

**CITY OF METHUEN
ZONING BOARD OF APPEALS
THE SEARLES BUILDING
41 PLEASANT ST, ROOM 203
METHUEN, MA 01844**

**MEETING AGENDA
41 PLEASANT ST, THE GREAT HALL
Wednesday April 22, 2026 at 7:00 PM**

- 1) Pledge of Allegiance**
- 2) Roll call**
- 3) Acceptance of Minutes**
 - a) March 25, 2026
- 4) Old Business:**
 - a) **Request for Specific and Material Change in Previous Unfavorable Action:**
 - i) **Dana Kilroy (VP) Center Street**
Previous petitions with unfavorable actions within past 2 years: 2025-05 Variance with decision date of 5/5/2025 and 2026-01 Special Permit with decision date 2/10/2026 (**PARCEL ID: 716-113-4**)
- 5) New Business:**
 - a) **Applications for Variance:**
 - i) **2026-07 Brian Zepkoski for Donna Zappala**
A Variance is required under Section VI-D, in a RR (Rural Residential) Zone, of the City of Methuen Comprehensive Zoning Ordinance to construct a Single Story Addition (23' x 16') & an Open Deck (7' x 20'), on the Right Side & Rear of existing Dwelling, that will be too close to the Right Side Setback (required is 30 ft., request is 3.1 ft.) & Rear Setback (required is 30 ft., request is 27.7 ft.) at **2 HAYES ST, METHUEN MA 01844 (PARCEL ID: 709-68B-108)**.
 - ii) **2026-08 Nicholas Marion for Soubsub Wanlop**
A Variance is required under Section VI-D, in a RD (Residential D) Zone, of the City of Methuen Comprehensive Zoning Ordinance to construct an addition that will be too close to the front setback (required is 20.0 ft., request is 19.4 ft). Also, to clarify front setback on the existing dwelling, in an RD Zone at **14 DERRY ROAD, METHUEN MA 01844 (PARCEL ID: 1111-108-259C)**.
- 6) Adjournment:**

NEXT ZONING BOARD OF APPEALS MEETING: May 20, 2026

Anyone needing an access accommodation to participate in City of Methuen programs or services, please contact Sandy Almonte, ADA Coordinator, at SAlmonte@methuen.gov at least two (2) weeks in advance, or 2 business days before, any Board of Commission meeting. This notice is available in alternative formats upon request.

For this meeting, members of the public who wish to watch the meeting may do so on their televisions by turning to Comcast Xfinity Channel 8 or Verizon FiOS Channel 32 or view on a computer or cell phone via live stream at <https://www.methuentv.org/methuen-government-tv-live-stream/>.

Public participation will be opened during the meeting for those wishing to attend. In lieu of attending in person, to participate in the public hearing, email questions/comments by noon on February 24th to LMoriarty@methuen.gov. Questions/comments will be provided to the Board, added the record and responded to accordingly.