



Haverhill

Board of Appeals
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AGENDA

**BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING
October 16, 2024 AT 7:00 P.M. in ROOM 202, CITY HALL to hear the following items:**

Continued

Cesar Casado for 0 Grove Street (Map 518, Block 308, Lot 8)

Applicant seeks the following dimensional variances to construct a new single-family dwelling in a RH zone. Requested relief include variances for lot area (4,751 where 7,500 sf is required) and lot frontage (44.2 ft where 75 ft is required). (BOA 24-23)

New Business

Astro Enterprise, LLC for Nichols Street (Map 608, Block 485, Lots 6 & 7)

Applicant seeks following dimensional variances to create new building lot and construct new four-family dwelling in a RU zone. Requested relief include variances for Lot 6 include lot area (5,532 sf where 25,000 sf is required), lot frontage (56.61 ft where 100 ft is required), and front setback (10 ft where 25 ft is required), and side setback (11 ft where 20 ft is required) Proposed Lot 7 shall include existing six-family dwelling. Requested variances for Lot 7 include lot area (5,880 sf where 25,000 sf is required), lot frontage (54.5 where 100 ft is required), and side setback (3 ft where 20 ft is required). (BOA 24-28)

Kenneth and Ashley Pratt for 71 Savage Street (Map 455, Block 3, Lot 97)

Applicant seeks a dimensional variance for side setback (4.3 ft where 10 ft is required) to construct an attached garage in a RH zone. (BOA 24-30)

Joseph Rizza for 40 South Lakeside Avenue (Map 753, Block 1, Lot 48)

Applicant seeks a special permit for the reconstruction of former non-confirming single-family dwelling after demolition in a RS zone. The new reconstructed single-family dwelling shall exceed the gross floor area of the existing non-confirming structure by 1108 sq ft. Applicant seeks a variance for front setback (36 ft where 40 ft is required). A special permit for the extension of the existing non-confirming single-family dwelling was approved by the Board on April 17, 2024. (BOA 24-31)

Other Matters

Approval of minutes for the: September 18, 2024
Advertise: September 26, 2024
October 3, 2024

George Moriarty

George Moriarty, Chairman