



Haverhill

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

AGENDA

**BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING
September 20, 2023 AT 7:00 P.M. in ROOM 202, CITY HALL to hear the following items:**

New Business

Richard & Laura King for 57 Woodrow Avenue (Map 635, Block 3, Lot 21)

Applicant seeks the following dimensional variance to create a new building lot for the construction of a new single-family dwelling in a RL zone. Proposed new Lot A shall be a conforming lot that includes the existing the single-family dwelling. Proposed new Lot B shall include the new single-family dwelling. Requested relief for new Lot A sought for lot area (24,392 sf where 40,000 sf is required). (BOA-23-29)

BJ'S Wholesale Club, Inc. for 25 Shelley Road (Map 762, Block 1, Lot 7)

Applicant seeks a variance to remove one parking space for the installation of a curb ramp in a CH zone. Total parking spaces proposed to be reduced from 470 spaces to 469 spaces. (BOA-23-30)

Francis Bevilacqua for 0 Edgehill (Map 644, Block 3, Lots 132 & 133A)

Applicant seeks the following variances to build a single-family dwelling in a RM zone. Variances sought for lot area (18,029 sf where 20,000 sf is required), frontage (73.02 ft where 150 ft is required), lot width (101.31 ft where 112.5 ft is required), front yard setback (15.5 ft where 25 ft is required). Requested variances previously granted December 21, 2021. (BOA-23-31)

Lifeline Baptist Church for 14 Brandy Brow Road (Map 439, Block 3, Lots 1B & 5)

Applicant seeks the following dimensional variances to create two (2) new building lots (Lot 1 and Lot 2) for the construction of a new two (2) single-family dwellings in a RS zone. Requested relief for proposed new Lot 1 include variances for lot area (15,597 sf where 87,120 sf is required), lot frontage (120 ft where 200 ft is required) and lot depth (130 ft where 150 ft is required). Requested relief for proposed new Lot 2 include variances for lot area (21,693 sf where 87,120 sf is required), front setback (25 ft where 40 ft is required), and lot depth (94 ft where 150 ft is required). The existing church is proposed to be razed as part of the reconfiguration of the Applicant's existing parcels. (BOA23-32)

Michael & Lindsay Foustoukos for 3 South Maple Avenue (Map 726, Block 1, Lots 12A & 13)

Applicant seeks a special permit for a detached accessory dwelling unit in a RM zone. Applicant seeks Special Permit to determine that proposed reconstruction of existing non-conforming structure will not be substantially more detrimental than the existing structure to the neighborhood. Application involves the replacement of the existing garage with a new detached accessory dwelling unit on the same footprint of the existing garage. (BOA-23-33)

Haverhill Public Schools for 685 Washington Street (Map 556, Block 1, Lot 1)

Applicant seeks dimensional variances for maximum height (72 ft where 35 ft is maximum) and maximum stories (4 stories where 2 ½ stories is maximum) for the construction of a new school to replace the existing Consentino Middle School in a RH zone. (BOA-23-34)



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Other Matters

Approval of minutes for the: August 16, 2023

Advertise: August 31, 2023

September 7, 2023

George Moriarty

George Moriarty, Chairman