



Haverhill

Board of Appeals
Phone: 978-374-2330 Fax: 978-374-2315
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AGENDA

BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING JUNE 20, 2018 AT 7:00 P.M. in ROOM 202, CITY HALL, to hear the following items:

CONTINUED FROM MAY 16, 2018 MEETING:

1. **Frederick Habeeb, Trustee for 142 River Street for 142 River Street (501, 227, 13):** Applicant seeks a Special Permit to convert a commercial unit into a residential use in CG Zone. Lot and building has existing dimensional non-conformities. Does not meet parking requirements
2. **Colleen McCann for 4 Arthur Street (706, 703, 15):** Applicant seeks Dimensional Variance for lot depth of 80' where 100' required and area of 6,400sf where 7,500sf required for single family dwelling in RH Zone.

NEW BUSINESS:

3. **Jean Gaudet for 19 Whitcomb Street (521, 319, 12):** Applicant seeks to allow a 2-family dwelling on existing non-conforming lots. Applicant can show history of 2-family dwelling through time; City Assessors' records show 2 kitchens, 2 heating systems and 2 dwellings in RH Zone where permitted by right.
4. **Gina Pearson for Unnumbered & O 60 Dartmouth Street (528, 13, 58 & 59):** Applicant seeks a Dimensional Variance for Lot X: frontage of 50' where 75' required, area of 5,000sf where 7,500sf required, lot width of 50' where 56.25' required, existing non-conformities: front setback. Lot Y: proposed lot frontage of 50' where 75' required, lot width of 50' where 56.25' required and lot area of 5,000sf where 7,500sf required in the RH Zone.
5. **Pacelli Realty, Inc. for 16 Mechanic Street (414, 144, 2):** Applicant seeks a Dimensional Variance for Lot B: frontage of 55' where 75' required, lot area of 5,000sf where 7,500sf required, lot depth of 90' where 100' required; Lot A: frontage of 75' where 80' required for 2-family in RH Zone area of 6,700sf where 9,600sf required and existing pre-existing non-conformities.
6. **Francis Bevilacqua for Vincent Avenue (531, 378A, 8):** Applicant seeks a Dimensional Variance for lot frontage of 65' Where 150' required in the RM Zone.

Advertise: June 7, 2018
June 14, 2018

George Moriarty, Chairman



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7. **Early Constructors, Inc for 47 Railroad Street (731, 631, 1):** Applicant seeks Dimensional Variances for 6-Unit Dwelling in the RH Zone. Area of 12,648sf where 55,000sf required, lot depth of 82.5' mean where 100' required, front setback of 10' (Charles Street): rear setback of 26.5' where 30' required, maximum floor area ratio of 1:33 where .5 maximum allowed.
8. **Ronald Lambert for 21 Dustin Avenue (524, 327, 20):** Applicant seeks Dimensional Variances for lot depths of 99' & 87' where 100' required in the RH Zone. Proposed Duplex will meet all setback requirements.

OTHER MATTERS:

9. **James Carrington, Jr. for 115 North Broadway (530, 250, 37, 483):** Applicant is requesting an Extension of the Special Permit for an Accessory Apartment granted by the BOA April 21, 2004 with a five-year renewal stipulation. An Occupancy Permit was granted on June 3, 2005.

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George Moriarty, Chairman