



# Haverhill

Board of Appeals  
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## AGENDA

Note: Change in original meeting date due to holiday.

### **BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING NOVEMBER 28, 2018 AT 7:00 P.M. in ROOM 202, CITY HALL, to hear the following items:**

#### **Dismissal of Appeal of Variance, remand from the court:**

1. **Louis T. Fossarelli, for 33 Dale Street Booth Street 84-85, 86-87 lots 62-65 (568, 422, 11)**  
Judgement that dismissed the appeal.

#### **Remand from the court:**

2. **Pacelli Realty, Inc. for 16 Mechanic Street (414, 144, 2)**  
Remand from the court.

#### **NEW BUSINESS Repetitive Petition for Variance:**

3. **33 Eighth Avenue, LLC for 33-35 Eighth Avenue (612, 497, 19A & 20)**: A dimensional variance is required for proposed 3 unit residential building which has a proposed lot area of 9,280 where 11,700 are required, a front yard setback of 10 feet where 25 feet are required, and a side yard set back of 18.8 feet where 20 feet are required.

#### **NEW BUSINESS:**

4. **RKACO, LLC un-numbered & 635 Kenoza Street (466, 195, 12 & 16)**: Applicant seeks dimensional variances for lot 10 & lot 11 Kenoza Street. Lot 10 frontage of 107.82' where 200' is required. Lot mean width of 97.41' where 150' is required. Lot 11 frontage of 146.65' where 200' is required, lot mean width at 145.40' where 150' is required in RR zone.
5. **James B. Gardella & Sean P. Gardella for 659 Salem Street (776, 791, 2)**: The applicant seeks a dimensional variance prior to subdivide a 5.6318 acre parcel of land that contains an existing two story two-unit wooden framed house and one story garage into 2 house lots. The property is located in a Residential Rural (RR) zone which requires a minimum lot area of 80,000 square feet and 200 feet of street frontage. The created lot will have 100 feet of frontage and 163,194 sq. feet of area.
6. **Avis Malcuit for Lot #186 Orange Street & #12 Acorn Street (527, 15, 182)**: Applicant seeks dimensional variance for lot #186 Orange Street frontage of 50' where 75' is required. Area 4,994 where 7,500 is required. #12 Acorn Street lot frontage of 50' where 75' is required. Side yard of 1.2' where 10' is required. Area of 4,994' where 7,500' is required. Front set back of 14.6' where 20' is required in RH Zone.
7. **Laura Andreottola for Haverhill & Belmont Street (415, 149, 10B)**: Applicant seeks a dimensional variance for 2 family dwelling in RH zone. Proposed frontage of 64' and where 80' is required. Proposed lot depth of 64' where 100' is required. Proposed area 7,680 sf where 9,600' is required. Front set back of 15' where 20' is required. Rear of 14' where 30' is required in RH Zone.

#### **OTHER MATTERS:**

Approval of minutes for the:  
September 19, 2018 and October 17, 2018 meetings  
16 Mechanic Street – BOA meeting of June 20, 2018

Advertise: November 15, 2018  
November 22, 2018

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George Moriarty, Chairman