



Haverhill

Board of Appeals
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AGENDA

BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING September 16, 2020 AT 7:00 P.M. in ROOM 202, CITY HALL (Please wait in the auditorium across the hall, where you can social distance, until we come get you as we will be bringing people into room 202 one case at a time), to hear the following items:

Continued from July 2020

Francis Bevilacqua for 0 Edgell Road (Map 684, Block 3, Lots 132 & 133A) Applicant seeks the following variances to build a single-family home in a RM zone. Variances sought for lot area (18,029 sf where 20,000 sf is required), frontage (73.02 sf where 150 sf is required), width (101.31 sf where 112.5 sf is required), front yard (15.5 sf where 25 is required). (BOA 20-21)

Repetitive Petition

Jeffrey A Saab for 0 West Lowell Ave (Map 540, Block 446, Lot 13)

New Petition proposes 50 feet of lot frontage for the construction of a new single family dwelling. The prior petition proposed 0 feet of lot frontage. (BARP-20-1) Note: New Petition includes 70 Bailey's Court (Map 540 Block 14 Lot 8). See below.

New Business

Jeffrey A. Saab for 0 West Lowell Ave (Map 540, Block 466, Lot 13 – Proposed Lot 13A) and Gregory Saab & Christine Saab for 70 Bailey's Court (Map 540 Block 14 Lot 8 – Proposed Lot 8A) Applicant for Proposed Lot 13A seeks variances for lot frontage of 50 ft where 200 ft is required and lot width of 50 ft where 150 ft is required to construct a new single family dwelling in the RR zone. Applicant for Proposed Lot 8A seeks variances for lot frontage of 103.32 ft where 200 ft is required, lot width of 103.32 ft where 150 ft is required, and lot area of 45,309 sf where 80,000 sf is required in a RR zone.

Luis Molina for 44 Atwood Road (Map 433, Block 1, Lot 69) The Applicant seeks a special permit to allow for the raising and keeping of chickens in a SC zone. (BOA 20-39)

33 EIGHTH AVENUE LLC for 33 Eight Avenue (Map 415, Block 149, Lot 10B) Applicant seeks dimensional variances for lot area of 9,280 sf where 11,700 sf is required, frontage of 65 ft where 80 ft is required, and open space of 31% where 40% is minimum to construct a three unit residential/condominium building in a RH zone. (BOA 20-40)

FANTINI BROTHERS REALTY LLC for 375 Washington Street (Map 512, Block 278, Lot 10) Applicant seeks a finding to construct a 45 ft x 115 ft addition to bakery plant for a new oven. Existing non-conforming structure is located in both RU and CN zones. (BOA 20-41)

Keith Gostanian for 15 Yellow Brick Road (Map 791, Block 1, Lot 33) Applicant seeks dimensional variances for side setback of 8.54 ft where 10 ft is required and rear setback of 28.5 ft where 30 ft is required to replace an existing deck with an enclosed deck in a RH zone. (BOA 20-42)



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Dawn Chute for 3 Wyoming Avenue (Map 534, Block 23, Lot 101) Applicant seeks variances for lot depth of 87.8 ft where 100 ft is required and front setback of 15 ft where 20 ft is required to divide an existing parcel and create a new building lot in a RU Zone for the construction of a new single family dwelling on Joseph Avenue. (BOA 20-43)

Usynergy Express LLC for 767 Main Street (Map 645, Bloc 1, Lot 25A) Applicant seeks a finding to convert the use of part of the property from an auto repair garage to a convenience store. Existing non-conforming structure located in both RH and CN zones. (BOA 20-44)

LAMBROS VOURTSAS for 11 Adele Avenue (Map 561, Block 2, Lot 66) Applicant seeks a variance for front setback of 21.83 ft where 25 ft is required to attach a currently detached garage to the existing single family dwelling and a special permit to construct an accessory apartment above the garage. Applicant also seeks a variance for side setback of 9.39 ft where 15 ft is required to remove rear deck and construct sunroom addition in a RM zone. (BOA 20-45)

Treetop Rentals LLC for 15 New Street (Map 305, Block 71, Lot 4) Applicant seeks a variance for lot area of 4,903 sf where 11,700 sf is required and a special permit to convert existing residential dwelling into a three-family dwelling (currently a 2-family) in a RU zone. (BOA 20-46)

OTHER MATTERS:

Approval of minutes for the: August 19, 2020

Advertise: September 3, 2020

September 10, 2020

George Moriarty

George Moriarty, Chairman