



Haverhill

Board of Appeals
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AGENDA

**BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING
April 17, 2024, AT 7:00 P.M. in ROOM 202, CITY HALL to hear the following items:**

New Business

Sean and Rosa Clark for 45 Fernwood Avenue (Map 740, Block 3, Lot 103)

Applicant seeks a special permit for a detached accessory apartment in a RM zone. (BOA-23-4)

MRH ASA LLC for 315 Primrose Street (Map 605, Block 480, Lot 4)

Applicant seeks Special Permit to convert existing (non-conforming structure) two-family dwelling into a three-family dwelling in a RH zone. (BOA 24-5)

Joseph A. Rizza for 40 South Lakeside Avenue (Map 753, Block 1, Lot 48)

Applicant seeks a Special Permit to determine that proposed partial reconstruction and extension of existing non-conforming structure will not be substantially more detrimental than the existing structure to the neighborhood. Application involves extension of single-family structure and reconstruction / extension of existing attached shed. Applicant seeks a variance for front yard setback for a detached accessory building (14.2 ft where 20 ft is required) and a variance for minimum distance from an accessory building to any principal building (0.5 ft where 5 ft is minimum) for the construction of a new detached garage in a RS zone. (BOA 24-6)

94 PORTLAND STREET, LLC for 94 Portland Street (Map 609, Block 489, Lot 2 & 3)

Prior to filing for a Special Permit for Multifamily Dwelling with City Council, Applicant seeks following dimensional variances for the construction of a new 4-unit multifamily dwelling in a RU zone. Requested relief include variances for lot frontage (55 ft where 100 ft is required), lot area (7,177 sf where 25,000 is required), front yard setback (12 ft where 25 ft is required), side yard setback (6 ft where 20 ft is required), rear yard setback (14.1 ft where 40 ft is required), and open space (19% where 25% is minimum). (BOA 24-7)

Other Matters

Approval of minutes for the: March 20, 2024

Advertise: March 28, 2024

April 4, 2024

George Moriarty

George Moriarty, Chairman