

January 27, 2022

To: Methuen City Hall
Searles Building
41 Pleasant Street
Methuen, MA 01844

Attn: City Council
Community Development Board

Re: Petition to Amend the Zoning Ordinance to Rezone that Parcel of Land located at 184 Pleasant Valley Street, Tax Parcel 1010-78E-2000, from a Limited Industrial (IL) District to a Highway Business (BH) District

Dear Community Development Board:

Please be advised that we represent 184 Pleasant Valley, LLC (the "Petitioner"), the owner of the land and buildings at 184 Pleasant Valley Street, Methuen, MA 01844 (the "Property"), which is currently zoned as Limited Industrial (IL). The Petitioner's building at the Property is currently used as office space for various tenants. The Petitioner is proposing that the Property be rezoned from the IL District to the Highway Business (BH) District, which will allow for a larger variety of businesses to operate on the Property including, but not limited to, personal services establishments. The subject Property is surrounded by BH districts while only being approved for IL uses, which uses are more restrictive than the BH District. This proposed rezoning will not interfere with any current uses on the Property. This proposed rezoning will have little impact on City Services while increasing tax revenue.

The following documents are submitted in support of this Petition:

1. Petition to Amend Zoning District
2. GIS Map showing Parcel to be Rezoned

Please feel free to reach out with any questions or concerns and thank you for your cooperation in this matter.

Sincerely,



Suzanne Brunelle, Esq.

COMMONWEALTH OF MASSACHUSETTS

ESSEX COUNTY

**METHUEN CITY COUNCIL
COMMUNITY DEVELOPMENT BOARD**

This petition is submitted pursuant to Section XIII-B – Adoption & Amendment of the Comprehensive Zoning Ordinance of the City of Methuen.

184 Pleasant Street, LLC (the “Petitioner”), owner of Tax Parcel 1010-78E-2000, known as 184 Pleasant Valley Street, Methuen, Massachusetts (the “Property”) requests the City Council and the Community Development Board of the City of Methuen to approve the following petition:

“TO CHANGE/REZONE THAT PARCEL OF LAND LOCATED AT 184 PLEASANT VALLEY STREET, METHUEN, AND AS MORE PARTICULARLY DESCRIBED BELOW, FROM ITS PRESENT DESIGNATION AS A LIMITED INDUSTRIAL (IL) DISTRICT TO A HIGHWAY BUSINESS (BH) DISTRICT.”

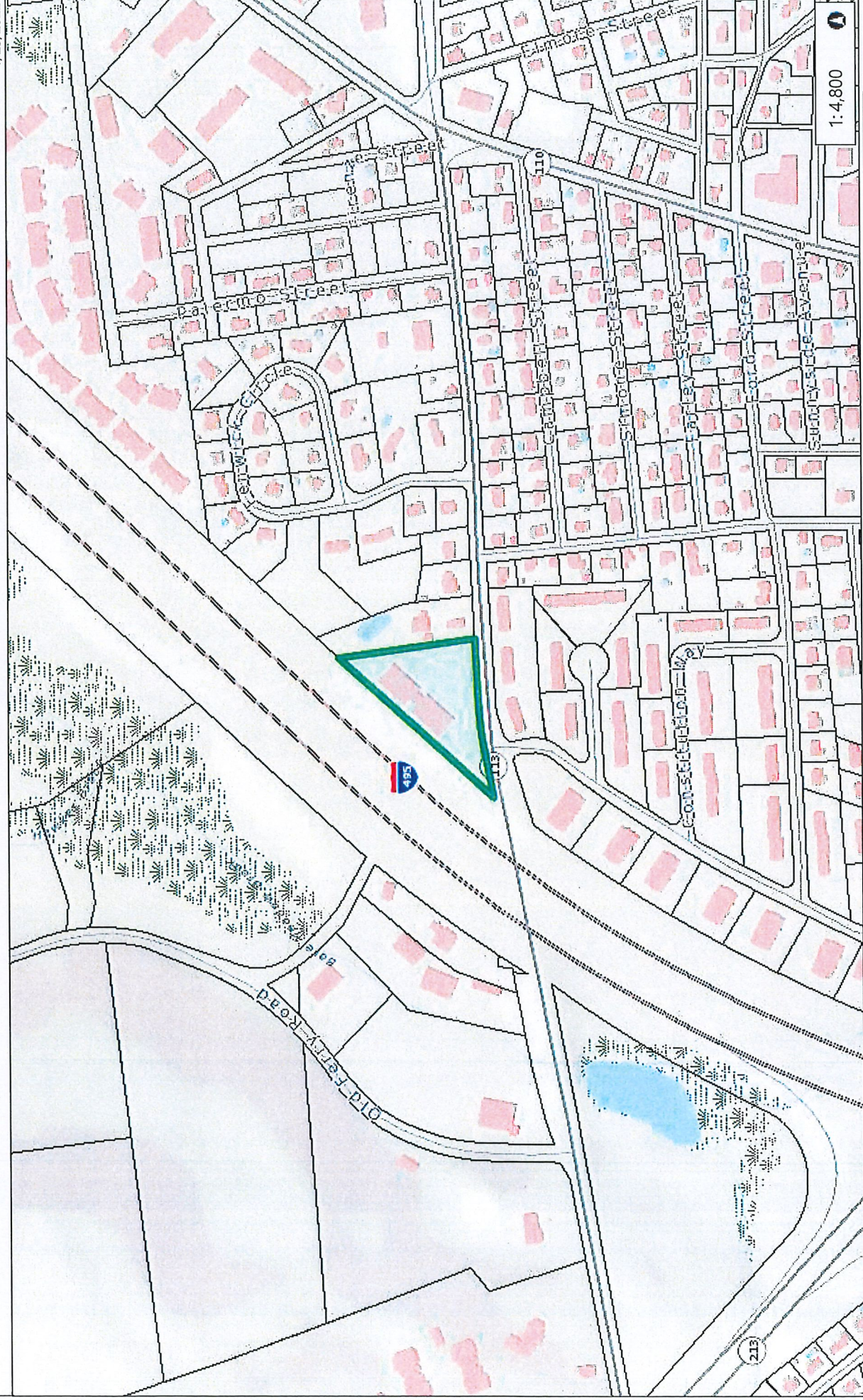
Said parcel is designated on a Tax Map provided by the Merrimack Valley Planning Commission’s MIMAP mapping tool, and incorporated by reference herein as “Exhibit A”.

The Petitioner is requesting to rezone this parcel of land in order to provide a larger variety of businesses with an allowed use to operate on the Property including, but not limited to, personal services establishments. This proposal will not interfere with any current uses on the Property. This proposal will have little impact on City Services, while increasing tax revenues for the City of Methuen.

EXHIBIT A

184 Pleasant Valley Street, Methuen, MA

1/25/2022



Legend

- Municipal Boundary
- Interstate
- Major Road
- Local Road
- Building
- Dock
- Hydrographic Features
- Pool
- Streams
- Roads
- Wetlands

1:4,800

Data Sources: 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.