



Haverhill

Board of Appeals
Phone: 978-374-2330 Fax: 978-374-2315
jdewey@cityofhaverhill.com

AGENDA

BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING May 19, 2021 AT 7:00 P.M. in ROOM 202, CITY HALL (Please wait in the auditorium across the hall, where you can social distance, until we come get you as we will be bringing people into room 202 one case at a time), to hear the following items:

Continued

Michelle Larkin for 119 Winona Avenue (Map 647, Bloc 4, Lot 15)

Applicant seeks following dimensional variances to create new building lot and construct new single-family dwelling in a RM zone. Requested variances for new lot (Lot B) include lot area (14,856 sf where 20,000 sf is required), lot frontage (90 ft where 150 ft is required), and lot width (lot width 93.56 ft where 112.5 ft is required). Proposed Lot A shall include existing single-family dwelling. (BOA-21-7)

Michael Sofos for 69 – 71 South New Street (Map 715, Block 692, Lots 7 & 7B)

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 61.57 ft where 75 ft is required. Proposed Lot 7A shall include existing two-family dwelling. Requested variances for Lot 7A include lot area (7,500 sf where 9,600 sf is required), lot frontage (59.43 ft where 80 ft is required), lot width (59.43 ft where 60 ft is required), and minimum open space (42% where 45% is minimum). (BOA-21-6)

New business

Tomasz Woronko for 0 Pleasant View Ave (Map 534, Block 28, Lot 142)

Applicant seeks variances for lot area of 7,056 sf where 7,500 sf is required and lot depth of 90.07 ft where 100 ft is required to construct a single-family dwelling in a RH zone. (BOA 21-10)

SDSE East Broadway, LLC for 0 Seven Sister (Map 478, Block 1, Lot 60)

Applicant seeks variance for front yard setback of 20.6 ft where 40 ft is required to construct a single-family dwelling in a RR zone. (BOA 21-11).

Glenn Belanger for 145 Elliot Street BOA 21-12 (Map 441, Block 3, Lot 3)

Applicant seeks a special permit for construction of an accessory apartment in a RM zone. (BOA-21-12).

Bethany Community Services, Inc for 100 Water Street (Map 207, Block 1, Lot 1)

Applicant seeks dimensional variances for lot area of 105,835 sf where 151,000 sf is required, side yard setback of 0 feet where 20 feet is required, rear yard setback of 10 feet where 20 feet is required and for a special permit for preexisting uses and structures to allow for the renovation of the existing 150-unit Merrivista 62+ community. (BOA-21-13).

Bethany Community Services, Inc for 100 Water Street (Map 207, Block 1, Lot 1)

Applicant seeks request for Insubstantial Change of Comprehensive Permit Decision, dated 12.18.19 (BOA 19-38). (BOA-21-14).



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Edge Real Estate Investment LLC for 0 Grove Street (Map 518, Block 308, Lot 8)

Applicant seeks dimensional variances for lot area of 4,751 sf where 9,600 sf is required, lot frontage of 44.2 ft where 80 ft is required, lot width of 44.2 ft where 60 ft is required, height of 37.89 ft where 35 ft is maximum, building coverage of 28% where 25% is maximum to construct a two-family dwelling in a RH zone. (BOA 21-15)

OTHER MATTERS:

Approval of minutes for the: April 21, 2020
Advertise: April 29, 2021
May 13, 2021

George Moriarty

George Moriarty, Chairman