

City of Lowell

Zoning Board of Appeals Agenda

2/23/2026 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, February 23, 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 lrc.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-2026-3

Petition Type: Variance and Special Permit

Applicant: Bienvenido Chalas

Property Located at: 1570 Middlesex Street 01851

Applicable Zoning Bylaws: Section 6.1.10 and Section 12.6

Petition: The Lowell Zoning Board of Appeals will hold a public hearing to hear all interested persons relative to an application by Bienvenido Chalas to operate an outdoor car dealership at 1570 Middlesex Street. The subject property is located in the Regional Retail (RR) zoning district. The project requires Variance approval per Section 6.1.10 of the Lowell Zoning Ordinance for relief from the minimum access drive requirement, a Special Permit under Section 12.6 to operate a car dealership in the RR zoning district, and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2026-4

Petition Type: Variance and Special Permit

Applicant: Sunshine Sign Company, Inc.

Property Located at: 10 Technology 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 Sunshine Sign Company, Inc. to erect signage at 10 Technology Drive. The subject property is located in the Office/Research Park (OP) zoning district. The proposal requires Special Permit approval per Section 6.3 for internally illuminated signage, Variance approval per Section 6.3 for relief from the maximum size of a wall sign, additional freestanding sign, and any other relief required under the Lowell Zoning Ordinance.

III. Other Business

Minutes for Approval:

2/9/2026

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

New business to be advertised by February 8, 2026 and February 15, 2026