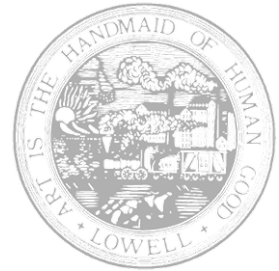


City of Lowell

Zoning Board of Appeals Agenda

8/10/2026 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, August 10, 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

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.

ZBA-2026-24

Petition Type: Variance

Applicant: Ideal Living Home Development, Inc.

Property Located at: 38 & 49 Casco 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 Ideal Living Home Development, Inc to construct a single-family home in the Traditional Single-Family (TSF) zoning district at 38 & 49 Casco Street. The project requires Variance approval per Section 5.1 for relief from the minimum frontage 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 single-family home at 80 Seventh Avenue. 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 minimum frontage, and maximum front yard setback requirements, and for any other relief required under the Lowell Zoning Ordinance.

II. New Business**ZBA-2026-30****Petition Type:** Variance**Applicant:** Igor Jorge**Property Located at:** 12-14 Tolman 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 Igor Jorge to construct an addition and a new deck at 12-14 Tolman Avenue. 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 any other relief required under the Lowell Zoning Ordinance.

ZBA-2026-31**Petition Type:** Variance**Applicant:** Felix Ramos**Property Located at:** 128 Lilley Avenue, 01850**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 Felix Ramos to construct two new decks at 128 Lilley Avenue. The subject property is located in the Traditional Two-Family (TTF) zoning district. The proposal requires Variance approval per Section 5.1 for relief from the minimum side yard setback requirement and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2026-32**Petition Type:** Special Permit**Applicant:** Metro Sign & Awning**Property Located at:** 22 Olde Canal Drive. 01851**Applicable Zoning Bylaws:** Section 6.3

Petition: The Lowell Zoning Board of Appeals will hold a public hearing to hear all interested persons relative to an application by Metro Sign & Awning to install an internally illuminated sign at 22 Olde Canal Drive. The property is located in the Light Industrial (LI) zoning district. The proposal requires Special Permit approval per Section 6.3 for internally illuminated signage, and any other relief required under the Lowell Zoning Ordinance.

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

7/13/2026

Per Order of the City of Lowell Zoning Board of Appeals – Van Pech, Chairman
New business to be advertised by July 26, 2026 and August 2, 2026