



# Haverhill

Board of Appeals  
4 Summer Street – Room #201  
Haverhill, MA 01830  
Phone: 978-374-2330 Fax: 978-374-2315  
[jdewey@cityofhaverhill.com](mailto:jdewey@cityofhaverhill.com)

The regular meeting of the Haverhill Board of Appeals was held on Wednesday evening, September 17, 2025

Those Present:

Chairman George Moriarty  
Member Louise Bevilacqua  
Member Ted Vathally  
Member Michael Soraghan  
Assoc Member Magdiel Matias

Also, Present: Jill Dewey, Board Secretary  
Tom Bridgewater, Building Commissioner

Chairman called the meeting in to order on September 17, 2025

**Sarai Reyes for 74 Auburn Street (Map 610, Block 492, Lot 3)**

Applicant seeks a dimensional variance for rear setback (24.44 ft where 30 ft is required) to enclose rear deck & construct a one-story addition onto a two-family dwelling to create a master bedroom in a RU zone. (BOA 25-19)

Cipriano Cum (Husband of Sarai): I am seeking a variance of 24.44 where 30 is requested, to enclose an existing deck

Chairman: And construct a one-story addition?

Cipriano Cum: Yes

Chairman: Currently you have a two-family dwelling, correct, and this will create a master bedroom?

Cipriano Cum: Yes

Chairman: For your use?

Cipriano Cum: Yes. Right now, it looks like it has 3 bedrooms, but in reality, we only have two bedrooms, because you have to go through one bedroom to get to the other one, there is no privacy and we have two kids right now, and the family is growing, and I would like to have more space. And another addition, my wife has a daycare, so we are running out of space.

Tom Bridgewater: So the reason for the variance is, open decks in zoning you can go half the distance into the setback for an open deck, but once you add a roof or finished space over it, then you have to meet the setbacks. SO the deck was compliant, but again once you add the roof on or anything, you have to meet the setbacks, and that is where the variance comes in.

Chairman: And the requirements 30 feet



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Tom B: correct

Chairman: Questions from the board?

Member Vathally: Other than the addition you are doing, any plumbing or any structural things you are doing to that addition?

Cipriano Cum: No, A bathroom I am going to add in there.

Member Vathally: There is going to be a bathroom in there

Cipriano Cum: Yes

Member Vathally: So there is going to be plumbing in there

Cipriano Cum: Yes

Member Vathally: Commissioner, does this go to developmental review?

Tom Bridgewater: No, this will just be a building permit. They are not adding a unit or anything, they are just creating a bedroom, so it is just a building permit. They will have to get plumbing permits, electric permits. But it is not going to change the unit count or anything like that. They will probably have to, where they are adding a bedroom on there, they'll have to have interconnector smokes throughout that unit there, the fire department will be on the building permit also.

Member Vathally: OK, so they will need plumbing and fire approval and

Tom B: Yes.

Member Vathally: ok, thank you.

Chairman: Any other questions or comments? Entertain a motion.

Member Vathally: I make a motion to accept the application for 74 Auburn Street.

Member Soraghan: Second

Member Ted Vathally: Yes it meets the criteria of 255-10.2.2(2)

Member Michael Soraghan: Yes, I feel that the application meets the conditions of chapter 255-10.2.2(2)

Member Louise Bevilacqua: Yes it meets the criteria of 255-10.2.2(2)

Assoc Member Magdiel Matias: Yes it meets the criteria of 255-10.2.2(2)

Chairman George Moriarty: Yes

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## **Michael Raymond for 24 Trumbull Avenue (Map 552, Block 1, Lot 153)**

Applicant seeks a dimensional variance for front setback (20 ft where 25 ft is required) and building coverage (26% where 25% is maximum) to construct an addition onto a single-family dwelling in a RM zone. (BOA 25-20)

Michael Raymond: We are trying to build an addition and as part of that addition, there will also be an ADU involved and the goal is to move our parents in, my Mom and my in-laws. So the plan is to tear the garage off the existing home, and we are going to build the structure on the existing garage space and then also obviously larger, and my mother's space is going to be an addition to my existing home, it is just going to be a living space, a bedroom and a bathroom. She doesn't cook, she is in a wheelchair, we supply her with all her food, we buy her prepared meals or whatnot, so she doesn't need to have a kitchen. My in-laws will have a true in-law or ADU and they will have a kitchen and all that. So the variance that we are applying for is a 19 foot setback where 25 is required, and also lot coverage 26% coverage, where 25% is required.

Chairman: Thank you. We had some questions where on the plot plan it was originally listed as 20 feet, and it is not listed as 19.

Michale Raymond: Yes, that was actually an error, it was supposed to be 19, and then when I sent it back to the surveyor, he correct4ed it 19, and then I submitted the plot plan with 19.

Chaiman: Ok. Did anything change or was it just a clerical error?

Michael Raymond: Just trying to maximize the garage space, my mothers space is going to be aprox 18 feet in the rear and that will give here two 9 foot rooms, and one large living space, like a Livingroom, and then the garage space anything smaller than that will just be really tight to park cars in there. So the goal was to go for a garage of at least 25 feet, a 25 foot depth, so the extra foot should give us the 25 foot, obviously not counting the walls.

Chairman: In the existing garage to be removed though

Michael Raymond: Yes the existing garage is going to be torn off the house

Chairman: Questions from the board? Entertain a motion

Member Vathally: Before the motion, I wanted to say I was at the property days ago and I noticed some containers out front, is any work being done right now?

Michael Raymond: So one container we have had for a while, it acts as a shed if you will. Both containers are going to be going, the second container was there because as part of this project, to convince my wife to stay in this house, I had to



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finish my basement, so we took everything out of the basement, put it in a container, we did the basement, we are just about the point where we are getting all of the final inspections on the basement portion of the job, and then once that is done everything will come out of the container and go back into the garage and the container goes, and then the second container is going to go as soon as we tear the garage off.

Member Vathally: OK. No prior construction to the front of the property, correct? I mean you need both those containers from the basement?

Michael Raymond: No, one container was here for a long time was for the basement

Member Vathally: Right, and the other one you were using, in other words, you haven't been doing any construction for what you are here for tonight?

Michael Raymond: No Sir, I have not.

Member Vathally: Ok, I just didn't know what the containers were for.

Michael Raymond: We did work on the garage last year, because we had a rodent issue, we ended up tearing the slab out and dug down and then dumped two feet of concrete in the garage area to get rid of the rodent issue, had I known I was doing this, I would not have, I would have torn the garage off last year. But the plan all along was to find a house that checked all the boxes, that would allow us to move everybody home, and everything was out of our price range, so now we are here, we are staying, and we are going to put this addition on and we are going to move everyone home.

Member Vathally: Very good, thank you.:

Member Vathally: I make a motion to accept the application for 24 Trumball Avenue.

Member Soraghan: Second

Member Michael Soraghan: Yes I believe the application meet the general conditions of 255-10.2.2(2)

Member Vathally: Yes it meets the criteria of 255-10.2.2(2) and that it supports that there will be no substantial detriment to the public good

Member Louise Bevilacqua: Yes it meets the criteria of 255-10.2.2(2)

Assoc Member Magdiel Matias: Yes it meets the criteria of 255-10.2.2(2)

Chairman George Moriarty: Yes it meets the criteria of 255-10.2.2(2) and it is not no substantial detriment to the public good

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Michael Raymond: One more thing, I know it is not the standard, but the 21 day appeal process, I ended up getting 40 letters of support from the neighbors, is it possible to forgo that process, as I know the weather window is closing fast

Chairman: No, we have to hold fast to the 21, it is in the rule book.



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Tom Bridgewater: We looked it up today. But if you want to tear down your garage, at your own risk

Michael Raymond: Yes, get a demo permit, tear the garage off

Tom B: At your own risk... I am not going to give you a building permit, to build

Michael R: Just with the weather, I don't want to pour in a foundation knowing that we might have some freezing night.

Tom: We can't

Chairman: We can't do for one what we wouldn't do for others.

Michael R: My hope was if I got every single signature of every neighbor on the list, that I could forgo that appeal period.

Tom B: It doesn't matter. You can't, it is in the rule book.

The board voted to approve the meeting minutes from the August 2025 meeting (all members approved)