



Haverhill

Economic Development and Planning

Board of Appeals

Phone: 978-374-2330

AGENDA

ZONING BOARD OF APPEALS

July 15, 2026 at 7:00 P.M.

City Hall Room 202 to hear the following items:

JUL 10 AM 8:15
HVCITYCLERK

New Business:

0 Woodrow Ave - Emerson Family Realty Trust Emerson Jeffrey C Trustee (BOA 26-12) (Map 635 Block 3 Lot 21-2)

Applicant asks to have the initial decision amended. The original approval states 24,392sqft as the total lot area; however, the plan submitted and approved by the planning board shows 23,616.sft. Requested relief for new Lot A sought for lot area (24,392 sf where 40,000 sf is required). (BOA-23-29)" Change To: "Requested relief for new Lot B sought for lot area (23,616 sf where 40,000 sf is required). (BOA-23-29)

145 Kenoza Ave - Manis Peter L Manis Karen S (BOA 26-13) (Map 407, Block 104, Lot 8B)

The applicant, Yocairy Santana, respectfully requests zoning relief to permit the conversion of a former dental office into a two-family residential dwelling. The proposed project involves renovation of the existing first-floor space to create a residential unit. No expansion of the building footprint is proposed, and no alterations are proposed to the second floor. The existing structure will remain substantially unchanged from the exterior, except for any improvements required to support the residential use and associated parking improvements.

77 Leonard Ave - Keefe George G-Etux Keefe Rosemarie E (BOA 26-14) (Map 749, Block 8, Lot 24)

Owner/applicant is submitting an application for a special permit for a nonconforming structure for a single-family home located at 77 Leonard Ave. The property is currently 1056 square feet and owner would be adding a two-story addition that would add ~700 square feet of space to the home. Intend to use the same set back that home currently has. Addition will not be closer to the property line. Plan is to extend the home by 16 feet off the back. Owner is also seeking permission to build home where there is 10.2 feet to the property line when there should be 15 feet.

Minutes:

June 17, 2026

George Moriarty
Chair