



2020FEB27PM0320HAVCITYC  
**Haverhill**

Board of Appeals  
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## **AGENDA**

**BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING  
March 18, 2020 AT 7:00 P.M. in ROOM 202, CITY HALL, to hear the following items:**

### **Reconsideration (January 15, 2020):**

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**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)

### **Request Extension**

#### **Norwood Group for 219 Lincoln Avenue**

Applicant seeks to extend expiration date for variance and special permit that was approved on March 20, 2019

### **NEW BUSINESS:**

**REMAND FROM COURT Marleen Stasinis for 22 South Cross Road (Map 759, Block 3, Lot 2):** Applicant seeks a special permit for accessory apartment in a RR zone. (BOA-20-6)

**Lynn & John Doucette for 0 Seven Sister Road (Map 478, Block 1, Lot 24):** Applicant seeks variances for front yard setback of 31' where 40' is required, and side yard setback of 15.85' and 16' where 25' is required to construct a single-family dwelling in a RR zone. (BOA 20-7)

**Gregory Cunningham for 13 Lincolnshire Drive (Map 783, Block 2, Lot 77):** Applicant seeks a variance for side yard setback of 10'8" where 20' is required to construct an attached garage with a room above onto a single-family dwelling in a RL zone. (BOA 20-8)

**Carter Construction for 417 Washington Street (Map 511, Block 276, Lot 6)** Applicant seeks the following variances to convert the barn attached to a pre-existing and non-conforming 3-unit dwelling into 4 additional studio apartments in a RU zone. Variances sought for lot area of 16,793 sf where 25,000 sf is required and frontage of 75' where 100' is required. (BOA 20-9)

**Jonathan Cozzens for 9 Mulberry Street (Map 600, Block 449, Lot 7)** Applicant seeks a finding to extend an existing dormer on an existing duplex from 6' to 18' wide in an IG zone. (BOA 19-54)

**64 Locust Street Realty Trust (Map 304, Block 59, Lot 11)** (Previous Approval) Applicant seeks the following variances to build a liquor store in an IG zone. Variances sought for lot area (6,910 sf proposed where 10,000 sf is required) minimum lot frontage (57 feet proposed where 100 feet is required), front yard setback (34.48 feet proposed where 40 feet is required), side yard setback (3.85 feet proposed where 25 feet is required), rear yard setback (5.99 feet proposed where 25 feet is required), total number of parking spaces (3 proposed where 16 are required), and total loading spaces (1 proposed where 2 are required). (BOA 20-10)

### **OTHER MATTERS:**

Approval of minutes for the: February 19, 2020

Advertise: March 5, 2020  
March 12, 2020

  
George Moriarty, Chairman