



Haverhill

Board of Appeals (Jill)
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AGENDA

BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING November 17, 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 business

Bradford Unlimited Corp. for 815 Hilldale Avenue (Map 585, Block 430, Lot 1A)

Applicant seeks dimensional variances to create two new building lots and construct two new single-family dwellings in a RM zone. Requested variances for new Lot 69 include lot area (11,874 sf where 20,000 sf is required), lot frontage (86 ft where 150 ft is required), and lot width (90.7 ft where 112.5 ft is required). Requested variances for new Lot 71 include lot area (11,201 sf where 20,000 sf is required), lot frontage (86 ft where 150 ft is required), and lot width (91.5 ft where 112.5 ft is required). BOA-21-35

Robert Ferreira for 0 Scotland Hill (Map 589, Block 420, Lot 3)

Applicant seeks a dimensional variance for 0 ft lot frontage where is 200 ft is required to construct a single-family dwelling in a RR zone. BOA-21-39)

New Business

John and Lisa Guerin for 26 Leroy Ave (Map 718, Block 667, Lot 11)

Applicant seeks a dimensional variance for rear setback of 28.8 ft where is 30 ft is required to construct a three-season sun/screen room upon existing rear deck footprint of a single-family dwelling in a RH zone. BOA-21-41

Zach Cooper for 36 Oakland Ave (Map 633, Block 7, Lots 153-157)

Applicant seeks a dimensional variance for front yard setback of 16.61 ft where 25 ft is required to construct a farmers porch onto the front of a single-family dwelling in a RM zone. BOA-21-42

Broadway Realty Trust LLC for 653 Broadway (Map 548, Block 1, Lots 29, 30, 31, 32, 33)

Applicant seeks Special Permit to determine that proposed extension of existing non-conforming use (restaurant) shall not be substantially more detrimental than the existing nonconforming use to the neighborhood in a RM zone. The restaurant is located in RM and CN zones. BOA-21-43

OTHER MATTERS:

Approval of minutes for the: October 20, 2021
Advertise: October 28, 2021
November 11, 2021

George Moriarty

George Moriarty, Chairman