



# Haverhill

Board of Appeals  
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## AGENDA

**BOARD OF APPEALS will hold AN ONLINE PUBLIC HEARING ON WEDNESDAY EVENING March 17, 2021 AT 7:00 P.M. the Applicants, Abutters and Public can call into the meeting: To join the video meeting, click this link: <https://meet.google.com/fig-mrit-gfi> to join by phone, dial +1 567-259-6377 and enter this PIN: 902 027 256#, to hear the following items:**

### Request Extension

#### Norwood Group for 219 Lincoln Avenue (Map 408, Block 2, Lots 5 & 5A)

Applicant seeks to extend expiration date for variance and special permit that was approved on March 20, 2019

### Remand from the Land Court Department of the Trial Court for Reconsideration

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), and lot width (60 ft where 112.5 ft is required). (BOA 20-27)

### New business

Early Contractors, Inc. for 47 Railroad Street (Map 701, Block 631, Lot 1) Applicant seeks dimensional variances for construction of 4-Unit townhouse condominium structure (existing auto repair / machine shop to be razed) in a RH Zone. Variances sought for Lot Area (12,648 sf where 49,000 sf is required), lot depth (82.5 ft mean where 200 ft required), front setback (20 ft & 21 ft where 25 ft is required), side setback (11 ft where 20 ft is required), rear setback (18.2 ft where 40 ft is required), maximum floor area ratio (.85 where .5 is maximum). (BOA-21-1)

#### Bradford Unlimited Corp. for 606 Salem Street (Map, Block, Lots 776-789-7, 776-789-8, 776-789-9, and 776-789-10)

Applicant seeks a dimensional variance to create three building lots (Lot 7, Lot 8, and Lot 9) and construct two new single-family dwellings in a RL zone. Proposed Lot 8 shall include the existing single-family dwelling. Requested variance is for lot frontage for Lot 8 (128.35 ft where 150 ft is required). (BOA-21-2)

Bradford Unlimited Corp. for 333 North Broadway (Map 563, Block 13, Lots 3 & 4) Applicant seeks dimensional variances for lot area of 15,559 sf where 20,000 sf is required and lot frontage of 100 ft where is 150 ft is required to construct a single-family dwelling in a RM zone. (BOA-21-3)

### **OTHER MATTERS:**

Approval of minutes for the: February 17, 2020

Advertise: March 4, 2021

March 11, 2021

*George Moriarty*

George Moriarty, Chairman