



# Haverhill

Board of Appeals  
Phone: 978-374-2330 Fax: 978-374-2315  
jdewey@cityofhaverhill.com

## AGENDA

**BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING June 16, 2021 AT 7:00 P.M. in ROOM 202, CITY HALL (Please wait in the auditorium across the hall, where you can social distance, until we come get you as we will be bringing people into room 202 one case at a time)**, to hear the following items:

### Continued

#### **Michael Sofos for 69 – 71 South New Street (Map 715, Block 692, Lots 7 & 7B)**

Applicant seeks following dimensional variances to create new building lot and construct new single-family dwelling in a RH zone. Variance for new lot (Lot 7B) sought for lot frontage of 61.57 ft where 75 ft is required. Proposed Lot 7A shall include existing two-family dwelling. Requested variances for Lot 7A include lot area (7,500 sf where 9,600 sf is required), lot frontage (59.43 ft where 80 ft is required), lot width (59.43 ft where 60 ft is required), and minimum open space (42% where 45% is minimum). (BOA-21-6)

### New Business

#### **Hilldale Avenue, LLC for 1057 Main St (Map 635, Block 4, Lot 9)**

Applicant seeks the following dimensional variances to create new building lot and construct new single-family dwelling in a RM zone. Requested variances for new lot (Lot 9A) include lot frontage (90 ft where 150 ft is required) and lot width (90 ft where 112.5 ft is required). Proposed Lot 9 shall include the existing single-family dwelling. Requested variances for Lot 9 include lot frontage (110.31 ft where 150 ft is required) and lot width (83 ft where 112.5 ft is required). (BOA-21-16)

#### **The Beverly Park Group for 403 River Street (Map 504, Block 244, Lot 7)**

Applicant seeks a special permit to convert an existing industrial building into mini self-storage facility in a CH zone. (BOA-21-17)

#### **Anthony Jackson for 69 Audubon Rd (Map 454, Block 6, Lots 143 & 144)**

Applicant seeks a dimensional variance for side setback of 7.2 ft where 25 ft is required to construct an attached garage / addition with master bedroom & bath above in a RS zone. (BOA-21-18)

#### **John Cave for 624 Main Street (Map 615, Block 508, Lot 1B)**

Applicant seeks a special permit to change former non-conforming use (real estate office) of existing structure to a precious metals cash for gold shop in a RH zone. (BOA-21-19)

#### **Mazraany Construction, LLC for 125-129 Kenova Ave (Map 10/11/12/13)**

Prior to filing for a Special Permit for Multifamily Dwelling with City Council, Applicant seeks Special Permit from Board of Appeals to determine that proposed extension / alteration / change of existing non-conforming structure will not be substantially more detrimental than the existing structure to the neighborhood. Application includes converting / expanding existing funeral home building into an eight-family residential building in a RU zone. (BOA-21-20)



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**OTHER MATTERS:**

Approval of minutes for the: May 19, 2020

Advertise:      May 27, 2021  
                    June 10, 2021

*George Moriarty*

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George Moriarty, Chairman