



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

Zoning District: BH

Determination Date: November 9, 2023

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.) , & 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.) , in a BH (Business Highway) Zone at 128 Pleasant Valley St. , Methuen , MA .

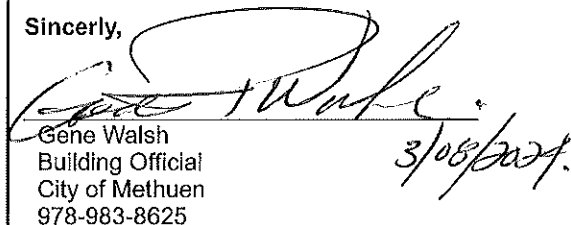
Additional requirements or comments from reviewer: The Right Side Screening & Space Buffer allowance to a Residential Dwelling Under Section VI-D (note # 3) is found under Section VI-B (12) which requires an additional 30.0 ft. to the required Setback of 30.0 ft. (total setback to the Right side would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

This determination may be appealable to the Methuen Zoning Board of Appeals under the provisions of MGL Ch. 40A and all amendments thereto. To obtain an Application for an appeal, come in to the office or contact us at the phone number above.

