



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 18, 2024 AT 7:00 P.M. in ROOM 202, CITY HALL to hear the following items:**

Continued

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)

New Business

Debra Ann Trust for 34 Seventh Ave (Map 611, Block 495, Lots 22 & 23)

Applicant seeks dimensional variances for the construction of a second dwelling unit to be attached to existing single-family dwelling in a CN zone. Requested relief include variances for lot area (9,150 sf where 9,600 sf is required), lot depth (97.5 ft where 100 ft is required) and building coverage (27.3% where 25% is maximum). (BOA 24-22)

Cesar Casado for 0 Grove Street (Map 518, Block 308, Lot 8)

Applicant seeks the following dimensional variances to construct a new single-family dwelling in a RH zone. Requested relief include variances for lot area (4,751 where 7,500 sf is required) and lot frontage (44.2 ft where 75 ft is required). (BOA 24-23)

Bradford Unlimited Corp for 24 Jordan Street (Map 425, Block 155, Lots 25 & 26)

Applicant seeks following dimensional variances to create new building lot and construct new single-family dwelling in a RH zone. Requested variances for Lot 25 include lot area (6,000 sf where 7,500 sf is required) and lot frontage (60 ft where 75 ft is required). Proposed Lot 26 shall include existing single-family dwelling. Requested variances for Lot 26 include lot area (6,000 sf where 7,500 sf is required) and lot frontage (60 ft where 75 ft is required). (BOA 24-24)

Haverdough, LLC for 340 Main Street (Map 610, Block 490, Lots 10, 15 and 18)

Applicant seeks following dimensional variances to create new building lot and construct new two-family dwelling in a RU zone. Requested relief include variances for lot area (7,644 where 9,000 sf is required), lot frontage (64.83 ft where 80 ft is required), front setback (11 ft where 20 ft is required) and building coverage (31.5% where 25% is the maximum). (BOA 24-25)

Duane Blackie For 206 Webster Street (Map 621, Block 539, Lot 2)

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 garage on the same footprint in a RH zone. (BOA 24-26)



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Mardy Tes for 479 Washington Street (Map 511, Block 271, Lot 5)

Applicant seeks the following dimensional variances to construct a new two-family dwelling in a RH zone. Requested relief include variances for lot area (3,790 where 9,600 sf is required), lot frontage (49.4 ft where 80 ft is required), lot depth (79.45 ft where 100 ft is required), lot width (49.4 where 60 ft is required), building height (37 ft where 35 ft is maximum), # of stories (3 where 2.5 is maximum), rear setback (15 ft where 30 ft is required), and building coverage (27.3% where 25% is the maximum). (BOA 24-27)

MARTE C, LLC for 15 York Street (Map 603, Block 468, Lots 1 & 11)

Applicant seeks following dimensional variances to create new building lot and construct new two-family dwelling in a RU zone. Requested variances for Lot 11 include lot area (6,901 sf where 9,000 sf is required), lot depth (73.8 ft where 100 ft is required), and rear yard setback (20.2 ft where 30 ft is required). Proposed Lot 1 shall include existing single-family dwelling. Requested variances for Lot 1 include lot area (4,058 sf where 7,500 sf is required) and building coverage (30.6% where 25% is the maximum). (BOA 24-29)

Other Matters

Approval of minutes for the: August 21, 2024

Advertise: August 29, 2024

September 5, 2024

George Moriarty

George Moriarty, Chairman