



Haverhill

Board of Appeals
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AGENDA

**BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING
August 17, 2022 AT 7:00 P.M. in ROOM 202, CITY HALL to hear the following items:**

Continued

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)

New Business

Tina Maglio for 5 Seven Sister Road (Map 478, Block 1, Lot 1)

Applicant seeks a special permit to construct an accessory apartment in basement in a RR zone. (BOA 22-31)

Nancy Hollis for 33 Alberta Avenue (Map 730, Block 780M, Lots 384 & 390)

Applicant seeks a variance for lot depth of 88.9 ft where 100 ft is required to create a new building lot (proposed Lot A) for the construction of a new two-family dwelling in a RH zone. Proposed new Lot B shall include the existing single-family dwelling (pre-existing non-conforming structure). (BOA 22-33)

New England Home Buyers LLC for 22 Niagara Street (Map 543, Block 4, Lot 5)

Applicant seeks following dimensional variances to create a new building lot for the construction of a new single-family dwelling in a RH zone. Proposed new Lot B shall include the existing two-family dwelling. Requested relief for new Lot B include variances for lot frontage (75 ft where 80 ft is required) and lot area (7,500 sf where 9,600 sf is required). Proposed new Lot A shall include the new single-family dwelling and shall be a conforming lot. (BOA 22-34)

TET, LLC for 99 Emerson Street (Map 107, Block 1, Lots 14A & 15)

Applicant seeks Special Permit to convert with no exterior structural changes existing (non-conforming structure) five-family dwelling into a six-family dwelling in a CC zone. (BOA 22-35)

OTHER MATTERS:

Approval of minutes for the: July 20, 2022

Advertise: July 28, 2022

August 4, 2022

George Moriarty

George Moriarty, Chairman