoning Bylaws: Section 6.1

Petition: The Lowell Planning Board and Lowell Zoning Board of Appeals will hold a public hearing to hear all interested persons relative to an application by New North Canal LLC to redevelop two sites located at 463 Moody Street and 281 Moody Street from 116 units of affordable housing into 160 units of new construction affordable housing. The subject properties are located in the Urban Neighborhood Multi-Family (UMF) zoning district. The proposed development at 463 Moody Street will be a four-story building containing 100 senior-restricted affordable units. The proposed development at 281 Moody Street will be a five-story building consisting of 60 units of affordable housing. The proposal requires Site Plan Review approval from the Planning Board for the creation of a residential development with more than 3 residential

units. The proposal also requires Variance relief from the Zoning Board of Appeals under Section 6.1 for minimum parking requirements, and for any other relief required of the Lowell Zoning Ordinance.

III. Other Business

Appoint ZBA Member to Zoning Rewrite Steering Committee

Minutes for Approval:

12/8/2025

Per Order of the City of Lowell Zoning Board of Appeals – Van Pech, Chairman
New business to be advertised by December 28, 2025 and January 4, 2026.