



Haverhill

Board of Appeals
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AGENDA

BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING

July 15, 2020 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:

REMAND FROM COURT

Marleen Stasinos for 22 South Cross Road (Map 759, Block 3, Lot 2): Applicant seeks a special permit for accessory apartment in a RR zone. (BOA-20-6)

Continued from previous meeting/s

Diamond Properties Trust for 452 Lake Street (Map 571, Block 1, Lot 13) Applicant seeks frontage variances to divide existing parcel into 2 building lots in RM zone (rear of proposed lots located in RR zone). Variances sought for frontage of 100 feet for one lot and 103.5 feet for the other lot where 150 feet is required. If approved, the existing structures on the property would be razed and two new single-family dwellings shall be constructed. (BOA 20-12)

Christopher Zielinski + Joseph Ambrosino for 222 Washington Street (Map 501, Block 228, Lot 32) Applicant seeks a variance for lot area of 5851 S.F. where 20,000 S.F. are required to construct an 8-unit multifamily dwelling in a CG zone. (BOA 20-15)

Francis Bevilacqua for 0 Edgehill Road (Map 684, Block 3, Lots 132 & 133A) Applicant seeks the following variances to build a single-family home in a RM zone. Variances sought for lot area (18,029 sf where 20,000 sf is required), frontage (73.02 sf where 150 sf is required), width (101.31 sf where 112.5 sf is required), front yard (15.5 sf where 25 is required). (BOA 20-21)

New Business

Michele Zammitti for 58 Lois Street (Map 429, Block 3, Lot 265) Applicant seeks a variance for installation of 8 ft fence in a residential zone where not more than 6 ft in height is permitted. (BOA 20-26)

Colleen McCann for 0 Arthur Street (Map 531, Block 376A, Lot 7) Applicant seeks a finding (lot area of 6,400 sf where 7,500 sf required and lot depth of 80 ft where 100 ft required) to rebuild house that was destroyed by fire in a RH zone. (BOA 20-20)

Jeffrey A. Saab for 0 West Lowell Ave (Map 540, Block 466, Lot 13) Applicant seeks a variance for 0 feet frontage where 200 feet is required in a RR Zone. Lot will have 108.04 feet frontage on an Access Easement. Applicant also requests a variance from the definition of lot frontage, purpose of. (BOA 20-24)

Susan Clark for 141 Cedar Street (Map 631, Block 499, Lot 10) Applicant seeks the following variances to convert a single-family dwelling into a two-family dwelling in a RH zone. Variances sought for lot area of 7,359 sf where 9,600 sf is required, lot frontage of 55.14 ft where 80 ft is required, side yard setback of 7.9 ft where 10 ft is required, and building coverage of 26% where 25% is maximum. (BOA 20-36)



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Kaitlin Craig from 113 Seven Sister Road (Map 478, Block 1, Lot 26) Applicant seeks a special permit for an accessory apartment in basement in a RR zone. (BOA 20-28)

Ayad J. Maroun, Trustee of Maroun Family Trust for 68 Lafayette Sq (Map 516, Block 303, Lot 4) Applicant seeks a variance for rear yard setback of 7.7 ft where 20 ft is required to construct a 10x30 attached garage addition in a CG zone. (BOA 20-31)

Jared Law for 46 Fermanagh Street (Map 741, Block 6, Lot 27A) Applicant seeks a variance for front yard setbacks of 6.3 ft and 22.5 ft (corner lot) where 25 ft is required to construct an addition onto existing single-family dwelling in a RM zone. (BOA 20-34)

Atlantis Investments, LLC for 0 Lafayette Sq. (Map 516, Block 3030, Lot 1) Applicant seeks the following dimensional variances for the construction of a 4-story building with 14 residential units and 2 commercial units in a CG zone. Variances sought for lot area (3,500 sf where 20,000 sf is required), lot depth (70 ft where 100 ft is required), side yard setback (5 ft where 20 ft is required), rear yard setback (0' where 20' is required), floor area ratio of 3.5 where 2.0 is maximum. (BOA 20-32)

Russell Channen for 48 Jasper Street (Map 647, Block 2, Lot 72 & 73) Applicant seeks following dimensional variances to create new building lot and construct new single-family dwelling in a RM zone. Requested variances for new lot (Lot 73) include lot area (7,320 sf where 20,000 sf is required), lot frontage (60 ft where 150 ft is required), lot width (60 ft where 112.5 ft is required), and side yard setback (11 ft where 15 ft is required). Proposed Lot 72 shall include existing single-family dwelling to be renovated. Requested variances for Lot 72 include lot area (7,320 sf where 20,000 sf is required), lot frontage (60 ft where 150 ft is required), lot width (60 ft where 112.5 ft is required). (BOA 20-27)

John Bokarvich for 33 Powdermill Road (Map 469, Block 26, Lot 15) Applicant seeks a special permit for construction of an accessory apartment in a RR zone. (BOA 20-30)

James Flaherty Jr. for 3 Holly Lane (Map 778, block 797, Lot 37AA) Applicant seeks a variance for a rear yard setback of 16 ft where 30 ft is required to construct a 12x20 bedroom addition onto existing single-family dwelling in a RL zone. (BOA 20-29)

Apache Trucking for 0 Fondi Road (Map 585, Block 430, Lot 2E) Applicant seeks a special permit to build an interstate trucking terminal with an office building in a BP zone. (BOA 20-35)

OTHER MATTERS:

Approval of minutes for the: June 17, 2020

Advertise: July 2, 2020

July 9, 2020

George Moriarty

George Moriarty, Chairman