



# Haverhill

Board of Appeals  
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## **AGENDA**

**BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING  
May 21, 2025 AT 7:00 P.M. in ROOM 202, CITY HALL to hear the following items:**

### **Continued**

#### **Bradford Unlimited Corp for 463 Hilldale Avenue (Map 528, Block 10, Lot 151)**

Applicant seeks the following dimensional variances to create two (2) new building lots and construct two (2) new single-family dwellings in a RH zone. Proposed new lots 151A & 151B shall be conforming lots that shall include the proposed new single-family dwellings. Proposed new lot 151 shall include the existing single-family dwelling. Requested relief for new lot 151 includes lot depth (70 ft mean where 100 ft is required) and rear setback (6.2 ft where 30 ft is required). BOA-25-5

### **New Business**

#### **Daniel and Dilenia Otero for 0 South Kimball Street (Map 728, Block 706, Lots 12 & 13)**

Applicant seeks the following dimensional variances to construct one (1) new single-family dwelling on a pre-existing lot (lot 13) in a RH zone. Requested relief for lot 13 includes lot area (6400 sq ft where 7500 sq ft is required) and lot frontage (64 ft where 75 ft is required). (BOA-25-9)

#### **Annie E. Martin Lopez for 10 Blye Road (Map 593, Block 1, Lot 12)**

Applicant seeks a special permit for a detached accessory dwelling unit (ADU) in a RR zone. Application involves renovation of an existing detached garage to create a 1,200 s.f. ADU. (BOA-25-10)

#### **Doravalina D. Rodrigues for 103 Auburn Street (Map 611, Block 493, Lots 10-103)**

Applicant seeks a variance to allow for an accessory swimming pool to be located in the required front yard in a RU zone. (BOA-25-11)

### **Other Matters**

**EXTENTION REQUEST** previously granted (May 2024)

#### **Esteban Gullon for 20 Tenth Avenue (Map 613, Block 499, Lot 6)**

Applicant seeks extension for a special permit to convert existing (non-conforming structure) two-family dwelling into a three-family dwelling. Applicant also seeks dimensional variances for lot area (6,050 sf where 11,700 sf is required), lot frontage (55 ft where 80 ft is required) for conversion to three-family dwelling in a RH zone. (BOA 24-8)

Approval of minutes for the: April 16, 2025 meeting

Advertise: May 1, 2025

May 8, 2025

*George Moriarty*

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George Moriarty, Chairman