



Haverhill

Board of Appeals
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AGENDA

**BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING
April 16, 2025 AT 7:00 P.M. in ROOM 202, CITY HALL to hear the following items:**

New Business

Bradford Unlimited Corp for 463 Hilldale Avenue (Map 528, Block 10, Lot 151)

Applicant seeks the following dimensional variances to create two (2) new building lots and construct two (2) new single-family dwellings in a RH zone. Proposed new lots 151A & 151B shall be conforming lots that shall include the proposed new single-family dwellings. Proposed new lot 151 shall include the existing single-family dwelling. Requested relief for new lot 151 includes lot depth (70 ft mean where 100 ft is required) and rear setback (6.2 ft where 30 ft is required). BOA-25-5

Frances Poirier for 226 Kenoza Street (Map 467, Block 185, Lot 27)

Applicant seeks a special permit for a detached accessory apartment in a RR zone. BOA-25-6

Michail Sofos for 69 – 71 South New Street (Map 715, Block 692, Lot 7)

Applicant seeks following dimensional variances to create new building lot and construct new single-family dwelling in a RH zone. Variance for new lot (Lot 7B) sought for lot frontage of 61 ft where 75 ft is required. Proposed Lot 7A shall include existing two-family dwelling. Requested variances for Lot 7A include lot area (7,572 sf where 9,600 sf is required), lot frontage (60 ft where 80 ft is required), and maximum building coverage (26.36% where 25% is maximum). BOA-25-7

Early Contractors, Inc. for 47 Railroad Street (Map 701, Block 631, Lot 1)

Applicant seeks following dimensional variances for construction of 4-Unit townhouse condominium structure (existing auto repair / machine shop to be razed) in a RH Zone. Requested relief includes variances for lot area (12,648 sf where 40,000 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-25-8

Other Matters

Approval of minutes for the: March 19, 2025 meeting

Advertise: March 27, 2025

April 3, 2025

George Moriarty

George Moriarty, Chairman