

CITY OF METHUEN

METHUEN BOARD OF APPEALS  
THE SEARLES BUILDING  
41 PLEASANT STREET  
METHUEN, MA 01844

MEETING AGENDA

THE GREAT HALL

WEDNESDAY MARCH 28<sup>TH</sup>, 2007

1. Roll Call:
2. Acceptance of Minutes: February 28<sup>th</sup>, 2007
3. Old Business:

Correspondence:

Any correspondence referring to:

1. Request to Withdraw a Petition on the Agenda:
2. Request for a Reconsideration of a Denied Decision:
3. Request for a Reconsideration of a Granted Petition:
4. Request for Significant Change on a Denied Decision
5. Request for a time extension on a Granted Decision:
6. Request for additional information:

Continued Petition: January 31<sup>st</sup>, 2007 & February 28<sup>th</sup>, 2007

**#2007-04 Donald R. & Patricia A. Leslie, 49 Hillcrest Avenue, Methuen, MA 01844**

Variance requested under Section VI-D of the Comprehensive Zoning Ordinance of the City of Methuen to subdivide a parcel of land into two lots leaving both lots without the required area and frontage; Lot 41 without the required side setback and to clarify setbacks on existing sheds in a Residential D (RD) District at # 49 Hillcrest Avenue.

**#2007-05 Orazio Pappalardo, 11 Greenlawn Avenue, Methuen, MA 01844**

Variance requested under Section VI-D of the Comprehensive Zoning Ordinance of the City of Methuen to subdivide a parcel of land into two lots leaving Lot A without the required area and to clarify existing frontage; and Lot B without the required frontage and rear setback in a Residential D (RD) District at # 11 Greenlawn Avenue.

4. New Business:

**#2007 – 17 Robert J. Benedict & Margaret H. Dwinells, 3 Capitol Street, Methuen, MA 01844**

Variance requested under Section VI-D of the Comprehensive Zoning Ordinance of the City of Methuen to construct a farmer's porch that will be too close to the front lot line in a Residential G (RG) District at # 3 Capitol Street.

**#2007-18 Frank P. Gallo, 59 Myrtle Street, Methuen, MA 01844**

Special Permit required under Section IX-B of the Comprehensive Zoning Ordinance of the City of Methuen to extend a non conforming use by maintaining an apartment that had been constructed without the benefit of the required permits in a Residential C (RC) District at **# 3-5 Milk Street.**

**#2007-19 Pamela Kannan, 43 Maplewood Avenue, Methuen, MA 01844**

Variance requested under Section VI-D of the Comprehensive Zoning Ordinance of the City of Methuen to subdivide a parcel of land into two (2) lots leaving Lot B without the required frontage in a Residential D (RD) District at **# 43 Maplewood Avenue.**

**#2007-20 Richard H. & Janet L. Houle Methuen, MA, 85 Pelham Street, Methuen, MA 01844**

Variance requested under Section VI-D of the Comprehensive Zoning Ordinance of the City of Methuen to subdivide a parcel of land into two (2) lots leaving Lot A without the required area and to clarify existing frontage, front and side setbacks on existing two-family dwelling, side setbacks on existing garage; and to construct a two-family dwelling on Lot B which is on an existing right-of-way having zero frontage in a Residential G (RG) District at **# 85 – 87 Pelham Street.**

**#2007-21 James Ardella, 1501 Main Street – Unit # 43, Tewksbury, MA 01876**

Variance requested under Section VI-D of the Comprehensive Zoning Ordinance of the City of Methuen to subdivide a parcel of land into two (2) lots leaving both lots without the required frontage, front and side setbacks in an Agricultural Conservation (Ag/Con) District at **AM 904, Block 74, Parcel 9A North Street.**

**#2007-22 Chul Ho Yoon, 96 Taft Avenue Extension, Methuen, MA 01844**

Variance requested under Section VI-D of the Comprehensive Zoning Ordinance of the City of Methuen to subdivide a parcel of land into two (2) lots leaving Lot B without the required area and frontage in a Residential D (RD) District at **# 96 Taft Avenue Extension.**

**#2007-23 Homestead Village, LLC, 240 Pleasant Street, Methuen, MA 01844**

Variance requested under Section VI-D of the Comprehensive Zoning Ordinance of the City of Methuen to construct garden style condominiums that will be over the allowed height and number of stories in a Multi-Family B (MB) District at **AM 11-09, Block 78E, Parcels 13, 13A, 14, 17, 18,19 Village Lane.**

**#2007-24 Alvin & Johanna Kagan, 17 Badwill Avenue, Salem, NH 03079-3213**

Variance requested under Sections VI-B (13) and VI-D of the Comprehensive Zoning Ordinance of the City of Methuen to construct two (2) additions without the required setbacks from open water and with the addition on the east side of the building too close to the front and side lot lines in a Limited Industrial (IL) District at **# 45 Chase Street.**

**#2007-25 Gaetano Distefano, 169 East Street, Methuen, MA 01844**

Special Permit required under Section IX-B of the Comprehensive Zoning Ordinance of the City of Methuen to alter a non-conforming use by changing a retail store into a fast food establishment in a Residential D (RD) District at **# 222 Merrimack Street.**

**#2007-26      Omnipoint Communications, 15 Commerce Way, Suite B, Norton, MA 02766**

Seeking an appeal from the decision of the Building Commissioner for a Use Variance and a Special Permit under Section V-D for the construction of a wireless communication facility. Also seeking three (3) dimensional variances from Section V-U (4) of the Comprehensive Zoning Ordinance of the City of Methuen; and any other relief deemed by the board to be required under applicable provisions of the City of Methuen at **# 15 Forest Streeret.**

5. **Board Business:**

6. **Adjournment:**

**NEXT ZONING BOARD MEETING: APRIL 25<sup>TH</sup>, 2007 @ 7:00 P.M.**