



Haverhill

Board of Appeals
4 Summer Street – Room #201
Haverhill, MA 01830
Phone: 978-374-2330 Fax: 978-374-2315
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The regular meeting of the Haverhill Board of Appeals was held on Wednesday evening, February 21, 2024 at 7:00 P.M.

Those Present: Chairman George Moriarty
Member Lynda Brown
Member Louise Bevilacqua
Member Kassie Infante
Assoc Member Magdiel Matias

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

Chairman Moriarty called the meeting in to order on February 21, 2024

0 Alton Avenue (Map 730, Block 780k, Lot 468-B)

Applicant seeks a dimensional variance for front setback (16.84 ft where 20 ft is required) to construct a new single-family dwelling with an attached accessory dwelling unit (ADU) in a RH zone. The existing swimming pool and deck that is adjoined to the single-family dwelling on the adjacent property shall be removed. (BOA 24-1)

Attorney Gordon Glass (Johnson & Bornstein 12 Chestnut Street, Andover): I am here today representing Brian Gigliotti as he seeks a roughly 3 foot setback variance from his two front setbacks on his corner lot. With us tonight are Mr. Gigliotti's parents Gwen and Jack. I understand the board has had an opportunity to review the proposal and the project materials. It is a little bit empty here tonight, but I am still trying to comment somewhat brief, with that said, I did bring a couple of additional materials and request the board look for review, they are some pictures of the property, I screen shot the property with the statement of the abutters support. With the best preview and content with the standards of a variance request, so this property is certainly a unique situation in the zoning district, you will see on those pictures the to South Main Street, uniquely deep grading, we feel confident 10-15 feet it looks to be, in addition the property is roughly twice as large as the minimum lot area in zoning, it is a quit narrow lot, so when taking in conjunction with the sloping lot line down to South Main Street, it become incredibly difficult to repave, a reasonably sized single family home with an accessory dwelling unit, facing Alton Avenue, which is the actual frontage for the property without requiring some relief from the side setbacks of the zoning bylaw. So Mr. Gigliotti would face a substantial hardship, if we couldn't move forward with this well designed project, it was designed to maximize or minimize I should say the requirement for variance relief from approximately 3 feet out of 20 feet, granting that variance wont be substantially detrimental to the public good, it wont verbiage the potential zoning bylaw, this is a high density residential, Mr Gigliotti is proposing to put up two units of housing on the lot and as for the public good, you will see with that sloping lot line down South Main Street, there are no neighbors across the way, there is no neighbor being pultruded, there are no safety concerns and in addition simply put we will be taking a large grassy field and improving it with an ADU and would be increasing owner occupied housing, along with the cities goals to do so.

Chairman Moriarty: I just want to confirm that the pool will be eliminated?

Attorney Gordon Glass: Correct, that is accessory to the adjacent property



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Chairman: And the deck will be removed also

Attorney Gordon Glass: Correct

Chairman: Questions from the board?

Member Lynda Brown: I just had a questions for Tom. Tom any problems with any type of water in the area at all

Tom Bridgewater: The water department would have commented if there was a problem with water pressure or anything like that. If approved, it still has to go through development review and that is where all the nuts and bolts and everything comes out

Member Brown: Ok, thank you.

Chairman: Any other questions from the board? Ok, I'll entertain a motion.

Member Brown: I make a motion to accept the application for 0 Alton, 2nd by member Infante.

Member Brown: Yes it does meet the zoning criteria for variance 255-10.2.2(2)

Member Infinite: Yes, I would say just looking at the shape of the lot and the sloping that it meets the conditions for a hardship for the 255-10.2.2(2)

Member Bevilaqua: Yes it meets the criteria for 255-10.2.2(2)

Member Matias: Yes it meets the criteria for 255-10.2.2(2)

Chairman: Yes, echoing the other members 255-10.2.2(2) and the note about the shape of the lot, as indicated by Member Infante, so it is approved.

GRANTED 5-0

All members voted to approve the January 17, 2024 meeting minutes 5-0