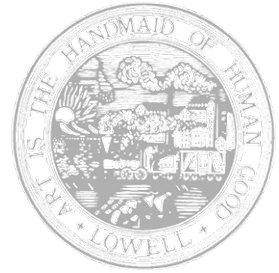


City of Lowell

Zoning Board of Appeals Agenda

10/15/2026 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Thursday, October 15, 2026 at 6:30 PM.



Meetings will be held in the Mayor's Reception Room 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-2026-15

Petition Type: Variance

Applicant: TLGLE, LLC

Property Located at: 123 University Avenue, 01854

Applicable Zoning Bylaws: Section 6.1

Petition: The Lowell Zoning Board of Appeals will hold a public hearing to hear all interested persons relative to an application by TLGLE, LLC to convert the existing building at 123 University Avenue into two (2) ground-floor commercial units, and twelve (12) studio apartment. The subject property is located in the Traditional Mixed-Use (TMU). The proposal requires Variance approval per Section 6.1 for relief from the minimum off-street parking requirement, and for any other relief required under the Lowell Zoning Ordinance.

PLEASE NOTE: THE ABOVE APPLICATION IS REQUESTING A WITHDRAWAL WITHOUT PREJUDICE

ZBA-2026-36

Petition Type: Special Permit and Variance

Applicant: Jeffrey Ciccone

Property Located at: 37-39 Roberts Street, 01854

Applicable Zoning Bylaws: Sections 4.3, 4.5, and 4.5

Petition: The Lowell Zoning Board of Appeals will hold a public hearing to hear all interested persons relative to an application by Jeffrey Ciccone to retain the existing three-family home at 37 Robert Street; and to construct a single-family home and Accessory Dwelling Unit (ADU) at 39 Robert Street. The subject property at 37 Robert Street is located in the Traditional Two-Family (TTF) zoning district. The subject property at 39 Robert Street is located in the

Traditional Single-Family (TSF) zoning district. The proposal at 37 Robert Street requires a Variance per Section 5.1 for relief from minimum lot size, minimum lot area per dwelling unit (LA/DU), minimum side yard setbacks; a Variance per Section 4.3.5 (4) for relief from garage side yard setback; a Variance per Section 6.1.4 for relief from minimum off-street parking spaces; and any other relief required under the City of Lowell Zoning Ordinance. The proposal at 39 Robert Street requires a Variance per Section 5.1 for relief from minimum lot size, minimum lot area per dwelling unit (LA/DU), minimum frontage, maximum Floor-Area-Ratio (FAR), minimum lot width; and any other relief required under the City of Lowell Zoning Ordinance. The proposals also require a modification of the Special Permit per Section 4.5 recorded on June 1, 1998, at the Middlesex North Registry of Deeds.

ZBA-2026-37

Petition Type: Variances

Applicant: Mullane Construction, LLC

Property Located at: 384 Butman Road, 01852

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 Mullane Construction, LLC to construct a single-family home at 384 Butman Road. The subject property is located in the Suburban Single-Family (SSF) zoning district. The project requires Variance approval per Section 5.1 for relief from the minimum frontage, minimum lot area, and minimum lot area per dwelling unit requirements, and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2026-39

Petition Type: Variance

Applicant: Thuhong Vu and Danny Nguyen

Property Located at: 37 West Albert 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 Thuhong Vu and Danny Nguyen to construct an addition with a two-car garage underneath at 37 West Albert Street. The subject property is located in the Traditional Single-Family (TSF) zoning district. The proposal requires a Variance per Section 5.1 for relief from minimum side yard setbacks and maximum Floor to Area (FAR) ratio and any other relief required under the City of Lowell Zoning Ordinance.

II. New Business

ZBA-2026-40

Petition Type: Special Permit

Applicant: Gold Star Pet Grooming, Inc.

Property Located at: 183 Appleton Street, 01852

Applicable Zoning Bylaws: Section 12.4.3

Petition: The Lowell Zoning Board of Appeals will hold a public hearing to hear all interested persons relative to an application by Gold Star Pet Grooming, Inc. to operate a pet grooming business at 183 Appleton Street. The subject property is located in the Urban Mixed-Use (UMU) zoning district. The proposal requires a Special Permit per Section 12.4.3 to operate a pet grooming business in this zone and any other relief required under the City of Lowell Zoning Ordinance.

III. Other Business

Minutes for Approval:

9/28/2026

2027 Zoning Board of Appeals Schedule

Election of Officers

Per Order of the City of Lowell Zoning Board of Appeals – Van Pech, Chairman
New business to be advertised by September 27, 2026 and October 4, 2026