



Haverhill

Board of Appeals
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AGENDA

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

New Business

RKACO LLC for 199 Wilson Street (Map 506, Block 252A, Lot 21)

Applicant seeks following dimensional variances to create new building lot and construct new single-family dwelling in a RH zone. Requested variances for Lot 22 include lot area (5,000 sf where 7,500 sf is required) and lot frontage (50 ft where 75 ft is required). Proposed Lot 21 shall include existing single-family dwelling. Requested variances for Lot 21 include lot area (5,000 sf where 7,500 sf is required), lot frontage (50 ft where 75 ft is required), and side setback (5 ft where 10 ft is required). (BOA 25-21)

Cesar Casado for 0 Grove Street (Map 518, Block 308, Lot 8)

Applicant seeks a Special Permit to determine that the proposed reconstruction of a preexisting nonconforming structure, and the proposed change of use of said structure to that of a single-family residence, will not be substantially more detrimental than the existing structure to the neighborhood. The application involves proposed reconstruction of a lawful preexisting nonconforming structure and primary use of a 1930s garage (that preexisted single family zoning) into a single-family home (a conforming use) on a nonconforming lot, deficient as to lot area and frontage. (BOA 25-22)

Klemm Family, LLC for 427 River Street (Map 506, Block 251, Lot 2)

Applicant seeks a Special Permit to determine that the proposed alteration/extension of existing non-conforming structure will not be substantially more detrimental than the existing structure to the neighborhood. Application involves renovating/upgrading existing carwash to include combination of self-serve bays, automatic wash bays and a wash tunnel in a CH zone. (BOA 25-24)

NOYES FAMILY REALTY TRUST for 994 Main Street (Map 661, Block 4, Lot 5)

Applicant seeks following dimensional variances to create new building lot and construct new single-family dwelling in a RM zone. Requested variances for Lot 5A sought for lot frontage (60.94 ft where 150 ft is required) and lot width (60.94 where 112.5 ft is required). Proposed Lot 5 shall be a conforming lot and include existing single-family dwelling. (BOA 25-25)

Other Matters

Approval of minutes for the: September 17, 2025 meeting
Advertise: September 25, 2025
October 2, 2025

George Moriarty

George Moriarty, Chairman