



# Haverhill

Board of Appeals  
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## AGENDA

**BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING JANUARY 16, 2019 AT 7:00 P.M. in ROOM 202, CITY HALL, to hear the following items:**

### New Business:

1. **Robert Johnson for 19 Observatory Avenue (511, 276, 12A):** Applicant is seeking dimensional variances for the lot. The lot contains 3,329 SF where 9,000 SF are required. The lot has frontage of 48' where 80' are required. The lot has a depth of 69.3' where 100' are required. The lot has a width of 48' where 60' are required. The lot has a side offset of 6.5' where 10' are required. The lot has a rear offset of 12' where 30' are required.
2. **David Kennedy for Lots 67-70 Birch Avenue (536, 17, 67-70):** Applicant is seeking dimensional variance for a single family home in the RM Zone. Has 120' of frontage where 150' is required and 12,000 s/f where 20,000 s/f is required
3. **Richard & Kendra Brown for 17 Bradfields Drive (406, 2, 26-2):** Applicant is seeking a special permit for an accessory apartment (in-law) in a SC zone, addition will be 800' sq feet.
4. **Ron & Karen Mackenzie for 24 Edgewood Avenue (582, 6, 52):** Applicant is seeking a side yard variance of 10' 7" in a RM zone where 15' is required.
5. **Richard Early Jr. for Lots 40 & 41 Tenadel Avenue (647, 4, Lots 40 & 41):** The property is located in the RM zoning district, where the current zoning dimensional requirements are 150' for lot frontage and 20,000 s.f. for lot area. The applicant is seeking dimensional variances for lot area and lot frontage, where the property has 100' of lot frontage and 10,088 s.f. of lot area. The applicant proposes to construct a new 2-story family home with an attached garage. The new home would comply with all of the currently required zoning set-back distances.
6. **The James & Kathleen Rurak Family Trust for 701 E. Broadway (460, 3, 10A-1):** Petitioners seek a special permit so that they can live with their two daughters, one unmarried adult daughter and a daughter with Down Syndrome who needs constant attention and care. The applicant seeks a special permit in a SC Zone for an accessory apartment, the dwelling will meet all setbacks that are required. 40' x 40' building with attached 24' x 24' garage. Previous approval by the BOA on 7-18.18 for frontage and lot width.

### OTHER MATTERS:

Approval of minutes for the:  
December 19, 2018 meeting

Advertise: January 3, 2019  
January 10, 2019

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George Moriarty, Chairman