



Haverhill

Board of Appeals
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AGENDA

BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING
May 15, 2019 AT 7:00 P.M. in ROOM 202, CITY HALL, to hear the following items:

2019APR29pm02031HAVCITYC

Continued from the April 17, 2019 Meeting:

1. 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.

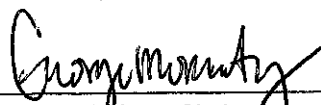
New Business:

2. Target Corporation for 35 Computer Drive (548, 1, 10-1B): The applicant requests that the Board grant a variance that reduces the parking ratio for the remaining Target lot, from one (1) space for each 200 square feet of gross floor area to one (1) space for each 352 square feet of gross floor area.
3. Kevin Durkin for 24 Tersolo Road (593, 1, 21): Applicant seeks a special permit for an accessory apartment in a RR zone. Accessory apartment is 792' square feet where a maximum of 800' square feet is required. Addition will meet all zoning set backs.
4. Atlantis Investments, LLC for 24 6th Avenue (611, 494, 13): Applicant seeks a variance for the following in RU Zone. Lot area of 4,967 sq ft where 7,500 sq ft required. Lot frontage of 68 sq ft where 75 sq ft required. Rear yard of 10 ft where 30 ft required.
5. Atlantis Investments, LLC for 20 Newcomb Street (and abutting land) (202-37-5A) (202-37-9A) and (202-37-9B): Applicant seeks the following variances:
 - 1.) Lot Area of 23,812 square feet where 25,000 square feet is required for multifamily use purpose
 - 2.) Lot Density of 23,812 square feet where 31,5000 square feet is required
 - 3) Side Yard of 9.4' where 20' is required
 - 4.) Lot Depth of 85' where 100' is required
 - 5) Front Yard of 23.2' where 25' is required
 - 6) Rear Yard of 8.2' where 40' is required; and
 - 7) Reduction of the 450 square feet minimum requirement for single unit dwelling to the following:
Unit 1 – 218 Square feet; Unit 8 – 294 Square feet;
Unit 2 – 216 Square feet; Unit 9 – 315 Square feet;
Unit 3 – 263 Square feet; Unit 10 – 220 Square feet;
Unit 4 – 344 Square feet; Unit 11 – 291 Square feet;
Unit 5 – 236 Square feet; Unit 12 - 376 Square feet;
Unit 6 – 240 Square feet; Unit 13 – 417 Square feet.
Unit 7 – 227 Square feet;
6. Francis Bevilacqua, for 26 Atlanta Street (528, 10, 165): Applicant is requesting a variance for lot frontage and lot area for a proposed residential single family building, located in an RH Zone. Lot area required for a single family dwelling is 7500 SF and the project provides 5,800 SF. The lot frontage required is 75 feet and the project provides 58 feet. The existing house lot 165 conforms to the zoning requirements for the RH zone except for the front set back which is preexisting non-conforming.

OTHER MATTERS:

Approval of minutes for the:
April 17, 2019 meeting

Advertise: May 2, 2019 and May 9, 2019


George Moriarty, Chairman