



Haverhill

Board of Appeals
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AGENDA

**BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING
December 18, 2024 AT 7:00 P.M. in ROOM 202, CITY HALL to hear the following items:**

New Business

Evelyn P. De Colon for 43 Jackson Street (Map 513, block 284, lot 7)

Prior to filing for a Special Permit for Multifamily Dwelling with City Council, Applicant seeks the following dimensional variances for reconstruction of dilapidated rear section of structure to convert existing two-family dwelling into a three-family dwelling in a RU zone. Requested relief includes variances for lot area (7,535.9 sf where 11,700 sf is required), lot frontage (59.47 ft where 80 ft is required), side setback (2 ft where 10 ft is required), and open space (25.45% where 40% is minimum). (BOA 24-32)

Haverhill Developers LLC for 895 Boston Road (Map 754, block 2, lot 20)

Applicant seeks a dimensional variance for a freestanding monument sign in a BRPRD zone. Requested relief sought for front sign setback (1 ft where 12.5 ft is required). (BOA 24-34)

Bradford Unlimited Corp for 13 Westland Terrace (Map 448, block 2, lot 10)

Applicant seeks the following dimensional variance to create a new building lot for the construction of a new single-family dwelling in a RM zone. Proposed new Lot 10A shall be a conforming lot that shall include the proposed single-family dwelling. Proposed new Lot 10 shall include the existing single-family dwelling. Requested relief for new Lot 10 sought for lot area 19,162 sf where 20,000 sf is required). (BOA 24-35)

Kelly Simard for 44 Mount Dustin Avenue (Map 527, block 8, lot 84)

Applicant seeks a Special Permit to determine that the proposed alteration of existing non-conforming structure will not be substantially more detrimental than the existing structure to the neighborhood. Application involves adding a partial second floor onto the existing structure in a RH zone. (BOA 24-36)

Other Matters

Approval of minutes for the: November 20, 2024

Advertise: November 28, 2024

December 5, 2024

George Moriarty

George Moriarty, Chairman