

Haverhill

Board of Appeals
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AGENDA

2020JAN29PM02:33HAU\CITYC

**BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING
February 19, 2020 AT 7:00 P.M. in ROOM 202, CITY HALL, to hear the following items:**

Reconsideration (January 15, 2020):

Wash Square Jackson Haverhill LLC for 0 Jackson Street (Map 513, 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)

NEW BUSINESS:

John Burns for 21 Emma Rose Circle (Map 539 Block 439 Lot 10E-4C) Applicant seeks a special permit for accessory apartment section 255-92. (BOA-20-1)

Juan Atehortua for 11-13 Marion Street (Map 511, Block 274, Lot 11): Applicant seeks to re-establish variances for a rear yard setback of 12 feet where 30 feet are required in an RU Zone, and for an area of 6,661 sf. where 9000 sf. are required to construct a two family in an RU Zone. Lot has a pre-existing non-conforming depth of 63.1 feet where 100 feet are required in an RU Zone. (BOA-20-2)

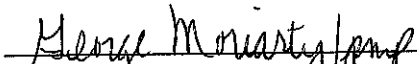
Atlantis Investments, LLC for St. Joseph's School located at 26 Broadway (Map 517, Block 293, Lot 19A, 26, 27, 28): Applicant seeks the following variances for converting school into 36 apartments and variances for parking in a RH zone. Requested variances include; Residential Parking variances for 39 spaces where 54 is required, Bowling Parking variances for 20 spaces where 40 is required, Lot area of 40,560 square feet where 145,000 square feet is required, Open Space of 11.7% where 35% is required. Floor area ratio of .98 where .5 is maximum (BOA 20-3)

Bread & Roses Housing Inc. for 430 Washington St (Map 503 Block 236 Lot 7) Applicant is seeking variances for proposed Lot 1, Lot 2, Lot 3, Lot 4 to construct 7 owner-occupied residential units consisting of 3 two-family dwellings and 1 single-family dwelling in a RU zone. Requested variances include lot area (Lots 1-4), lot frontage (Lots 1-4), lot depth (Lots 1-4), lot width (Lot 1), side yard setback (Lots 1, 2, 3), front yard setback (Lots 2 & 4), rear yard setback (Lots 1,2,4).(BOA 20-4)

Debra L. Messina for 181 River St (Map 501 Block 231 Lot 4) Applicant seeks variances prior to subdivision for proposed Lot 1 (183 River St) of 4300 s.f. where 9,600 s.f. are required ; frontage of 43 feet where 80 feet are required; mean lot width of 43 feet where 75 feet are required; side yard setback of 9.4 feet where 10 feet are required; building cover of 27% where 25% is maximum allowed; open space of 26% where 45% is the minimum allowed; and 2 parking spaces where 3 are required for an existing two family dwelling in a CG Zone requiring the RH Zone regulations. Proposed Lot 2 (181 River Street) with an existing commercial structure meets all the requirements of the CG Zone. (BOA-20-5)

OTHER MATTERS:

Approval of minutes for the: January 15, 2020
Advertise: February 6, 2020
February 13, 2020


George Moriarty, Chairman