Haverhill
Economic Development and Planning
Zoning Board of Appeals
Phone: 978-374-2330

# AGENDA

**ZONING BOARD OF APPEALS**
**October 21, 2026, at 5:30 P.M.**
**City Hall Room 202 to hear the following items:**

## 5:30 P.M. Training

City Solicitor to conduct training of the Board members to review variance and special permit practices and updated Massachusetts General Laws.

## 7:00 P.M. Public Hearings:

### 135 Washington Street – H & C Rental, LLC (BOA-26-22) (Map 500 Block 226 Lot 4)

The applicant proposes a mixed-use building with ground-floor commercial space and nine condominium units above. Variances are requested for parking and rear setback. A rear setback variance is requested for 2.79 feet from the property line instead of the required 20 feet and a parking variance for 9 spaces where 25 are required in the CG Zoning District.

### 32 South Pine Street – RJCS Consulting, LLC (BOA-26-23) (Map 706 Block 703 Lot 26)

Applicant seeks the following dimensional variances to create a new building lot (Lot 2) to construct a new two-family dwelling in an RH zone. Requested variance for the new Lot 2 is sought for frontage (25.8ft where 80ft is required). The applicant also requests variances for Lot 1's existing and unaltered setback nonconformities, including the 15.6ft setback where 20ft is required and the 6.6ft side setback where 10ft is required.

### 746 Amesbury Road – Zachary Sindoni (BOA-26-25) (Map 400 Block 2 Lot 6A)

A Special Permit is requested to change the existing nonconforming use of the property, a small engine repair and retail, to another nonconforming use of a building/showroom and woodworking shop on property located in the RS Zoning District.

### 0 Nineteenth Avenue – Wolpk Realty LLC (BOA-26-26) (Map 617 Block 512 Lot 13)

Dimensional variances for area and frontage are being sought to allow the construction of a single-family residence. The property is in the RH zone. Variances are request for lot area of 7,200 sf. where 7.500 sf. is required and frontage of 60 feet where 75 feet is required.

**Minutes**:
August 19, 2026

*George Moriarty*
Chair