

City of Lowell

Zoning Board of Appeals Agenda

5/28/2026 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Thursday, May 28, 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 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

II. New Business

ZBA-2026-19

Petition Type: Variance

Applicant: Three Bridge Development, Inc.

Property Located at: 14 Jeanne D'Arc Street, 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 Three Bridge Development, Inc. to split the existing lot and construct a new single-family home at 14 Jeanne D'Arc Street. The subject property is located in the Traditional Single-Family (TSF) zoning district. The proposal requires Variance approval per Section 5.1 of the Lowell Zoning Ordinance for exceeding the maximum front yard setback and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2026-20

Petition Type: Variance

Applicant: Willie Street, LLC

Property Located at: 71 Willie Street, 01854

Applicable Zoning Bylaws: Section 6.1 and 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 Willie Street, LLC to convert the existing building at 71 Willie Street to a 30-unit

residential building. The subject property is located in the Urban Multi-Family (UMF) zoning district. The proposal requires Site Plan Review approval from the Lowell Planning Board per Section 11.4 for a use with greater than 3 residential units and a parking area with greater than 14 parking spaces. The proposal requires approval from the Lowell Zoning Board of Appeals per Section 6.1 for relief from the off-street parking requirements, per Section 5.1 for relief from the lot area per dwelling unit requirement, and for any other relief required under the Lowell Zoning Ordinance.

III. Other Business

Minutes for Approval:

5/11/2026

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

New business to be advertised by May 13, 2026 and May 20, 2026