



Haverhill

Board of Appeals
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AGENDA

**BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING
November 16, 2022 AT 7:00 P.M. in ROOM 202, CITY HALL to hear the following items:**

New Business

Mosab & Ayah Shaheen for 3 Maplewood Terrace (Map 446, Block 2, Lot 6)

Applicant seeks a special permit for the reconstruction of former non-confirming single-family dwelling after catastrophic fire in a RM zone. The new reconstructed single-family dwelling shall exceed the gross floor area of the original non-confirming structure (by approximately 200 sq ft), which shall cause the new structure to be located outside of the original footprint. Applicant seeks a variance for side setback (10.5 ft where 15 ft is required) as a result of the new footprint location. The proposed new structure shall be centered within the lot with 10.5 ft side setbacks on both sides. (BOA 22-43) **GRANTED 5-0**

Debra & Neil Kelleher and Evan Kelleher for 457 Lake Street (Map 571, Block 2, Lots 17 & 17A)

Applicant seeks following dimensional variances to create a new building lot for the construction of a new single-family dwelling in a RM zone. Proposed new Lot 17A shall include the new single-family dwelling. Requested relief for new Lot 17A include variances for lot frontage (20.17 ft where 150 ft is required) and lot width (20.17 ft where 112.5 ft is required). Proposed new Lot 17 shall include the existing single-family dwelling. Requested variance for new Lot 17 sought for lot frontage (118.33 ft where 150 ft is required). (BOA 22-44)

DENIED 3-2

OTHER MATTERS:

FANTINI BROTHERS REALTY LLC for 375 Washington Street (Map 520, Block 315, Lot 12) Applicant seeks an extension of a finding/special permit previously approved on 11/18/2020, to construct a 100 ft x 115 ft addition to bakery plant for a new oven. Existing non-confirming structure is located in both RU and CN zones. (BOA-20-41)

GRANTED 5-0

Marcos DoCanto for 0 Seven Sister Road (Map 478, Block 1, Page 59)

Applicant seeks an extension of a dimensional variance previously approved 12/15/2021, for front yard setback of 30 ft where is 40 ft is required to construct a single-family dwelling in a RR zone. (BOA 21-44)

GRANTED 5-0

Approval of minutes for the: October 19, 2022

Advertise: October 27, 2022
November 3, 2022

George Moriarty

George Moriarty, Chairman