



# 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  
September 21, 2022 AT 7:00 P.M. in ROOM 202, CITY HALL to hear the following items:**

### **Continued**

#### **7-13 Kenoza Ave, LLC for 3 Kenoza Avenue (Map 204, Block 48, Lots 1 & 2A)**

Prior to filing for a Special Permit for Multifamily Dwelling with City Council, Applicant seeks following dimensional variances for the construction of new 20-unit residential building in a CC zone. Requested relief include variances for lot area (16,537 sf where 21,000 sf are required), rear setback (4 ft where 20 ft is required), and lot frontage (33.09 ft where 100 ft is required). (BOA-22-26)

#### **Qualified Opportunity Zone Investments LLC for 11 Park Street (Map 203, Block 34, Lots 6,7,7B)**

Applicant seeks following dimensional variances to create a new building lot for the construction of a new two-family dwelling in a RU zone. Proposed new Lot 1-A shall include the existing 14-unit multifamily dwelling. Requested relief for new Lot 1-A include variances for lot area (18,071 sf where 33,500 sf is required) and parking design to allow parking within the required front yard. Proposed new Lot B shall include the new two-family dwelling. Requested variance for new Lot B sought for building coverage of 26% where 25% is maximum. (BOA-22-27)

#### **Tina Maglio for 5 Seven Sister Road (Map 478, Block 1, Lot 1)**

Applicant seeks a special permit to construct an accessory apartment in basement in a RR zone. (BOA 22-31)

### **New Business**

#### **Bradford Unlimited Corp for 31 Belmont Ave (Map 415, Block 149, Lots 13 & 16A)**

Applicant seeks the following dimensional variances to create three building lots (Lot 13, Lot 16A, and Lot 16B) and construct two new duplexes in a RH zone. Proposed Lot 16A shall include the existing two-family dwelling. Requested relief for new Lot 16A include variances for lot area (8,828 sf where 9,600 sf is required) and lot frontage (74 ft where 80 ft is required). Proposed new Lot 13 and Lot 16B shall each include a new duplex and shall be a conforming lot. (BOA-22-36)

#### **Nancy Hollis for 0 Alton Avenue (Map 730, Block 780M, Lots 384-387)**

Applicant seeks a variance for lot depth of 88.9 ft where 100 ft is required to create a new two-family building lot in a RH zone. (BOA-22-37)

### **OTHER MATTERS:**

Approval of minutes for the: August 17, 2022  
Advertise: Sept 1, 2022  
Sept 8, 2022

*George Moriarty*

---

George Moriarty, Chairman