

CITY OF METHUEN
ZONING BOARD OF APPEALS
APPLICATION FOR RELIEF FROM THE REQUIREMENTS OF
THE ZONING ORDINANCE

Applicant: ALAN KAMAL
128 PLEASANT VALLEY ST.
METHUEN, MA
Telephone: 603-648-5279

1. **Application is hereby made:**

- ☒ For a variance from the requirements of Section V, Paragraph D of the Zoning By-Laws
For a Special Permit under Section VI Paragraph D of the Zoning By-Laws
For a waiver from the provisions of the fence ordinance under Chapter 9, Section 9.89, Paragraph (I).
As a party aggrieved, for review of a decision made by the Building Inspector or other authority.

2. **Premises affected are:**

- (a) ☒ land and ☐ buildings ☐ numbered 128 PLEASANT VALLEY ST.
(b) Property with frontage on the North ☒ South ☐ East ☐ West ☐ side of P.V. ST.
(c) In a BH Zoning District and have an area of 12,898 and frontage of 105.58 feet.

3. **Ownership:** ALAN KAMAL Date Purchased: 7/6/23
Address: 128 PLEASANT VALLEY ST, METHUEN
Previous Owner: WINTHROP REALTY, LLC

4. **Size of existing building:** NA Feet Front ☐ Feet Deep ☐ # Stories ☐ Height
Year Built: ☐ Occupancy/Use: ☐ Type of Construction: COND. (UNFORM)

5. **Size of proposed building:** ☐ Feet Front 25 Feet Deep 60 # Stories 1
Year Built: ☐ Occupancy/Use: ☐ Type of Construction: ☐

6. Has there been a previous appeal, under zoning, on these premises: ☐ No ☐ If so, when ☐

7. **Description of relief sought on this petition:**

SECTION VI - LOT WIDTH, FRONT SETBACK, LEFT SIDE SETBACK
LOT COVERAGE, RT SIDE SCREENING(?)

8. **Deed recorded in the Registry of Deeds:** Book 12790 Page 193
Or Land Court Certificate No. ☐ Book ☐ Page ☐

RECEIVED
CITY CLERK'S OFFICE
METHUEN, MA
2023 NOV 30 PM 4:00

9. **The principal points upon which I base my application are as follows:**

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).

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

Applicant's Signature _____

Co-Applicant's Signature _____

NOTE: CERTIFIED LIST OF ABUTTERS MUST BE ATTACHED TO EACH APPLICATION



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.) , 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

11/09/2023

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

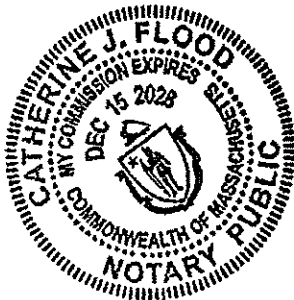
By:

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
1010-79-8
Zoning Board

Certified Abutter's List
Assessor's Office

Maria Daniel

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

