



# Haverhill

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

2019OCT24AM11:11HAVERHILLCITY

## AGENDA

BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING NOVEMBER 20, 2019 AT 7:00 P.M. in ROOM 202, CITY HALL, to hear the following items:

### Continued from the October 16, 2019 Meeting:

BOA-19-38 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.

### New Business:

BOA-19-41 David Rando for Kyle Nagel for 371 Lowell Avenue (203,33,1-2): Applicant seeks a special permit to modify existing sign structure. Add bracing/supports to existing structure, add concrete and supports to existing foundation. Relocate and install new sign cabinet to top of structure. Structure will maintain its current height of 50.3'. Per section 255-39C.2 of by-law, freestanding signs in CH zones are limited to 80 SF. The proposed pylon sign has a double sided cabinet that measures 200 SF (100"h x 288"w) and therefore exceeds what is allowed. Per section 255-33, free standing signs are limited to 24', the existing structure will maintain at 50.3' in height. The existing sign will be removed and relocated to the 50.3' level in accordance with section 255-33D.

BOA-19-42 Attorney Robert Harb for Kristen J. Wallace Trustee, for 179 Cedar Street (614-502-9): Applicant seeks a dimensional variance for a side yard setback of 4.4 feet where 10 feet are required in an RH Zone. Lot is pre-existing with pre-existing nonconformities.

### OTHER MATTERS:

Approval of minutes for the October 16, 2019 meeting.

  
George Moriarty, Chairman

Advertise: November 7, 2019  
November 14, 2019