



Haverhill

Board of Appeals
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AGENDA

**BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING
December 21, 2022 AT 7:00 P.M. in ROOM 202, CITY HALL to hear the following items:**

Repetitive Petition

Jean B Doresca for 5-7 John Street (Map 603, Block 465, lot 12 & 12A) Applicant seeks a repetitive petition for a specific and material change for a decision that was denied on February 16, 2022. New petition proposes creation of a new building lot and construction of a stacked two-family dwelling. The prior petition proposed construction of a side-by-side two-family dwelling. BARP-22-2

New Business

7-13 KENOZA AVE, LLC for 3 Kenoza Avenue (Map 204, Block 48, Lots 1 & 2A)

Prior to filing for a Special Permit for Multifamily Dwelling with City Council, Applicant seeks following dimensional variances for the construction of new 14-unit residential building in a CC zone. Requested relief include variances for front setback (4.5 ft & 1 ft where 10 ft is required) and lot frontage (33.09 ft where 100 ft is required). BOA-22-45

Haverhill Taxi, LLC for 7 East Broadway (Map 424, Block 153, Lot 2)

Applicant seeks a use variance for Other Transportation Service use to operate his taxi service business and mechanic shop in a CN zone. The requested variance is not allowed by the Zoning Code. BOA 22-47

Fantini Brothers Realty LLC for 375 Washington Street (Map 512, Block 278, Lots 10A, 10, 2, 1 & Map 520, Block 315, Lots 12 & 7) Applicant seeks a special permit to extend non-conforming use in order to construct a 12,200 sf addition onto eastern side of the bakery plant and an 11,200 sf addition onto western side of the bakery plant. Existing non-conforming use is located in both RU & CN zones. BOA-22-48

Joy LaBelle for 0 Willow Street (Map 527, Block 18, Lots 27 & 28) Applicant seeks a dimensional variance for construction of a duplex home in a RH zone. Relief is requested for lot frontage (45.2 ft where 80 ft is required). BOA 22-49

Jean B Doresca for 5-7 John Street (Map 603, Block 465, lot 12 & 12A) Applicant is seeking a variance to construct a stacked two-family duplex instead of a side by side two-family in a RU zone. Proposed new lot 12 shall include existing two-family dwelling. Requested relief for lot 12 include variances for lot depth (68.12 ft where 100 ft is required) and area (6,362 sq ft where 9,000 sq ft is required), rear yard setback of (10 ft where 30 ft is required. Requested relief for lot 12A include variances for frontage (66,97 ft where 80 ft is required), depth of (93.5 ft where 100 ft is required), and area (5,993 sq ft where 9,000 sq ft is required). BARP-22-2

Other Matters

Approval of minutes for the: November 16, 2022

Advertise: December 1, 2022
December 8, 2022

George Moriarty

George Moriarty, Chairman