

City of Lowell

Zoning Board of Appeals Agenda

7/13/2026 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, July 13, 2026 at 6:30 PM.



Meetings will be held in the City Council Chamber 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-2026-25

Petition Type: Variance

Applicant: James Tessier

Property Located at: 16 Gibson Road, 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 James Tessier to convert an existing garage into living space at 16 Gibson Road. The subject property is located in the Suburban Single Family (SSF) zoning district. The proposal requires Variance approval per Section 5.1 for relief for maximum Floor Area Ratio (FAR) and any other relief required under the Lowell Zoning Ordinance.

ZBA-2026-26

Petition Type: Variance

Applicant: Patrick and Renee Welch

Property Located at: 25 Draper 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 Patrick and Renee Welch to construct an addition. The subject property is located in the Suburban Single Family (SSF) zoning district. The proposal requires Variance approval per Section 5.1 for relief for minimum side yard setbacks and any other relief required under the Lowell Zoning Ordinance.

ZBA-2026-27**Petition Type:** Variance**Applicant:** Salath Tek**Property Located at:** 365 Princeton Boulevard, 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 Salath Tek to construct a roof to an existing porch at 365 Princeton Blvd. The subject property is located in the Traditional Single-Family (TSF) zoning district. The proposal requires Variance approval per Section 5.1 for relief from the maximum Floor Area Ratio (FAR) requirement, and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2026-28**Petition Type:** Variance**Applicant:** Michael Brown**Property Located at:** 80 Seventh Avenue, 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 Michael Brown to construct a new single-family home at 80 Seventh Ave. The subject property is located in the Traditional Neighborhood Single Family (TSF) zoning district. The proposal requires a Variance per Section 5.1 for relief from the minimum frontage requirement, maximum front yard setback and any other relief required under the City of Lowell Zoning Ordinance.

ZBA-2026-29**Petition Type:** Variance**Applicant:** Johnny Arteaga**Property Located at:** 235 Ludlam Street, 01850**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 Johnny Arteaga for a second curb cut and additional paving at 235 Ludlam Street. The subject property is located in the Traditional Multi-Family (TMF) zoning district. The proposal requires a Variance per Section 6.1 for relief from the maximum curbcut and any other relief required under the City of Lowell Zoning Ordinance.

III. Other Business**Minutes for Approval:**

6/22/2026

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

New business to be advertised by June 28, 2026 and July 5, 2026