



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
May 17, 2023 AT 7:00 P.M. in ROOM 202, CITY HALL to hear the following items:**

New Business

Justin Limoli and Kimberly Limoli for 118 Riverdale Ave (Map 764, Block 1, Lot 4A-6)

Applicant seeks a dimensional variance for rear setback (14.02 ft where 30 ft is required) to construct a single-story addition onto the rear of a single-family dwelling in a RH zone. Existing rear deck to be removed. (BOA 23-9)

Scott Smith for 8 Arch Ave (Map 515, Block 299, Lot 8)

Applicant seeks dimensional variances for the construction of a second dwelling unit to be attached to existing single-family dwelling in a RU zone. Requested relief include variances for lot area (6,096 sf where 9,000 sf is required), rear setback (11.57 ft where 30 ft is required), and building coverage (34.3% where 25% is maximum). (BOA 23-10)

Lawrence and Catherine Hicks for 230 Amesbury Rd (Map 465, Block 4, Lot 1)

Applicant seeks a special permit for the construction of a self-storage facility in a CH zone. (BOA 23-11)

MATIAS CAPITAL, LLC for 71 Portland Street (Map 609, Block, 488, Lot 12)

Prior to applying to City Council for a Special Permit to increase an existing 12-unit multifamily building to a 16 unit multifamily building in a CC zone, Applicant seeks the following dimensional variances. Requested relief include variances for lot area (11,155 S.F. where 17,000 S.F. are required) and parking (13 spaces where 16 spaces are required). All units will be one bedroom. (BOA 23-12)

JARED FISH for 8 vine Street (Map 180, Block 15, Lot 12)

Prior to applying to City Council for a Special Permit for the construction of a six (6) unit multifamily dwelling in CC zone, Applicant seeks the following variances. Requested relief include variances for lot frontage (60 ft where 100 ft is required), lot width (60 ft where 75 ft is required), and parking design (with two-way entrance of 20 ft where 24 ft is required). (BOA 23-13)

Essex County Habitat for Humanity for 0 Curtis Street (Map 515, Block 298 + 297, Lots 1 + 2)

Applicant seeks dimensional variances for the construction of a duplex in a RU zone. Requested relief include variances for lot frontage (41.2 ft where 80 ft is required), rear setback (15.5 ft where 30 ft is required), and maximum stories (3.5 stories where 2.5 stories is the maximum). (BOA 23-14)

Matthew and Kristen Hauck for 32 Trumbull Avenue (Map 552, Block 1, Lot 150)

Applicant seeks a dimensional variance for front setback (16.3 ft where 25 ft is required) to construct a two-story addition (two car garage with master suite above) onto a single-family dwelling in a RM zone. (BOA 23-15)



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Other Matters

Approval of minutes for the: April 19, 2023

Advertise: April 27, 2023
May 4, 2023

George Moriarty

George Moriarty, Chairman