



**CITY OF METHUEN, MASSACHUSETTS
ZONING BOARD OF APPEALS**

RECEIVED
CITY CLERK'S OFFICE
METHUEN, MA

2023 NOV 30 PM 4:00

**APPLICATION FOR SPECIAL PERMIT UNDER THE
REQUIREMENTS OF THE ZONING ORDINANCE**

This form must be typewritten

APPLICANT:

ALAN KAMAL

ADDRESS:

128 PLEASANT VALLEY ST, METHUEN, MA

1. Application is hereby made for a Special Permit under Section(s) V-D, VI-D

Paragraph(s) _____ of the Zoning By-Laws.

2. Assessor Parcel ID of all affected parcels, location and general description of property bounded and described as follows:

PARCEL 1010-72-B

b. Premises affected are in Zoning District

B H - Business
Highway

3. Ownership:

a. Name and address of owner (if joint ownership, give all names):

ALAN KAMAL - 128 PLEASANT VALLEY ST

b. If applicant is not owner, check his/her interest in the premises:

Prospective Purchaser Name	Address
Lessee Name	Address
Other Explain:	

4. General description of structure(s) and outline specifications *

Site:
Site Amenities:
Exterior Building Construction:
Interior Building Construction:

Refer to plans numbered: C-Hrv C-7 + A submitted with this application.

5. Has there been a previous petition, under zoning, on these premises: NA.

If so, when: _____.

6. Deed recorded in Registry of Deeds in: Book: 17790, Page: 193 or

Land Court Certificate Number: _____, Book: _____ Page _____.

7. How does the special permit meet the review criteria of Section XI-B.2 of the Zoning Ordinance?
(answer all sub-section and paragraphs in a separate report).

<u>SEE ATTACHED FROM TECH. SUPPLEMENT</u>

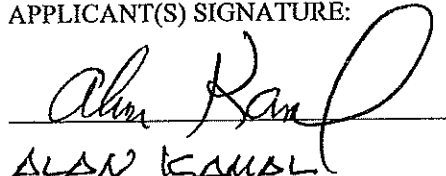
* (Have additional sheets if necessary)

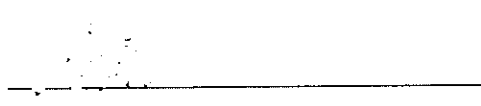
8. How does the special permit meet the specific regulations of Section XI-D? If applicable (answer all paragraphs pertaining to requirements in a separate report).

NOT APPLICABLE (1-21)

I agree to pay for advertising in newspaper and incidental expenses:

APPLICANT(S) SIGNATURE:


ALAN KAMBEL
Print Name



Print Name

1.0 INTRODUCTION

BACKGROUND:

Alan Kamal is hereby submitting an application to the City of Methuen, for a car wash, under Zoning By-Laws, Section V-D – Use Regulations – Special Permit in a BH Zone.

The site is situated on Pleasant Valley Street and is owned by the Alan Kamal. The lot configuration (triangular) will require property offset waivers along the front and left side lot lines.

The current submittal proposes a single bay car wash, consisting of 1,588 Square Feet in a BH-5 Zone – Business Highway.

Due to the existing wetlands on Phase III, a Notice of Intent will be filed under the Wetlands Protection Act and the City of Worcester Wetlands By-law.

Supplemental Information under Section XI – Special Permits

XI – B – 2 - Special Permit Criteria

1. *Social, Economic, or Community needs which are to be served by the proposal* – The proposed car wash operation will be the re-development of an unoccupied site. It will be compatible with surrounding businesses.
2. *Traffic flow and safety, including parking and loading* – The site has been designed to provide internal queuing of traffic, with one way traffic flow in and out via two separate curb cuts. Although there are no requirements for parking spaces, three are provided.
3. *Adequacy of utilities and other public services* – Pleasant Valley Street is serviced by all utilities at an adequate level to supply the needs of this proposal.
4. *Neighborhood character and social structures* – A car wash is compatible with surrounding character and as a business it will fit in with the neighborhood.
5. *Impacts on the natural environment* – The proposed structure will replace the previously demolished residence, garage and shed. There are no wetlands or otherwise sensitive environment.
6. *Potential fiscal impact, including impact on City services, tax base, and employment.* Said analysis shall conform with the Rules and Regulations of the SPGA – The tax base will increase based on the proposed use and structure. It is situated in a developed area and therefore well supplied with utilities. The proposed development is consistent with the Rules and Regulations of the Zoning Board of Appeals (SPGA).
7. *Consistency with the most recent City of Methuen Master Plan* – This project is consistent with neighborhood (BH).



City of Methuen

11/9/2023



☐ Municipal Boundary

☐ Rail Line

☒ Address Labels

☐ Wetlands

☐ Parcels

Legend

☐ Roads

Interstate

Major Road

Local Road



Data Source: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Methuen & MassGIS. MVPC AND THE CITY OF METHUEN MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE CITY OF METHUEN AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.



CITY OF METHUEN

Department of Health, Human Services, and Inspections
41 Pleasant St. Room 203
Methuen, Massachusetts 01844
Telephone (978) 983-8625 Fax (978) 983-8993



Zoning Determination Response DENIAL LETTER for application ZD-23-64

Property:

128 PLEASANT VALLEY ST

Date Submitted: November 7, 2023

Reason for Submittal: Would like to build

Applicant:

Carlos Quintal
9 S. Hampton Rd
Amesbury, MA 01913
9786183924 / cquintal@caqea.com

Owner:
(if not applicant)

Parcel MBL: 1010-79-8

Registry Bk/Pg: 10057-69

Determination By: Gene Walsh

Determination Date: November 9, 2023

Zoning District: BH

Current Use of Property: Empty lot - residence was torn down

Proposed Use of Property: Car wash

Project Description: single bay car wash

DETERMINATION:

Upon review of the information provided on and attached to the application, your request for determination of zoning compliance has been **Denied**.

If a denial, denial is based on the following: A Special Permit is required under Section V-D of the City of Methuen Comprehensive Zoning Ordinance for an Automobile Wash .
Also Variances are required under Section VI-D of the City of Methuen Comprehensive Zoning Ordinance for Minimum Lot Width (required 100.0 ft.) , Front Setback (requested 20.64 ft. required 25.0 ft.) , Left Side (rear) Setback (requested 10.28 ft. required 30.0 ft.) , Right Side Screening & Space Buffer (to a Residential Property) (requested 5.0 ft. required 30.0 ft.) , & Maximum Lot Coverage (requested 51.5 % maximum required 25 %) in a BH (Business Highway) Zone at 128 Pleasant Valley St. , Methuen , MA .


Additional requirements or comments from reviewer: The Right Side Screening & Space Buffer allowance to a Residential Dwelling Under Section VI-D (note # 3) is found under Section VI-B (12) which requires an additional 30.0 ft. to the required Setback of 30.0 ft. (total setback to the Right side would then be 60.0 ft.)

If this is a denial response, the following is needed:

Requires a Variance by the Zoning Board

Requires a Special Permit by the Zoning Board

Sincerely,


Gene Walsh
Building Official
City of Methuen
978-983-8625

This zoning determination is only valid if all application information was complete and accurate.
Determination is subject to change by changes in the Zoning Rules and Regulations and applicable laws.



QUITCLAIM DEED

Winthrop Realty LLC, a Massachusetts limited liability company, having a place of business in Methuen, Essex County, Massachusetts 01810

for consideration paid, and in full consideration of **Three Hundred Thousand and 00/100 (\$300,000.00) Dollars**

grant to **Alan Kamal**, now of 128 Pleasant Valley Street, Methuen, Essex County, Massachusetts 01810

with QUITCLAIM covenants

The land in said Methuen, with the buildings thereon, bounded and described as follows:

Beginning at the northerly line of Pleasant Valley Street, 248 feet east of the southeasterly corner of land now or formerly of Frederick W. Miller; thence northerly 250 feet by land now or formerly of Emma L. Miller to a point; thence southeasterly 269 feet by land now or formerly of E.P. Reynolds to said Pleasant Valley Street; thence westerly by said street 105 feet to the point of beginning.

This deed is given as part of the winding up of the affairs of the LLC pursuant to M.G.L. Chapter 156C, Section 45.

The Grantor is not classified for the current taxable year as a corporation for federal income tax purposes.

For Grantor's Title, see deed of Winthrop Realty Corporation dated February 28, 2006 and recorded with the Essex North District Registry of Deeds in Book 10057, Page 69.

EXECUTED as a sealed instrument on July 6, 2023.

Winthrop Realty LLC

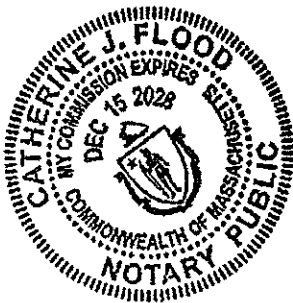
By:

David Guselli, Manager
Duly authorized

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF MIDDLESEX, SS.

On July 6, 2023, before me, the undersigned notary public, personally appeared **David Guselli**, as aforesaid, proved to me through satisfactory identification, being ☐ driver's license or other state or federal governmental document bearing a photographic image ☒ oath or affirmation of a credible witness known to me who knows the above signatory(ies) or ☒ my own personal knowledge of the identity of the signatory(ies), to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed said document voluntarily for its stated purpose, and as the free act and deed of **Winthrop Realty LLC**.

[Signature], Notary Public
My Commission Expires: _____





Patriot Properties

11/20/2023

9:49:01AM

Methuen

Abutters List

Filter Used: DataProperty.AccountNumber in

(19849,19850,16461,16559,16549,16550,16552,16553,16554,16555,16556,16557,16558,16560,16561,100010,19841,19842)

128 Pleasant Valley St
1010-179-8
Zoning Board

Certified Abutter's List
Assessor's Office

[Signature]

Methuen Abutters List

Subject Parcel ID:

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
1010-108-459	131 PLEASANT VALLEY ST	BRILLANT EDWARD H	BRILLANT STEPHANIE L	131 PLEASANT VALLEY ST	METHUEN	MA	01844-7227
1010-108-459A	129 PLEASANT VALLEY ST	DEWALD A MARK	DEWALD CHRISTA	129 PLEASANT VALLEY ST	METHUEN	MA	01844-7227
1010-79-8	128 PLEASANT VALLEY ST	KAMAL ALAN		23 EQUESTRIAN RD	SALEM	NH	03079
1010-79-9	136 PLEASANT VALLEY ST	AGRAMONTE VENTURA FRANKL	PEREZ JOSE R	136 PLEASANT VALLEY ST	METHUEN	MA	01844-7204
1010-79-A-01	126 A PLEASANT VALLEY ST 1	BELJAMOUS LLC		37 COPLEY DR	METHUEN	MA	01844
1010-79-A-02	126 A PLEASANT VALLEY ST 2	BELJAMOUS LLC		37 COPLEY DR	METHUEN	MA	01844
1010-79-A-03	126 A PLEASANT VALLEY ST 3	ABOU-EZZI RIMA G TR	MIRNA REALTY TRUST	126A PLEASANT VALLEY ST	METHUEN	MA	01844
1010-79-A-04	126 A PLEASANT VALLEY ST 4	ABOU-EZZI RIMA G TR	MIRNA REALTY TRUST	126A PLEASANT VALLEY ST	METHUEN	MA	01844-7217
1010-79-A-05	126 A PLEASANT VALLEY ST 5	AZEMI MARYAM TR	PLEASANT VALLEY REALT	126 A PLEASANT VALLEY S	METHUEN	MA	01844-7217
1010-79-A-06	126 A PLEASANT VALLEY ST 6	BAGHERI SHAHRZAD TR	PLEASANT VALLEY REALT	126 A PLEASANT VALLEY S	METHUEN	MA	01844
1010-79-A-07	126 A PLEASANT VALLEY ST 7	ATTALLAH CELINE		126 A PLEASANT VALLEY S	METHUEN	MA	01844
1010-79-A-08	126 A PLEASANT VALLEY ST 8	BAGHERI SHAHRZAD TR	PLEASANT VALLEY REALT	126 A PLEASANT VALLEY ST	METHUEN	MA	01844
1010-79-A-09	126 A PLEASANT VALLEY ST 9	PLEASANT VALLEY REALTY LLC		126A PLEASANT VALLEY ST	METHUEN	MA	01844-7217
1010-79-A-10	126 A PLEASANT VALLEY ST 10	WEISNER STEPHEN M		126A PLEASANT VALLEY ST	METHUEN	MA	01844-7217
1010-79-A-11	126 A PLEASANT VALLEY ST 11	ATALLAH LAW FIRM LLC		126A PLEASANT VALLEY ST	METHUEN	MA	01844-7217
1010-79-A-12	126 A PLEASANT VALLEY ST 12	J & R REALTY LLC		126A PLEASANT VALLEY ST	METHUEN	MA	01844-7217
1010-79-A-13	126 A PLEASANT VALLEY ST 13	J & R REALTY LLC		9 DEMAR RD	LEXINGTON	MA	02173
910-79-7	126 PLEASANT VALLEY ST	CARRIAGE FUNERAL HOLDINGS I		9 DEMAR RD	LEXINGTON	MA	02173
				3040 POST OAK BLVD STE 3	HOUSTON	TX	77056

Parcel Count: 18

End of Report

131 PLEASANT VALLEY ST	1010-108-459	126 A PLEASANT VALLEY ST 7	1010-79-A-07
BRILLANT EDWARD H	LUC: 101	ATTALLAH CELINE	LUC: 343
BRILLANT STEPHANIE L		126 A PLEASANT ST STE 7	
131 PLEASANT VALLEY ST		METHUEN, MA 01844	
METHUEN, MA 01844-7227			
129 PLEASANT VALLEY ST	1010-108-459A	126 A PLEASANT VALLEY ST 8	1010-79-A-08
DEWALD A MARK	LUC: 101	BAGHERI SHAHRZAD TR	LUC: 343
DEWALD CHRISTA		PLEASANT VALLEY REALTY TRUST	
129 PLEASANT VALLEY ST		126A PLEASANT VALLEY ST UNIT 8	
METHUEN, MA 01844-7227		METHUEN, MA 01844	
128 PLEASANT VALLEY ST	1010-79-8	126 A PLEASANT VALLEY ST 9	1010-79-A-09
KAMAL ALAN	LUC: 130	PLEASANT VALLEY REALTY LLC	LUC: 343
23 EQUESTRIAN RD		126A PLEASANT VALLEY ST UNIT 9	
SALEM, NH 03079		METHUEN, MA 01844-7217	
136 PLEASANT VALLEY ST	1010-79-9	126 A PLEASANT VALLEY ST 10	1010-79-A-10
AGRAMONTE VENTURA FRANKLIN Y	LUC: 101	WEISNER STEPHEN M	LUC: 343
PEREZ JOSE R		126A PLEASANT VALLEY ST UNIT 10	
136 PLEASANT VALLEY ST		METHUEN, MA 01844-7217	
METHUEN, MA 01844-7204			
126 A PLEASANT VALLEY ST 1	1010-79-A-01	126 A PLEASANT VALLEY ST 11	1010-79-A-11
BELJAMOUS LLC	LUC: 343	ATALLAH LAW FIRM LLC	LUC: 343
37 COPLEY DR		126A PLEASANT VALLEY ST UNIT 11	
METHUEN, MA 01844		METHUEN, MA 01844-7217	
126 A PLEASANT VALLEY ST 2	1010-79-A-02	126 A PLEASANT VALLEY ST 12	1010-79-A-12
BELJAMOUS LLC	LUC: 343	J & R REALTY LLC	LUC: 343
37 COPLEY DR		9 DEMAR RD	
METHUEN, MA 01844		LEXINGTON, MA 02173	
126 A PLEASANT VALLEY ST 3	1010-79-A-03	126 A PLEASANT VALLEY ST 13	1010-79-A-13
ABOU-EZZI RIMA G TR	LUC: 343	J & R REALTY LLC	LUC: 343
MIRNA REALTY TRUST		9 DEMAR RD	
126A PLEASANT VALLEY ST UNIT 3		LEXINGTON, MA 02173	
METHUEN, MA 01844			
126 A PLEASANT VALLEY ST 4	1010-79-A-04	126 PLEASANT VALLEY ST	910-79-7
ABOU-EZZI RIMA G TR	LUC: 343	CARRIAGE FUNERAL HOLDINGS INC	LUC: 355
MIRNA REALTY TRUST		3040 POST OAK BLVD STE 300	
126A PLEASANT VALLEY ST UNIT 4		HOUSTON, TX 77056	
METHUEN, MA 01844-7217			
126 A PLEASANT VALLEY ST 5	1010-79-A-05		
AZEMI MARYAM TR	LUC: 343		
PLEASANT VALLEY REALTY TRUST			
126 A PLEASANT VALLEY ST UNIT 5			
METHUEN, MA 01844-7217			
126 A PLEASANT VALLEY ST 6	1010-79-A-06		
BAGHERI SHAHRZAD TR	LUC: 343		
PLEASANT VALLEY REALTY TR II			
126 A PLEASANT VALLEY ST STE 6			
METHUEN, MA 01844			

