

CITY OF METHUEN  
ZONING BOARD OF APPEALS  
THE SEARLES BUILDING  
41 PLEASANT ST, ROOM 203  
METHUEN, MA 01844

MEETING AGENDA

THE GREAT HALL  
41 PLEASANT STREET  
METHUEN, MA 01844

WEDNESDAY, JUNE 28, 2023  
7:00 PM

2023 JUN 14 AM 11:45

- 1) Roll call
- 2) Pledge of Allegiance
- 3) Acceptance of Minutes
  - a) May 25, 2023
- 4) Old business
  - a) Any correspondence to the Board not related to items on this agenda:
    - i) N/A
  - b) Request(s) to withdraw petition(s) from the agenda:
    - i) N/A
  - c) Request(s) for reconsideration of a denied decision:
    - i) N/A
  - d) Request(s) for significant change(s) on a denied decision:
    - i) N/A
  - e) Request(s) for a time extension on a granted decision:
    - i) N/A
  - f) Continued petitions from prior meeting:
    - i) 2023-13 David Pierce  
A Variance is required under Section VI-D of the Methuen Comprehensive Zoning Ordinance, in a RR (Rural Residential) Zone for a 30' x 30'-4" addition to the right side of the existing home, that will be too close the Right-Side Setback at 38 NORTH STREET UNIT LOT B, METHUEN, MA 01844 (Parcel ID: 804-74-11C).
- 5) New business
  - a) Applications for Special Permit:
    - i) N/A
  - b) Applications for Variances:
    - i) 2023-15 Griffin Brook Drive Owner, LLC and R J Kelley Mgmt., LLC

A Variance is required for building height, pursuant to Section VI-D of the City of Methuen Comprehensive Zoning Ordinance, due to the fact that the building height will be greater than 45 feet when using the definition in Chapter 2 of the Ordinance. A Special Permit has previously been granted by the Community Development Board for a Truck Terminal in an IL Zone, pursuant to Section V-D of the Ordinance, at **501-600 GRIFFIN BROOK DRIVE, METHUEN, MA 01844 (Parcel ID: 220-165A-9D)**.

ii) 2023-16 Linda Donatelli

A Variance is required under Section VI-D of the City of Methuen Comprehensive Zoning Ordinance for a proposed addition (6' x13') on the Stanley Road side that does not have the required 25-foot setback in a RA Zone at **22 KIMBALL ROAD, METHUEN, MA 01844 (PARCEL ID: 612-59-17)**. Survey plan dated 5/26/2023 shows 20.4 feet to the proposed addition.

c) Applications for Fence Waiver:

i) 2023-17 Mark Murphy

A Fence Ordinance Waiver is required under Chapter 9, Sections 9.88 & 9.89 of the Comprehensive Zoning Ordinance of the City of Methuen for a fence that will be 8 feet high, which is over the allowed height of 6 feet in a front & rear yard at **1 STONEYBROOK ROAD, METHUEN, MA 01844 (Parcel ID: 808-75-14B)**.

6) Adjournment

**NEXT ZONING BOARD OF APPEALS MEETING: JULY 26, 2023**

Anyone needing an access accommodation to participate in City of Methuen programs or services, please contact Sandy Almonte, ADA Coordinator, at [SAlmonte@ci.methuen.ma.us](mailto:SAlmonte@ci.methuen.ma.us) at least two (2) weeks in advance, or 2 business days before, any Board of Commission meeting. This notice is available in alternative formats upon request.

For this meeting, members of the public who wish to watch the meeting may do so on their televisions by turning to Comcast Xfinity Channel 8 or Verizon FiOS Channel 32 or view on a computer or cell phone via live stream at <https://www.methuentv.org/methuen-government-tv-live-stream/>.