

Lowell Zoning Board of Appeals Minutes

6/8/2026 at 6:30 P.M.

Note: These minutes are not completed verbatim. For further detail, contact the Division of Development Services, 375 Merrimack Street, Lowell, MA or refer to video recordings available online at www.LTC.org.

Members Present: Chairman Pech, Vice Chair Callahan, Member McCarthy, Member Briere, Member Procope, Member Hovey, Member Shanahan

Members Absent:

Others Present: Peter Cutrumbes, Assistant Planner

The following represents the actions taken by the Zoning Board of Appeals at the 6/82026 meeting. This meeting was held in the City Council Chamber. Attendees had the ability to participate via Zoom as permitted by Chapter 2 of the Acts of 2025, signed into law on March 28, 2025.

Chairman Pech called the meeting to order at 6:30 PM.

I. Continued Business

ZBA-2026-15

Petition Type: Variance

Applicant: TLGLE, LLC

Property Located at: 123 University Ave, 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 Ave into two (2) ground floor commercial units and twelve (12) studio apartments. The subject property is located in the Traditional Mixed-Use (TMU) zoning district. The proposal requires Variance relief from the Zoning Board of Appeals under Section 6.1 for minimum parking requirements, and for any other relief required of the Lowell Zoning Ordinance.

On Behalf:

V. Pech noted that the applicant is requesting a continuance to the June 22 meeting.

Speaking in Opposition:

None

Speaking in Favor:

None

Discussion:

None

Motion:

D. McCarthy motioned to continue to the June 22 meeting. G. Procope seconded. The vote was unanimous (5-0).

II. New Business

ZBA-2026-21

Petition Type: Variance

Applicant: Georgia McColough.

Property Located at: 80 Mansur Street 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 Georgia McColough to construct a new garage at 80 Mansur Street. The subject property is located in the Suburban Neighborhood Single Family (SSF) zoning district. The proposal requires a Variance per Section 5.1 for relief from the minimum front yard setback and any other relief required under the City of Lowell Zoning Ordinance.

On Behalf:

M. Hamor, the applicant's engineer, presented. Project needs two variances. Proposing a barn-design building that will be used as a garage. The garage is fronted on Wyman Street. Has received Historic Board approval. Property has maintained its historical look. The building will house two vehicles. The grade on either side of the garage presents challenges. There will be stepped slabs inside the garage to account for this. There is also an existing garage on the property, but this is used as a guesthouse for a cousin. The proposed design of the new garage does not change the curbcuts. They feel there is a hardship because of the two streets. On Mansur Street there is a lawn that shows the historic front of the house, however the home is accessed via the Wyman Street side. Applicant wants to leave the front of house towards Mansur Street as it is and continue accessing through back. M. Hamor then discussed a potential tree situation. He pointed out that trees are protected under the City Ordinance only if the canopy hangs over the street and the tree is 20 feet or less from the property line. The property owner did not know about this and the tree was removed. The survey was done prior to the tree being removed and shows it was 22 feet away and should not be an issue. He then addressed comments about Section 4.4.1, which states that garages cannot exceed 16 feet unless designed to match the height or pitch of the existing building. Existing building has all different types of construction from different historical periods. There is not really a pitch to match for the garage to exceed 16 feet. Family has hired an architect to construct the garage to match the style of the home.

M. Hamor briefly described the site plan. Driveway being expanded slightly. Stormwater system has been set up so that it meets the requirement of detention for 1 inch of rain. M. Hamor briefly showed the elevations. Said they could add a tree near the front left corner of the property when looking from Wyman Street. He also provided a letter of support from the direct abutter to the project, Lots of neighbor support.

Paul Reuter and Georgia McCollough (the property owners) spoke. They are aging in place. The building is designed to maintain the beauty of the home. There are also safety concerns with an icy driveway. This would also allow them to put their cars in the garages and heat their driveways.

Speaking in Opposition:

None

Speaking in Favor:

None

Discussion:

G. Procope asked to confirm if there is an existing two-story garage on site. M. Hamor confirmed. G. Procope asked how many cars fit in the existing garage. M. Hamor said one. G. Procope said the comments from DPD have been addressed. This is an enhancement to the property. He is supportive.

M. Briere is supportive.

D. McCarthy noted that Wyman Street has a number of these garages that don't meet the front yard setback. It is common. This project would not be the only one. They are looking for about 8 feet of relief on height. M. Hamor noted the grade differential. D. McCarthy said it is a beautiful lot. He is interested in replacing that tree with another type. M. Hamor said he believes they only need to have a tree on Wyman, as that's the area that pertains to the project. The applicant said they are completely amenable to adding one on Wyman and one on Mansur.

S. Callahan said it is a great project. Laid out nicely. Will the garage be all open space, or will there be a top floor? M. Hamor said there will be a second floor, but no utilities being brought to the building so it cannot be residential. Also noted that the upper floor is over the maximum size for the ADU.

TH was supportive.

D. Shanahan wanted to confirm if there will be plumbing or sewer. M. Hamor confirmed that it is not being proposed at this time.

V. Pech said the presentation was very detailed. No issues with this. Property extremely well maintained.

Motion:

D. McCarthy motioned to approve with the following condition:

1. The applicant shall provide one shade tree on Wyman Street and one shade tree on Mansur Street.

S. Callahan seconded. The vote was unanimous (5-0).

III. Other Business

Minutes for Approval:

5/28/2026

D. McCarthy motioned to approve the minutes and S. Callahan seconded. The vote was unanimous (5-0).

Adjournment

D. McCarthy motioned to adjourn. S. Callahan seconded. Motion passed unanimously (5-0). Meeting adjourned at 7:22 PM.