City of Lowell
Zoning Board of Appeals Agenda

11/9/2026 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, November 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 ltc.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-2026-37
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

II. New Business

ZBA-2026-45
Petition Type: Special Permit
Applicant: The Markley Group
Property Located at: 2 Prince Avenue, 01852
Applicable Zoning Bylaws: Section 6.3.4
Petition: The Markley Group has applied to the Lowell Zoning Board of Appeals to install an illuminated sign on the side of the building at 2 Prince Avenue. The sign will face Gorham and Livingston Streets. The subject property is located in the Light Industrial (LI) zoning district. The proposal requires a Special Permit per Section 6.3.4 to install and illuminate the sign, and any other relief required under the City of Lowell Zoning Ordinance.

ZBA-2026-46
Petition Type: Special Permit
Applicant: Leidis Santana
Property Located at: 524 Chelmsford Street, 01851
Applicable Zoning Bylaws: Section 6.3
Petition: Leidis Santana has applied to The Lowell Zoning Board of Appeals to erect an internally illuminated sign at 524 Chelmsford Street. The subject property is located in the Regional Retail (RR) zoning district. The proposal requires Special Permit approval per Section 6.3 for internally illuminated signage.

ZBA-2026-47
Petition Type: Variance
Applicant: Heather and Jeffrey Brunini
Property Located at: 65 Garden Road, 01852
Applicable Zoning Bylaws: Section 5.1
Petition: Heather and Jeffrey Brunini have applied to The Lowell Zoning Board of Appeals to construct an addition at 65 Garden Road. The subject property is located in the Suburban Single-Family (SSF) zoning district. The proposal requires a Variance per Section 5.1 for relief from maximum Floor to Area (FAR) ratio and any other relief required under the City of Lowell Zoning Ordinance.

III. Other Business

Minutes for Approval:
10/26/2026

Per Order of the City of Lowell Zoning Board of Appeals – Van Pech, Chairman
New business to be advertised by October 25, 2026 and November 1, 2026