



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
SEPTEMBER 18, 2019 AT 7:00 P.M. in ROOM 202, CITY HALL, to hear the following items:

Continued from the August 21, 2019 Meeting:

- BOA-19-7 Peter Yannakoureas for 32 Whittier Street (415,149,1 & 2): Applicant seeks a variance prior to subdivide into 2 non-conforming lots in a RH zone. Lot 1 requires a frontage variance where 60' is proposed and 75' is required. Lot 2 seeks frontage 60' is proposed and 75' is required. Lot 2 has an existing house side setback of 4' where 10' is required, a front set back of 12' where 20' is required.
- BOA-19-30 Marlene Stasinos for 22 South Cross Road (759,3,2): Applicant is seeking a variance for a 9' fence in a RR zone where a 6' fence is allowed.

New Business:

- BOA-19-26 Christopher Velonis for 20 Computer Drive (548,1,10BB): The applicant is seeking a special permit for a 60' x 60' fenced in chain link area for storage.
- BOA-19-31 Attorney Michael Migliori for Andy Chen for 89 Plaistow Road (638,3,7): Applicant is seeking a variance for two (2) restaurant signs that exceed square footage allowed.
- BOA-19-32 Attorney Paul Magliocchetti for Carolina Properties, LLC for 316 Gile Street (670,601,9):
A dimensional variance is required for only 3 of the 5 proposed lots in the proposed subdivision in order for the properties to use shared driveways. A dimensional variance is required for the proposed subdivision and construction of 5 new residential homes as follows: Lot 2 has proposed lot frontage on Gile Street of 70 feet where 150 feet are required, and a lot width of 70 feet where 112.5 feet are required; Lot 4 has proposed lot frontage on Crosby Street of 30 feet where 150 feet are required, and a lot width of 28 feet where 112.5 feet are required; and Lot 5 has proposed lot frontage on Crosby Street of 30 feet where 150 feet are required, and a lot width of 28 feet where 112.5 feet are required.
- BOA-19-34 Attorney Paul Magliocchetti for Peak Premises, LLC for 19 Franklin Street (303,64,4): Prior to filing with the Planning Board and subdividing into 2 residential lots. A dimensional variance is required for the proposed subdivision and construction of a new 2 unit residential building on a new lot which has a proposed lot area of 5,908 where 9,000 are required, frontage on Franklin Street of 57.94 feet where 80 feet are required, and a lot depth of 64 feet and 89 feet where 100 feet are required.
- A dimensional variance is required for the proposed subdivision for existing 2 unit residential building in the existing location which has a proposed lot area of 2,707 where 9,000 are required, frontage on Franklin Street of 34.75 feet where 80 feet are required, a lot depth of 73 feet where 100 feet are required, a front yard of 3.9 feet where 20 feet are required, and side yards of 2 feet and 5.4 feet where 10' is required. and rear yard of 8.7 feet where 30' are required.
- BOA-19-35 Joseph & Elayne Tulliani for 3 Countess Street (440,4,2): Applicant is seeking a dimensional variance for front setback, 20 ft is required for open deck, applicant would like to encroach into setback 12" in SC Zone.
- BOA-19-36 Attorney Caitlin Masys for Leslie Brown, for 150 Riverside Avenue (418,186, 3 &4): Applicant is seeking a dimensional variance for front setback of 12.8' of a pre-existing, nonconforming structure where 20' is required so that she may divide the property into two separate lots via an ANR Plan in RH zone.
- BOA-19-37 Matthew Corso for 96 Summer Street (203,33,1-2): Applicant seeks dimensional variance for lot area of 15,636 square feet where 25,000 square feet required for multi-family in RU zone. Pre existing non conforming exists with structure, frontage, side yard, and lot depth. Applicant seeks a parking variance for 7 parking spaces where 8 spaces required for 5 units multi family dwelling. Applicant seeks special permit to convert existing commercial unit into additional residential dwelling unit in an existing multi-family structure.





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OTHER MATTERS:

Approval of minutes for the August 21, 2019 meeting.

Advertise: September 5, 2019
 September 12, 2019



George Moriarty, Chairman

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