



Haverhill

Board of Appeals
Phone: 978-374-2330 Fax: 978-374-2315
(Jill) jdewey@cityofhaverhill.com

AGENDA

**BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING
July 20, 2022 AT 7:00 P.M. in ROOM 202, CITY HALL to hear the following items:**

Continued

Harold Smith for 57 Pear Tree Road (Map 459, Block 5, Lot 30)

Applicant seeks renewal of special permit for accessory apartment in a RR zone that was originally granted April 16, 2008. (BOA 22-22)

New Business

Paul Bergman for 875 Kenoza Street (Map 441, Block 3, Lots 17 & 18)

Applicant seeks a variance for frontage on Sunrise Street of 45 ft where 150 ft is required to create a Through Lot in a RM zone. (BOA 22-24)

Anthoula Noukas for 90 Margin Street (Map 507, Block 250, Lot 11)

Applicant seeks Special Permit to convert existing (non-conforming structure) two-family dwelling into a three-family dwelling in a RU zone. (BOA 22-25)

7-13 Kenoza Ave, LLC for 3 Kenoza Avenue (Map 204, Block 48, Lots 1 & 2A)

Prior to filing for a Special Permit for Multifamily Dwelling with City Council, Applicant seeks following dimensional variances for the construction of new 20-unit residential building in a CC zone. Requested relief include variances for lot area (16,537 sf where 21,000 sf are required), rear setback (4 ft where 20 ft is required), and lot frontage (33.09 ft where 100 ft is required). (BOA-22-26)

Qualified Opportunity Zone Investments LLC for 11 Park Street (Map 203, Block 34, Lots 6,7,7B)

Applicant seeks following dimensional variances to create a new building lot for the construction of a new two-family dwelling in a RU zone. Proposed new Lot 1-A shall include the existing 14-unit multifamily dwelling. Requested relief for new Lot 1-A include variances for lot area (18,071 sf where 33,500 sf is required) and parking design to allow parking within the required front yard. Proposed new Lot B shall include the new two-family dwelling. Requested variance for new Lot B sought for building coverage of 26% where 25% is maximum. (BOA-22-27)

Zuniga LLC for 162 River Street (Map 501, Block 227, Lots 15 & 16)

Applicant seeks a variance for required parking spaces (16 spaces are proposed where 26 spaces are required) in connection with the construction of a new restaurant building in a CG zone. (BOA-22-28)

Paula Desmarais for 120 Homestead Street (Map 439, Block 1, Lot 1)

Applicant seeks a special permit for construction of an accessory apartment in a RS zone. (BOA-22-29)



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Andrew Zielinski and Brian Cormier for 10 Salem Street (Map 705, Block 647, Lot 17)

Applicant seeks Special Permit to determine that proposed alteration of existing non-conforming structure will not be substantially more detrimental than the existing structure to the neighborhood. Application includes conversion of existing single-family dwelling into a two-family dwelling in a RH zone. (BOA-22-30)

OTHER MATTERS:

Bethany Community Services, Inc. for 100 Water Street (Map 207, Block 1, Lot 1)

Applicant seeks request for Insubstantial Change of Comprehensive Permit Decision, dated 12.18.19 (BOA 19-38), (BOA-21-14) (BOA 22-).

Approval of minutes for the: June 15, 2022

Advertise: June 30, 2022
July 7, 2022

George Moriarty

George Moriarty, Chairman