



Haverhill

Board of Appeals
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AGENDA

BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING October 20 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 from September

Adam Tilden for 465 Groveland Street (Map 442, Block 1, Lots 15 & 16)

Applicant seeks a dimensional variance for rear yard setback of 15.5 ft where 30 ft is required to convert existing detached one-story wood framed structure into a residential unit that shall connect to the existing single-family dwelling as a result of the construction of 2-car garage to create a two-family dwelling in a RH zone. (BOA-21-31)

New Business

Jean B. Doresca for 5 John Street (Map 603, Block 465, Lot 12)

Prior to filing for a Special Permit for Multifamily Dwelling with City Council, Applicant seeks following dimensional variances to create a new building lot for the construction of new three-family dwelling in a RU zone. Requested variances for new Lot 12A include lot area (5,993 sf where 11,700 sf is required), lot frontage (66.97 ft where 80 ft is required), lot depth (93.5 ft where 100 ft is required), and rear setback (21.6 ft where 30 ft is required). Proposed new Lot 12 shall include existing two-family dwelling. Requested variances for new Lot 12 include lot area (6,362 sf where 9,000 sf is required), lot depth (68.12 ft where 100 ft is required), and rear setback (10 ft where 30 ft is required). (BOA-21-32)

MED Properties, LLC for 0 Curtis Street (MBL 512-297-2 & 512-298-1)

Applicant seeks a dimensional variance for lot frontage of 47.8 ft where is 80 ft is required to construct a duplex in a RU zone. (BOA-21-40)

Freddy Castaneda for 49 Rosedale Avenue (Map 637, Block 2, Lots 17-23, 25 & 26)

Applicant seeks a special permit to construct an accessory apartment in basement in RM zone. (BOA-21-37)

MNS Properties LLC for 9 Blaisdell Street (Map 514, Block 291, Lot 3)

Applicant seeks following dimensional variances to create a new building lot for the construction of new two-family dwelling in a RH zone. Requested variances for new Lot 3B include lot area (4,103 sf where 9,600 sf is required), lot frontage (48.98 ft / 44.50 ft where 80 ft is required), lot depth (92.21 ft where 100 ft is required), front yard setback (10 ft where 20 ft is required), rear setback (22.77 ft where 30 ft is required), lot width (47.05 ft where 60 ft is required) and building coverage (29.4 percent where 25 percent is max). Proposed new Lot 3-A shall include existing three-family dwelling. Requested variances for new Lot 3-A include lot area (5,812 sf where 11,700 sf is required), lot frontage (52.55 ft / 55.50 ft where 80 ft is required), and lot width (52.40 ft where 60 ft is required). BOA-21-38)

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)

OTHER MATTERS:

Approval of minutes for the: September 15 2021

Advertise: September 30, 2021

October 14, 2021

George Moriarty

George Moriarty, Chairman