



# Haverhill

Board of Appeals  
Phone: 978-374-2330 Fax: 978-374-2315  
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## AGENDA

BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING July 17, 2019 AT 7:00 P.M. in ROOM 202, CITY HALL, to hear the following items:

### Continued from the June 19, 2019 Meeting:

2019 JUN 27 AM 03:00 1000 CITY HALL

BOA-19-2 Attorney Timothy Schiavoni for Monument Square Company, LLC for 280-310 Main Street (609, 488, 1): The applicant seeks a parking variance, 206 parking spaces are required proposed 131 parking spaces in CC zone.

### New Business:

- BOA-19-5 Jesus Flores for 6 John Avenue (534, 26, 323-325): Applicant seeks a dimensional variance for side setbacks of 6.5' where 10' required area of 8,588 sq ft where 9,600 sq ft required in RH Zone. Second dwelling allowed by right with dimensional variance. Previously approved by BOA.
- BOA-19-6 Centerline Communications for AT&T for 167 Morgan Drive (588, 1E, 167): The applicant seeks a special permit for a new above ground level free standing cellular pole in RM zone.
- BOA-19-7 Peter Yannakoureas for 32 Whittier Street (415, 149, 1 & 2): Applicant seeks a variance prior to subdivide into 2 non-conforming lots in a RH zone. Lot 1 requires a frontage variance where 60' is proposed and 75' is required. Lot 2 seeks frontage 60' is proposed and 75' is required. Lot 2 has an existing house side setback of 4' where 10' is required, a front set back of 12' where 20' is required.
- BOA-19-8 Laura & Ron Quay for 12 Riverside Avenue (417, 180, 1A): Applicant seeks a variance for side set back in a RH zone of 5.12' where 10' is required and a rear set back of 8.77' where 30' is required for bathroom addition.
- BOA-19-9 Denise Gagnon for 46 Crystal Street (590, 444, 1): Applicant is seeking a special permit allowed in RM Zone for accessory unit/apartment.
- BOA-19-12 Travis Speck for 130 Lakeview Avenue (657, 5, 1): Applicant is seeking a variance on a side set back to increase living area of 9.6' proposed where 15' is required in RM Zone.
- BOA-19-13 Caitlin Masys for Katherine Harrington 640 Boxford Road (775, 791, 18): Applicant is seeking a special permit for home occupation.
- BOA-19-14 Kim Zizza for Sohan Saini 108 Portland Street (610, 491, 6): Applicant is seeking a variance for front yard set back in a RU zone where 20 feet is required, 11 feet is provided. The addition shall meet front and side set backs.
- BOA-19-15 Mark Guerin for 86 Crystal Lake Road (566, 2, 7A): Applicant seeks variance for side set backs in a SC zone where 25' is required and 10.5' provided and rear set backs are 25' is required and 23.6 is provided. This is an existing footprint and applicant is raising the second floor to increase square footage.





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- BOA-19-16 Paul Magliochetti for Stag Tribe Capital, LLC 364 Main Street (610, 490, 6): Applicant is seeking a variance for proposed 3 unit residential building existing frontage of 43.2 feet where 100 feet is required, existing depth of 95 feet where 100 is required, existing front yard setback of 7.89 feet where 10 feet is required, existing side yard setback of 5.71 feet where 20 feet is required, existing rear setback of 11.62 feet where 20 feet is required and existing lot area of 3,780 sq. feet where 4,000 is required in CC zone.
- BOA-19-17 Paul Magliochetti for Med Properties, LLC 75 River View Street (436-1-24B-75): Applicant is seeking a dimensional variance for proposed 1 foot front yard setback where 20' is required and a 3 foot side yard set back where 5' is required for the shed.
- BOA-19-18 Paul Magliochetti for Med Properties, LLC 178-180 Salem Street (728-704-8): Applicant is seeking a special permit to renovate an old dilapidated structure to the rear of an existing 2-family dwelling and renovate the property as a 3-unit residential building on the property in RH zone.
- BOA-19-19 Donald Borenstein for Steven M. Benjamin 0 Tenadel Avenue (647, 4, 42): Applicant is seeking dimensional variances to allow for the construction of a new single family home on a lot with 100' of lot frontage where 150' is required on Tenadel Avenue and 10,155 sf of lot area where 20,000 sf is required in RM Zone. Variance for Lot Area and Frontage.
- BOA-19-21 Paul Magliochetti for Krista Blum 206 Primrose Street (600-449-5 and 600-472-1): A dimensional variance is required for the proposed 5th residential unit. The existing dimensional deficiencies are as follows: lot area of 3,311 where 10,000 are required, a front yard setback of 1 foot where 20 feet are required, frontage of 50 feet where 80 feet are required, depth of 69 feet where 100 feet are required, a side yard of 1 foot where 10 feet are required, a width of 52 feet where 60 feet are required, and a rear yard of 1 foot where 30 feet are required. To convert a portion of 1st floor commercial space into residential in RU & IG zone.

## OTHER MATTERS:

Approval of minutes for the June 19, 2019 meeting.

Advertise: July 4, 2019  
July 11, 2019

  
George Moriarty, Chairman