



Haverhill

Board of Appeals
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AGENDA

**BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING
January 15, 2025 AT 7:00 P.M. in ROOM 202, CITY HALL to hear the following items:**

New Business

Michael and Lindsay Foustoukos for 3 South Maple Avenue (Map 726, Block 1, Lots 12A & 13)

Applicant seeks a special permit to determine that proposed extension of existing non-conforming structure will not be substantially more detrimental than the existing structure to the neighborhood. Application involves enclosing existing deck by extending the rear and side facades to create a mudroom in a RM zone. (BOA 24-37)

Benjamin Caron for 301 Concord Street (Map 674, Block 601, Lot 4A)

Applicant seeks a Special Permit to determine that the proposed alteration of existing non-conforming structure will not be substantially more detrimental than the existing structure to the neighborhood. Application involves adding a second floor and constructing an addition onto the left side of the existing structure in a RM zone. (BOA 24-38)

SDS Development, LLC for 420 North Broadway (Map 548, Block 1, Lot 40)

Applicant seeks the following dimensional variance to create a new building lot (Lot 2) for the construction of a new single-family dwelling located in the RR & BP zones. Requested relief for new Lot 2 sought for lot frontage (126 ft where 200 ft is required). Proposed new Lot 1 shall be comprised of RR & BP land and shall include the existing single-family dwelling. Requested relief for new Lot 1 includes variances for lot area (36,172 sf where 80,000 sf is required) and lot frontage (126 ft where 200 ft is required). (BOA 24-39)

Other Matters

Approval of minutes for the: December 18, 2024
Advertise: December 26, 2024
January 2, 2025

George Moriarty

George Moriarty, Chairman