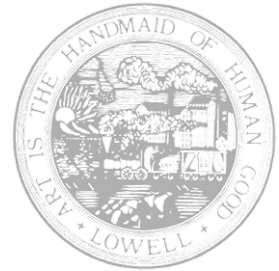


# City of Lowell

## Zoning Board of Appeals Agenda

10/26/2026 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, October 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](https://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](mailto:dricker@lowellma.gov), [pcutrumbes@lowellma.gov](mailto:pcutrumbes@lowellma.gov) AND [mbrundage@lowellma.gov](mailto: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-2026-41**

**Petition Type:** Variance

**Applicant:** Thyrin Song

**Property Located at:** 19 Lawton 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 Thyrin Song to construct an addition at 19 Lawton Street. The subject property is located in the Traditional Two-Family (TTF) zoning district. The proposal requires a Variance per Section 5.1 for relief from minimum side yard setbacks and the minimum front yard setback and any other relief required under the City of Lowell Zoning Ordinance.

#### **ZBA-2026-42**

**Petition Type:** Variance and Special Permit

**Applicant:** Aim Realty Medford, LLC

**Property Located at:** 585 Pawtucket Boulevard, 01854

**Applicable Zoning Bylaws:** Section 6.3.2(9) and Section 6.3.2(8)

**Petition:** Aim Realty Medford, LLC has applied to Lowell Zoning Board of Appeals for Special Permit approval for internal illumination and to install a free-standing sign. The subject property is in the Suburban Mixed Use (SMU) zoning district. The application requires Special Permit approval under Section 6.3.2 (9) for internal illumination and

Variance approval under Section 6.3.2(8) to install a free-standing sign with each face area exceeding thirty (30) square feet, and for any other relief required under the Lowell Zoning Ordinance.

**ZBA-2026-43**

**Petition Type:** Variance

**Applicant:** New England Heritage Properties, Inc

**Property Located at:** 41 Hurd Street, 01852

**Applicable Zoning Bylaws:** Section 9.8.6(1) and Section 9.8.6(7)

**Petition:** The Lowell Zoning Board of Appeals will hold a public hearing to hear all interested persons relative to an application by New England Heritage Properties, Inc to construct a 205-unit mixed-use development at 41 Hurd Street. The subject property is located in the Downtown Mixed-Use (DMU) zoning district and Multi-Family Overlay – Mid Rise (MFOM) Overlay District. The project requires Variance approval per Section 9.8.6(1) for relief from the ground floor uses and entrance requirements, per Section 9.8.6(7) for relief from the motor vehicle access and parking requirements, and for any other relief required under the Lowell Zoning Ordinance.

**III. Other Business**

**Minutes for Approval:**

10/15/2026

Per Order of the City of Lowell Zoning Board of Appeals – Van Pech, Chairman

**New business to be advertised by October 11, 2026 and October 18, 2026**