

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, AUGUST 30, 2023
7:00 PM

2023 AUG 15 AM 11:16
CITY CLERK'S OFFICE
METHUEN, MA

- 1) Roll call
- 2) Pledge of Allegiance
- 3) Acceptance of Minutes
 - a) June 28, 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) N/A
- 5) New business
 - a) Applications for Special Permit:
 - i) 2023-22 Jocelyn Maroun
Per Section V-D, Table of Use Regulations of the Comprehensive Zoning Ordinance of the City of Methuen, a Special Permit is required in a BN (Neighborhood Business) Zone for the use of a Restaurant and Bar to serve Liquor at 319 MERRIMACK STREET SUITE 1, METHUEN MA, 01844. (PARCEL ID: 1111-110A-84)

b) Applications for Variances:

i) 2023-18 Applicant: William Foster, Owner: Meredith Lewko

A Variance is required under section VI-D of the City of Methuen Comprehensive Zoning Ordinance for a 34' x 8' farmers porch on the front, that will be too close to the front setback (leaving 18.5' as 25' is required) in an RB (Residential) Zone at 119 BUTTERNUT LANE, METHUEN, MA 01844 (Parcel ID: 315-129B-12U).

ii) 2023-19 Rosario Russo

A Variance is required under Section VI-D of the City of Methuen Comprehensive Zoning Ordinance for a 25.5' x 26' addition to the front-left, that will be too close to the side setback (leaving 8.6' as 15' is required) in an RD (Residential) Zone at 74 THORNTON AVE, METHUEN MA, 01844 (Parcel ID: 1111-110B-87).

iii) 2023-20 John Sciuto

A Variance is required under Section II Definitions (for a Driveway) of the City of Methuen Comprehensive Zoning Ordinance to widen the existing driveway to 30 feet where 20 feet is the allowed width. In a RD (Residential) Zone at 29 PLEASANT VIEW STREET, METHUEN, MA. 01844 (Parcel ID:712-41-112).

iv) 2023-21 Leandra Borges

A Variance is required under Section VI-D of the City of Methuen Comprehensive Zoning Ordinance, to convert a single-family dwelling to a two (2) family dwelling in an RG (Residential) Zone without the required Area (10,000 sq. ft. existing, 12,000 sq. ft. required). Also, to clarify existing Right-Side Setback of 12 ft. at 101 BIRCHWOOD ROAD, METHUEN, MA 01844. (PARCEL: 816-44-5)

c) Applications for Fence Waiver N/A

6) Adjournment

NEXT ZONING BOARD OF APPEALS MEETING: September 27, 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 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/>.