



Haverhill

Board of Appeals

Phone: 978-374-2330 Fax: 978-374-2315

lpatel@cityofhaverhill.com

AGENDA

BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING
AUGUST 21, 2019 AT 7:00 P.M. in ROOM 202, CITY HALL, to hear the following items:

2019JUL28AM1000HAVCITYC

Continued from the July 17, 2019 Meeting:

- BOA-19-6 Centerline Communications for AT&T for 167 Morgan Drive (588, 1E, 167): The applicant seeks a special permit for a new above ground level free standing small cellular pole in RM zone.
- BOA-19-7 Peter Yannakoureas for 32 Whittier Street (415, 149, 1 & 2): Applicant seeks a variance prior to subdivide into 2 non-conforming lots in a RH zone. Lot 1 requires a frontage variance where 60' is proposed and 75' is required. Lot 2 seeks frontage 60' is proposed and 75' is required. Lot 2 has an existing house side setback of 4' where 10' is required, a front set back of 12' where 20' is required.
- BOA-19-13 Caitlin Masys for Michael & Katherine Harrington 640 Boxford Road (775, 791, 18): Applicant is seeking a special permit for home occupation.

New Business:

- BOAR-19-1 Attorney Michael Migliori for Michael Cassell 19 Observatory Avenue (511-276-12A): The applicant is seeking dimensional variances for the lot. The lot contains 3,329 S.f. where 7,500 S.F. are required. The lot has frontage of 48' where 75' are required. The lot has depth of 69.3' where 100' are required. The lot has width of 48' where 56.25' are required. The lot has rear offset of 15.5' where 30' are required.
- BOA-19-24 Attorney Bob Harb for Bradford Unlimited Corp. for 79 S. Central Street (728,708 Lots 22, 22A and 23A): Applicant seeks a variance for Proposed Lot 22 which contains 6,277 S.F. where 7,500 s.f. are required in an RH Zone, and pre-existing nonconforming Depth of 55.0' where 100' are required, a pre-existing nonconforming front set back of 9.4' where 20' are required, and a pre-existing nonconforming 6.3' rear set back where 30.0' are required in an RH Zone. Proposed Lot 22A is a conforming duplex lot in an RH Zone. Applicant seeks a finding from the Board regarding these pre-existing nonconforming items.
- BOA-19-25 Attorney Michael Migliori for Patricia Jardine, Trustee for 179 Groveland Street (414-146-15A): Applicant is seeking variances in order to construct a single family home on lot B for lot area of 5,899 sf where 7,500 sf are required, frontage of 70.88 feet where 75 feet is required, rear yard setback of 23.55' where 30' are required, and depth of 67.83' where 100' is required and for Lot A which contains an existing non-conforming home, lot area of 5,329 where 7,500 sf are required, rear setback of 5.3' where 30' is required, side yard set back of 5' where 10' are required, front setback of 10.9 where 20' are required and depth of 67.83 where 100' are required.
- BOA-19-27 Jacobi & Chamberlain, LLP for Harold Smith & Katie Regan for 57 Peartree Road (459-5-30): Applicant is seeking a special permit for an accessory apartment in RR Zone.
- BOA-19-30 Marlene Stasinos for 22 South Cross Road (759-3-2): Applicant is seeking a variance for a 9' fence in a RR zone where a 7' fence is allowed and a special permit for accessory apartment in basement in RR zone.

OTHER MATTERS:

Approval of minutes for the July 21, 2019 meeting.

Advertise: August 2, 2019
 August 9, 2019


George Moriarty, Chairman