

City of Lowell Zoning Board of Appeals Agenda

1/26/2026 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, January 26, 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

II. New Business

ZBA-2025-57

Petition Type: Variance

Applicant: Kayla Phouthongseng

Property Located at: 351 Parker Street 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 Kayla Phouthongseng to construct a second-floor addition to their property at 351 Parker Street. The subject property is located in the Traditional Single-Family (TSF) zoning district. The addition will require a Variance under Section 5.1 for maximum Floor-Area-Ratio (FAR) and for any other relief under the Lowell Zoning Ordinance.

ZBA-2025-58

Petition Type: Variance

Applicant: Danny Rivera

Property Located at: 202 Barker Avenue 01850

Applicable Zoning Bylaws: Section 5.1

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 Danny Rivera to split the existing lot at 202 Barker Ave and construct a single-family home on the new lot. The subject property is located in the Traditional Single-Family (TSF) zoning district. The proposal

requires Special Permit approval from the Planning Board under Section 5.1.1(7) to reduce the frontage requirement. The existing lot requires Variance relief from the Zoning Board of Appeals under Section 5.1 for minimum lot area, minimum lot area per dwelling unit, maximum Floor Area Ratio, and for any other relief required of the Lowell Zoning Ordinance. The newly created lot requires Variance relief from the Zoning Board of Appeals under Section 5.1 for minimum lot area, minimum lot area per dwelling unit, 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:

1/12/2025

Per Order of the City of Lowell Zoning Board of Appeals – Van Pech, Chairman
New business to be advertised by January 11, 2026 and January 18, 2026