

CITY OF METHUEN

FORM C-1 APPLICATION FOR APPROVAL OF A MODIFIED DEFINITIVE
SUBDIVISION PLAN -FRONTAGE WAIVER

2023 FEB -6 AM 9:43

A plan showing a lot having less than the required frontage under Zoning is not entitled to FORM A (ANR) endorsement. Any plan depicting a lot with inadequate frontage shall be filed as a definitive plan under the Subdivision Rules and Regulations. A frontage variance from the Zoning Board of Appeals must be obtained prior to Community Development Board action.

TO THE COMMUNITY DEVELOPMENT BOARD:

The undersigned represents that they are the owners of a certain parcel of land located at 23 Hampstead Street (address) which they propose to divide into 2 lots, as depicted on the accompanying plan; and hereby petitions the Community Development Board to waive, to the extent shown on the submitted plan, the frontage requirements of the City of Methuen Comprehensive Zoning Ordinance and the Community Development Board's Subdivision Rules and Regulations pursuant to the authority of M.G.L. Ch. 41, Sec. 81-R.

Assessor's Map/Parcel: 808-75-4 Deed Book/Page: 17057-201

Name of Applicant: JR Builders INC

Address of Applicant: 599 Canal Street, Lawrence, MA 01840

Applicant's contact information: 978-686-8211

Name of Owner: JR Builders INC

Address of Owner: 599 Canal Street, Lawrence, Ma 01840

Owner's contact information: 978-686-8211

Zoning District: RA

Frontage required: 100 Frontage provided: 50

Attach a Statement of justification for a frontage waiver, consistent with Section 2.3.3.1 Frontage Waiver of the Subdivision Rules and Regulations.

Attach a copy of the frontage variance from the Zoning Board of Appeals

Applicant's signature: Lawrence Palmisano Date: 1/31/23

Owner's signature: Lawrence Palmisano Date: 1/31/23
(Provide signatures of all subject landowners)

ATTACHMENT

The area to be divide leaves one Lot with the required frontage in an RA district and one lot with the minimum 50 feet of frontage required for a frontage waiver. The lot being divided is not split into more than two lots. There will not be more than one lot with reduced frontage contiguous to the newly created lot within the subdivision. The newly created lots are so located to block any future development in the subdivision. The creation of the frontage exception Lot will not adversely affect the neighborhood and is in harmony with the general purpose and intent of the ordinance. No such lot as described on which a dwelling is located shall hereafter be reduced in area or frontage required by this ordinance. In addition, by the creation of this additional lot, the builder will be saving and restoring a historic house located at 65 Ayes village road. This property was designated as an important historical house by the Methuen Historical society. The intent of allowing the applicant to subdivide this lot and save the historical house is in harmony with the intent of Methuen Zoning By-Laws.