



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
December 20, 2023 AT 7:00 P.M. in ROOM 202, CITY HALL to hear the following items:**

Continued from November

Edward & Margarita Guzman for 18 North Street (Map 305, block 72, lot 13)

Applicant seeks a special permit for a detached accessory dwelling unit in a RU zone. Application involves the conversion of the existing garage into a detached accessory dwelling unit. (BOA 23-39)

New Business

Kostas Fella for 15 Commonwealth Avenue (Map 642, block 1, lot 1A)

Applicant seeks Special Permit to determine that proposed extension of existing non-conforming structure in an RH zone will not be substantially more detrimental than the existing structure to the neighborhood. Application involves adding an unfinished/unheated second story onto an existing single-family dwelling for the purpose of creating additional storage. (BOA 23-40)

Mark and Brenda Sleininger for 107 Front Nine Drive (Map 572, block 2, lot 8-16)

Applicant seeks a dimensional variance for rear setback (18 ft where 30 ft is required) to convert existing deck into a three-season porch on the same footprint in a cluster development that follows the RH zone. (BOA-23-41)

Andrew and Helin Nieves for 37 Irving Avenue (Map 536, block 13, lot 184)

Applicant seeks a special permit for a detached accessory dwelling unit in a RM zone. Application involves construction of a new detached accessory dwelling unit above a new garage. (BOA-23-42)

Mark Fiorentini for 955 North Broadway (Map 575, block 1, lot 8-5)

Applicant seeks a dimensional variance for side setback (10.3 ft where 25 ft is required) to construct an attached two car garage with a great room above to be used as general living space in a RR zone. (BOA-23-43)

Juan Ramos for 4 Garfield Street Map 504, block 241, lots 12, 13 & 6A)

Applicant seeks following dimensional variances to create new building lot and construct new two-unit dwelling in a RU zone. Requested variances for new Lot 12 include lot area (6,500 sf where 9,000 sf is required) and lot frontage (65 ft where 80 ft is required). Proposed new Lot 13 shall include existing two-unit dwelling. Requested variances for new Lot 13 include lot area (5,950 sf where 9,000 sf is required) and lot frontage (65 ft where 80 ft is required). (BOA 22-44)

Riverside Memorial Church for 278 Groveland Street (Map 424, block 152, lots 1 & 15)

Applicant seeks following dimensional variance to create a new building lot for the construction of a new single-family dwelling in a RH zone. Proposed new Lot 1A shall be a conforming lot that shall include the new single-family dwelling. Requested relief for new Lot 1 sought for rear setback (17 ft where 30 ft is required). Proposed new Lot 1 shall contain the existing church. (BOA 22-45)



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Other Matters

Approval of minutes for the: November 15, 2023

Advertise: November 30, 2023

December 7, 2023

George Moriarty

George Moriarty, Chairman