



# Haverhill

Board of Appeals  
Phone: 978-374-2330 Fax: 978-374-2315  
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## **AGENDA**

**BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING  
July 17, 2024 AT 7:00 P.M. in ROOM 202, CITY HALL to hear the following items:**

### **New Business**

#### **Harold James Kuemkong & Essi Kuemkong for 45 Columbia Park (Map, Block, Lots 622-535-11 & 622-536-5a)**

Applicant seeks a special permit for a new detached accessory dwelling unit in a RH zone. (BOA 24-10)

#### **John Gaudet for 0 Joffre Street (Map 564, Block 5, Lot 575a)**

Applicant seeks a special permit for a new detached accessory dwelling unit with a garage below in a RM zone. (BOA 24-11)

#### **William Bourque & ZEE GRAND PROPERTIES,LLC for 217 Lake Street (Map 588, Block 422, Lots 23F & 23E)**

Applicant seeks a dimensional variance to reduce lot area of a non-conforming lot from 58,910 sf to 50,710 sf where 80,000 sf is required in a RR zone. (BOA 24-12)

#### **MAUREEN E. RYAN TRUST for 20 Dudley Street (Map 621, block 538, Lot 9)**

Applicant seeks following dimensional variances to create a new building lot for the construction of a new single-family dwelling in a RH zone. Proposed new Lot 9-2 shall include the new single-family dwelling. Requested relief for new Lot 9-2 include variances for lot area (2,948 sf where 7,500 sf is required), lot frontage (60 ft where 75 ft is required), lot depth (49.16 ft where 100 ft is required), front setback (10 ft where 20 ft is required), rear setback (10.12 ft where 30 ft is required) and building coverage (28.49% where 25% is maximum). Proposed new Lot 9-1 includes a pre-existing nonconforming two-family dwelling. Requested relief for new Lot 9-1 includes variances for lot area (3,338 sf where 9,600 sf is required), lot depth (55.67 ft where is 100 ft required), rear setback (10.4 ft where 30 ft is required) and building coverage (28.61% where 25% is maximum). (BOA 24-14)

#### **Kevin Breen for 8 Hawthorne Street (Map 723, Block 699, Lot 11)**

Applicant seeks Special Permit to determine that proposed extension of existing non-conforming structure will not be substantially more detrimental than the existing structure to the neighborhood. Application involves the construction of a mudroom addition and extension of the existing deck off the rear façade of single-family dwelling in a RM zone. (BOA 24-15)

#### **Matthew & Marielle O'Brien for 14 Robert Road (Map 776, Block 788, Lot 9-6)**

Applicant seeks a special permit for a new detached accessory dwelling unit with a garage below in a RR zone. (BOA 24-16)

#### **Melanie & Christopher Chapman for 98 Brandy Brow Road (Map 439, Block 5, Lots 40, 44, 42 & 45)**

Applicant seeks a dimensional variance for side setback (12.7 ft where 25 ft is required) to construct an attached two-stall garage in a RS zone. (BOA 24-17)



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**HOLY CROSS ARMENIAN CHURCH for 1280 Boston Road (Map 770, Block 779, Lot 70)**

Applicant seeks dimensional variances for a monument sign in a RH zone. Requested relief includes variances for sign height (10' 3" where 6 ft is maximum) and sign surface area (85.5 sf where 10 sf is maximum). (BOA 24-18)

**TOP-TIER INVESTMENTS, LLC for 98 Laurel Ave (Map 714, Block 686, Lot 1)**

Applicant seeks a dimensional variance for lot area (5,313 sf where 9,600 sf area required) to convert existing single-family dwelling into a two-family dwelling in a RH zone. (BOA 24-19)

**Other Matters**

Approval of minutes for the: May 15, 2024

Advertise: June 27, 2024

July 4, 2024

*George Moriarty*

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George Moriarty, Chairman