



# Haverhill

Board of Appeals  
Phone: 978-374-2330 Fax: 978-374-2315  
lrobertson@cityofhaverhill.com

## AGENDA

**BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING DECEMBER 18, 2019 AT 7:00 P.M. in ROOM 202, CITY HALL, to hear the following items:**

### **CONTINUED FROM November 20, 2019 MEETING:**

**Attorney John Smolak for Bethany Community Services, Inc. for 100 Water Street (207-1-1):** In accordance with MGL Chapter 40B, sections 20-23, the City of Haverhill Zoning Board of Appeal shall hold a public hearing the application for Comprehensive Permit filed by Bethany Community Services Inc. for a phased redevelopment project including the renovation of an existing 150 unit building, and construction of a new 62 unit building, along with parking, landscaping, and other improvements. On property known and numbered at 100 Water Street in CC Zone. All units are proposed to be rental units available to persons 62 years of age or older, a copy of the comprehensive permit application and supporting materials are available for review. (BOA-19-38)

### **NEW BUSINESS:**

**Wash Square Jackson Haverhill, LLC for 160 Summer Street ( Map 404 Block 92 Lot 1):** Applicant seeks a special permit to convert existing non-conforming mixed use building into a six unit residential building. Applicant seeks a variance for lot area; density factor in the RU zone. (BOA-19-43)

**Thomas P. McFadden, Trustee of McFadden Family Real Estate Trust for 6-8 Swain Street and unnumbered Swain Street (Map: 507, Block 250, Lots 1A and 2):** Applicant seeks a variance for front yard setback; rear yard setback for an addition to a three family structure in an RU zone. Existing building and lot have prior existing non-conformities. (BOA-19-44)

**Wash Square Jackson Haverhill LLC for 0 Jackson Street (Map513, Block 283, Lot 5):** Applicant seeks a variance for lot area; front yard setback; side yard setback; rear yard setback; lot depth in the RU zone to construct a three story building with twelve residential apartments. (BOA-19-46)

**SARJ Real Property Mangement, LLC Trustee for 28 Broadway – unit 3 (Map: 517 Block: 293, Lots: 24A-1, 24A-2, 24A-3,24-A-4):** Applicant seeks a variance for a side yard setback; rear yard setback in the RH zone to construct three townhouse style units. (BOA-19-47)

Advertise: December 5, 2019 and December 12, 2019



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**Lynn Garceau for 367 Hildale Avenue (Map: 528, Block 1, Lot 83):** Prior to application for a Special Permit to City Council, applicant seeks a variance for side yard setback; rear yard setback; area for a four family dwelling in an RH Zone, and a variance for parking design. Application includes conversion of existing barn to a residential unit that is proposed to be connected with existing three family dwelling. Lot and existing buildings have pre-existing non-conformities including but not limited to non-conforming frontage, depth and setbacks. (BOA-19-48)

**SandE Homes LLC for 114 Pilgrim Road (Map 530, Block 20 Lot 8):** Applicant seeks a variance for lot depth for the construction of two townhouse style residential units. (BOA-19-49)

**Approval of Minutes:** November 20, 2019

**Executive Session:** Board of Appeals to convene in Executive Session to discuss the matter of Stasinis (22 South Cross Road BOA-19-30) vs. Board of Appeals with legal counsel. The board may reconvene in public session to affirm any actions taken in executive session

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