



Haverhill

Board of Appeals

Phone: 978-374-2330 Fax: 978-374-2315

lpatel@cityofhaverhill.com

AGENDA

BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING
April 17, 2019 AT 7:00 P.M. in ROOM 202, CITY HALL, to hear the following items:

⓪ Appeal of the Building Inspector's Decision:

1. Leota Sarrette and Lisa Palmaissano for 806 N. Broadway (575,2,8): Appeal of the Building Inspector's decision to issue a building permit to build a water booster station at 806 N. Broadway.

2018MAR28-0343HIV-CITYC

✓ Continued from the January 16, 2019 Meeting:

2. David Kennedy for Lots 67-70 Birch Avenue (536, 17, 67-70): Applicant is seeking dimensional variance for a single-family home in the RM Zone. Has 120' of frontage where 150' is required and 12,000 s/f where 20,000 s/f is required.

✓ Continued from the March 20, 2019 Meeting:

3. Guzzardi Family Trust for 1 Knipe Road (752, 3, 4): Applicant is seeking a variance, lot area of 19,130' where 22,500 is required, open space of 17.04% where 25% is required, parking set back of 1' where 20' is required.

New Business:

4. Glenn Fogarty for un-numbered Linwood Street (411, 138, 5): Applicant seeks a variance for lot frontage of 32.5' where 150' are required and lot mean width of 24.38' where 112.50' are required in an RM Zone.
5. Boston Hill Fence LLC for 977 Amesbury Road (439, 8, 3 & 3A): Applicant seeks a variance for one sign double sided with 48 square feet where 15 square feet are allowed in an SC zone. Applicant seeks a finding that the change of use from the current nonconforming commercial use as an automotive core recycling business, with outside storage, and no retail sales, hours of operations for office and warehouse Monday through Friday 10AM to 6PM, no subleasing or renting of space to anyone else in the building, and no storage of gasoline, oil or any hazardous materials, to a commercial use as a fence and snow plowing business with garage to provide repair of their company vehicles, with wholesale and retail sales, hours of operation from 7AM to 7PM Monday through Saturday, except during snow operations, and with outside storage is not substantially more detrimental to the neighborhood or environment in which it is sited than the existing commercial use.
6. Bradford Unlimited Corp for 261 Hilldale Avenue (526, 1, 2): Applicant seeks a variance for lot depth for lot 2A of 83.4' lot 2 of 93.7' and lot 2D of 97.0 where 100' is required in an RH Zone.
7. Viewpoint Sign & Awning, OBO Planet Fitness for 371 Lowell Avenue (569, 2, 3): Applicant seeks a variance, per by law, buildings in the CH zone are limited to one (1) 80 SF wall sign, we are proposing three (3) new wall signs a) east elevation, 150 SF, b) south elevation, 150 SF, and c) west elevation, 62.3 SF. b) south elevation sign non-conforming pre-existing sign no actual street frontage c) west elevation non-conforming pre-existing sign, no actual street frontage
8. Giri Haverhill, LLC for 401 Lowell Street (569, 2, 2): The Applicant seeks to re-apply for previously approved BOA Dimensional Variance and parking relief that expired. Floor Area Ratio: 67% where 50% maximum allowed; building coverage of 80% and 20% open space where 25% minimum allowed. 1 proposed loading dock where 2 required in CH Zone. Applicant further seeks dimensional variance for building height of 57.6' where 40' is allowed and 5 stories (building) where 3.5 stories (building) allowed: 150 parking spaces where 163 allowed.
9. Michael Della Paolera for 2 Federal Street (521, 318, 2-2): The Applicant seeks to re-apply for previously approved BOA Variance that expired. Applicant seeks a special use permit variance for 2 family dwelling to be allowed in CG Zone. Lot area 5000 sq ft where 9,600 are required lot frontage of 62.23 feet where 80 feet are required, lot depth of 79.43 feet where 100 feet are required and a side yard set back of 7 feet where 10 feet are required.

OTHER MATTERS:

Approval of minutes for the:
March 20, 2019 meeting

Advertise: April 4, 2019 and April 11, 2019


George Moriarty, Chairman