

City of Lowell

Zoning Board of Appeals Agenda

2/9/2026 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, February 9, 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 dricker@lowellma.gov, 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-2025-55

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.

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.

ZBA-2026-1

Petition Type: Variance

Applicant: Jack Le

Property Located at: 150 East Meadow Road 01854

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 Jack Le for an existing addition. The subject property is located in the Traditional Neighborhood Single Family (TSF) zoning district. The addition will require a Variance under Section 5.1 for maximum Floor-Area-Ratio (FAR), minimum lot square footage, minimum land area per dwelling unit (LA/DU), minimum frontage, front yard setbacks, and for any other relief under the Lowell Zoning Ordinance.

ZBA-2026-2

Petition Type: Variance

Applicant: Robbie Nguyen

Property Located at: 26 Marriner Street 01852

Applicable Zoning Bylaws: Section 6.1.10

Petition: The Lowell Zoning Board of Appeals will hold a public hearing to hear all interested persons relative to an application by Robbie Nguyen to create an additional curb cut and add another driveway at 26 Marriner Street. The subject property is located in the Traditional Single-Family (TSF) zoning district. The project requires Variance approval per Section 6.1.10 of the Lowell Zoning Ordinance for relief from the maximum curbcut requirement, and for any other relief required under 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 25, 2026 and February 1, 2026