

THE COMMONWEALTH OF MASSACHUSETTS

City of Amesbury
Zoning Board of Appeals
Date: July 10, 2025

RECEIVED
CITY CLERK

NOTICE OF FINDING
Conditional or Limited Variance
(Amesbury Zoning Bylaw Section 6 as amended)

2025 JUL 21 P 1:38

CITY OF AMESBURY, MA

Notice is hereby given that a Conditional or Limited Variance has been GRANTED

To: Necy Investments LLC

Owner or Petitioner

Address: 24 Browns Lane

City or Town: West Newbury

58 Pleasant Valley Road

Identify land affected

By the City of AMESBURY, Zoning Board of Appeals affecting the rights of the owner with respect to the use of premises on:

58 Pleasant Valley Road

Street

Amesbury

City/Town

The record title standing in the name of

Necy Investments, LLC

Whose address is 24 Browns Lane

Street

West Newbury

City/Town

Massachusetts

State

Be a deed duly recorded in the Essex County Registry of Deeds in Book: 41402 Page: 083

Registry District of the Land Court, Certificate No: _____ Book: _____ Page: _____

The decision of said Board is on file with the papers in Decision or Case No: ZBAS-25-1

In the office of the City Clerk, Amesbury.

Signed this _____ day of _____

Board of Appeals:



Chairman

Received and entered with the Register of Deeds in the County of Essex, Book _____ Page _____

APPROVED: _____

Attest: _____

EXPIRES: 2 YEARS

SPECIAL PERMIT: Demolish a preexisting non-conforming single family home and construct a new 1,002 square foot home at 58 Pleasant Valley Rd.



RECEIVED
CITY CLERK

2025 JUL 21 P 1:38

CITY OF AMESBURY

Amesbury

Zoning Board of Appeals
39 South Hunt Road
Amesbury, MA 01913

ZONING BOARD OF APPEALS DECISION – SPECIAL PERMIT

Name of Petitioner

Neecy Investments LLC

Property Location

58 Pleasant Valley Road

Application For

A Special Permit pursuant to Section IX Paragraph B and Section VI.B. of the Amesbury Zoning Ordinance to demolish a pre-existing non-conforming single-family structure and three accessory structures on a pre-existing, non-conforming lot and construct a new more conforming single-family structure in a similar footprint at this location. The proposed house would increase the pre-existing non-conforming maximum building area from 11% to 19%. That is the only increase in non-conformity in this application.

Date of Public Hearing

July 10, 2025

Members of the Board at the Public Hearing

Sharon McDermot
Donna Collins
David Haraske
Charles Basler
John Rogers

Becky Frey, Community Development Coordinator

Evidence Presented and Reviewed

In addition to the un-sworn testimony at the public hearing, including the testimony presented by the Petitioner, the Board has also considered the following documents and submissions:

Amesbury Zoning Board of Appeals Special Permit Application.

Permit Refusal from Jim Wilson, Building Commissioner, dated April 2, 2025, clerk stamped June 17, 2025.

Certified Abutter's List from Bruce Collins, Assistant Assessor, dated January 28, 2025.

Quitclaim Deed Recorded at the Southern Essex District Registry of Deeds Book: 41402 Page: 083.

Easement Recorded at the Southern Essex District Registry of Deeds Book: 6135 Page: 162

Order of Conditions Recorded at the Southern Essex District Registry of Deeds Book: 42486 Page: 185

Three (3) photographs of the existing house.

Renderings of the proposed house Clerk stamped June 17, 2025

Architectural Plans from Benjamin Nutter Architects, LLC dated December 28, 2023

Architectural Plans from Benjamin Nutter Architects, LLC dated April 16, 2024

Architectural Elevations from Benjamin Nutter Architects, LLC dated June 12, 2025

Certified Plot Plan from Donohoe Survey, Inc dated May 3, 2023

Certified Plot Plan from Donohoe Survey, Inc dated September 3, 2024, with proposed house drawn on.

Facts and Findings

The property is located at 58 Pleasant Valley Road (the "Property") is in the R80 District and currently contains a single-family home with three accessory structures on the property.

The Petitioner seeks to demolish the existing 590 square foot single-family home and all three accessory structures on the property and construct a new 1,002 square foot single family home. This single-family home will have an above ground unfinished basement and two finished living area floors above that.

The petitioner stated that the previous owner attempted to renovate the existing structure without building permits. The renovations were left unfinished, and they were not quality work.

Th project requires a Special Permit for the proposed construction on a pre-existing non-conforming lot and an increase in the already non-conforming maximum building area. The current maximum building area is 11% and will be increased to 19%. The Table of Dimensional and Density Regulations in Section VI.B. of the Amesbury Zoning Ordinance allows 10% in the R80 District.

The Board members reviewed their findings of the application. The home was built in 1830. The home is already non-conforming in lot area, frontage, side setbacks, and maximum building area. The Board determined this was less detrimental than the existing structure. This proposal did not create a new non-conformity.

The Conservation Commission reviewed the Notice of Intent application and voted to approve the project at their December 2, 2024, meeting. The Historical Commission deemed that this structure was not historically significant at their March 6, 2025, meeting.

After review and consideration of the application documents submitted to the Board, the testimony received at the public hearing, the scope of the requested special permit, and the standards for such review, the Zoning Board of Appeals finds that the project as proposed by the petitioner is more conforming or compliant with all other dimensional standards in the Ordinance, except for the pre-existing non-conforming maximum building area which will increase from 11% to 19%.

Decision of the Board

Based on the review of the application documents, additional discussion, comments made at the public hearing, and the above findings, the Zoning Board of Appeals GRANTS the requested petition for a Special Permit from Section IX.B. and Section VI.B. (Table of Dimensional and Density Regulations) of the

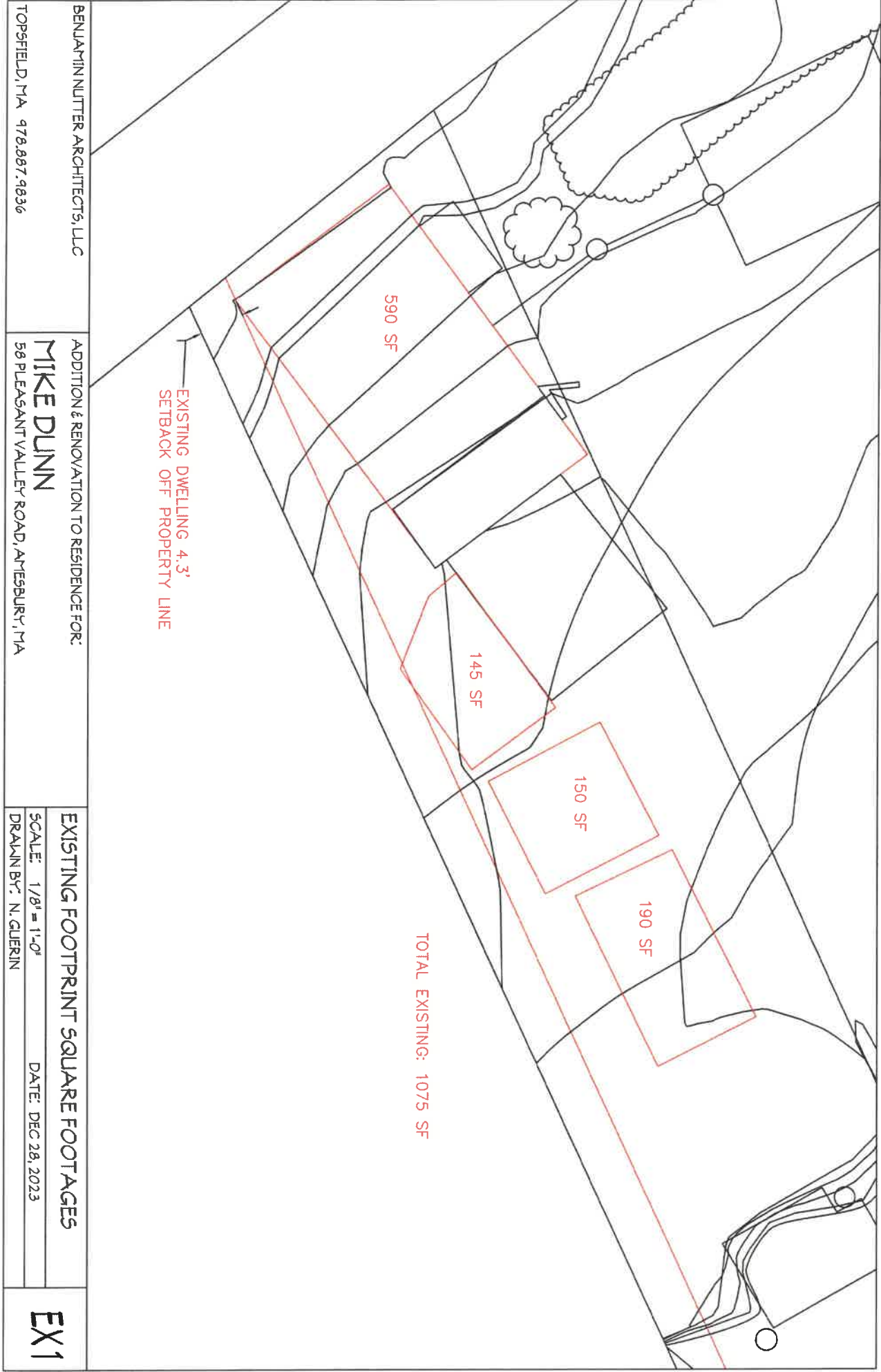
Vote of the Board

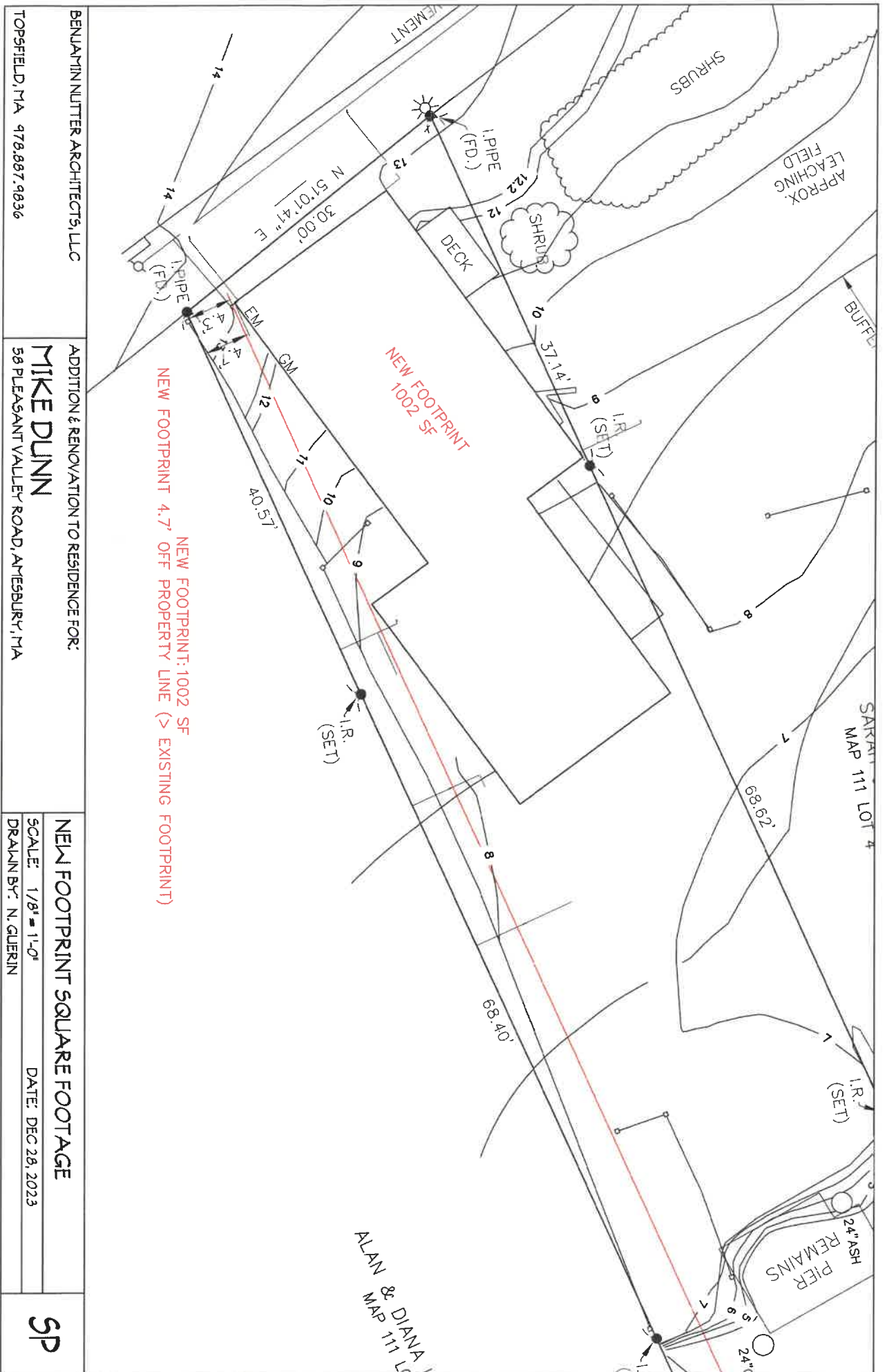
Board members considering and voting on the application were:

Recording

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws, Chapter 40A, and filed within 20 days after the filing of the above referenced decision with the City Clerk.

Sharon McDermot 7/21/25
Chairman DATE





BENJAMIN NUTTER ARCHITECTS, LLC

TOPSFIELD, MA 978.887.9836

ADDITION & RENOVATION TO RESIDENCE FOR:

MIKE DUNN

58 PLEASANT VALLEY ROAD, AMESBURY, MA

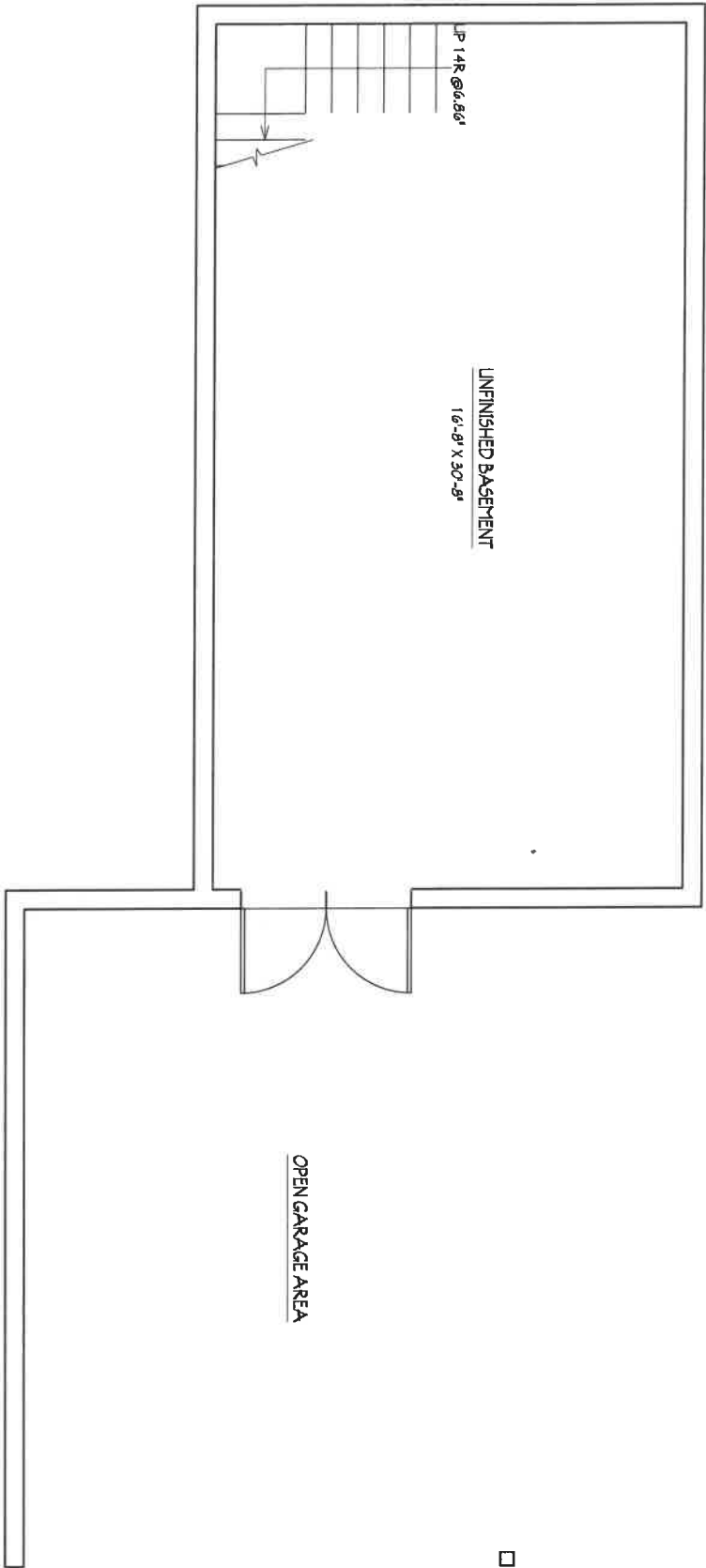
NEW FOOTPRINT SQUARE FOOTAGE

SCALE: 1/8" = 1'-0"

DATE: DEC 28, 2023

DRAWN BY: N. GUERIN

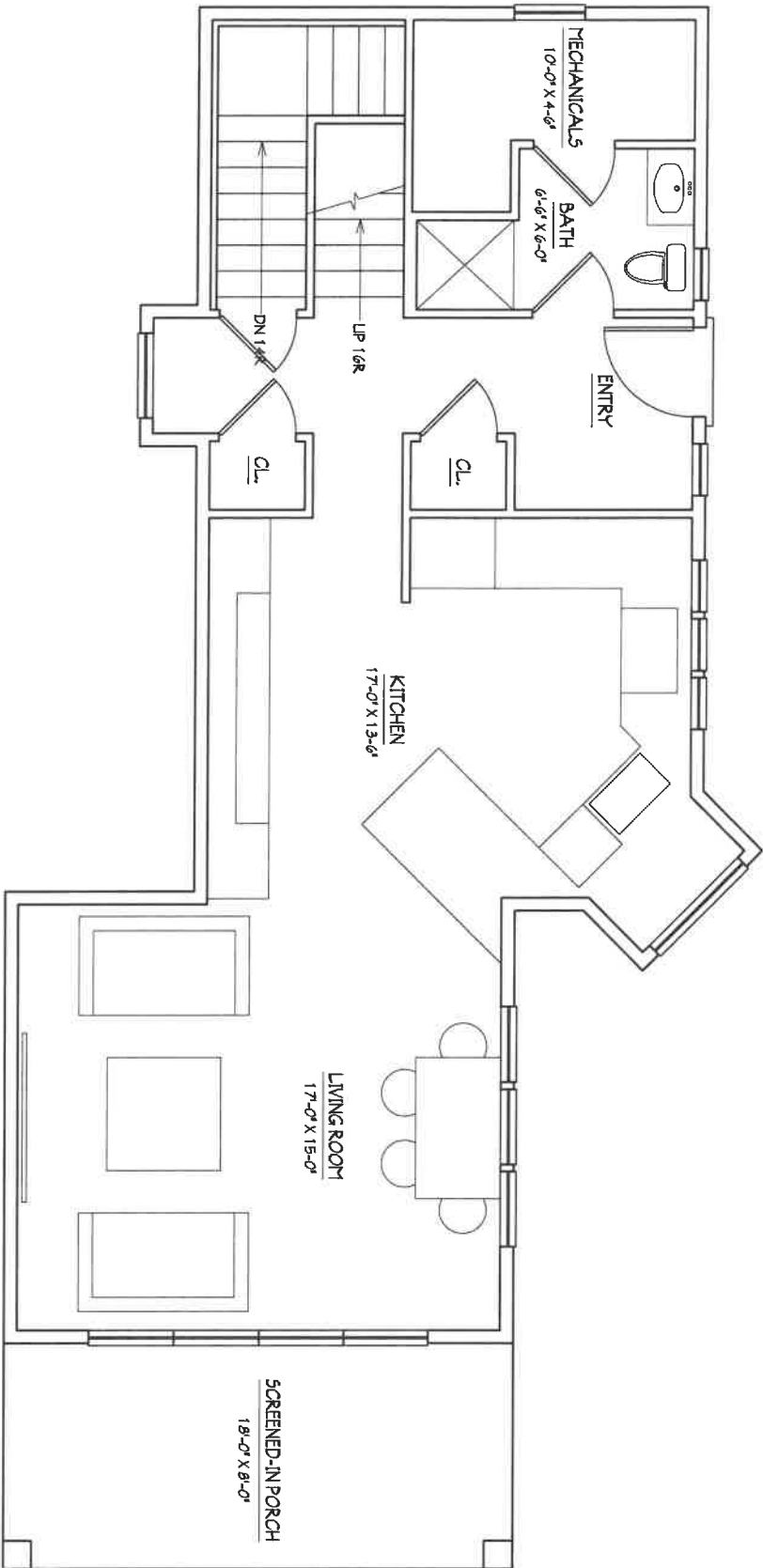
5



LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"

BENJAMIN NUTTER ARCHITECTS, LLC	ADDITION & RENOVATION TO RESIDENCE FOR:	LOWER LEVEL FLOOR PLAN		A0
TOPSFIELD, MA 978.887.9836	MIKE DUNN 58 PLEASANT VALLEY ROAD, ANTESBURY, MA	SCALE: 1/8" = 1'-0"	DATE: APR 16, 2024	
		DRAWN BY:		



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

BENJAMIN NUTTER ARCHITECTS, LLC

ADDITION & RENOVATION TO RESIDENCE FOR:

MIKE DUNN

TOPSFIELD, MA 978.887.9836

58 PLEASANT VALLEY ROAD, ANNESBURY, MA

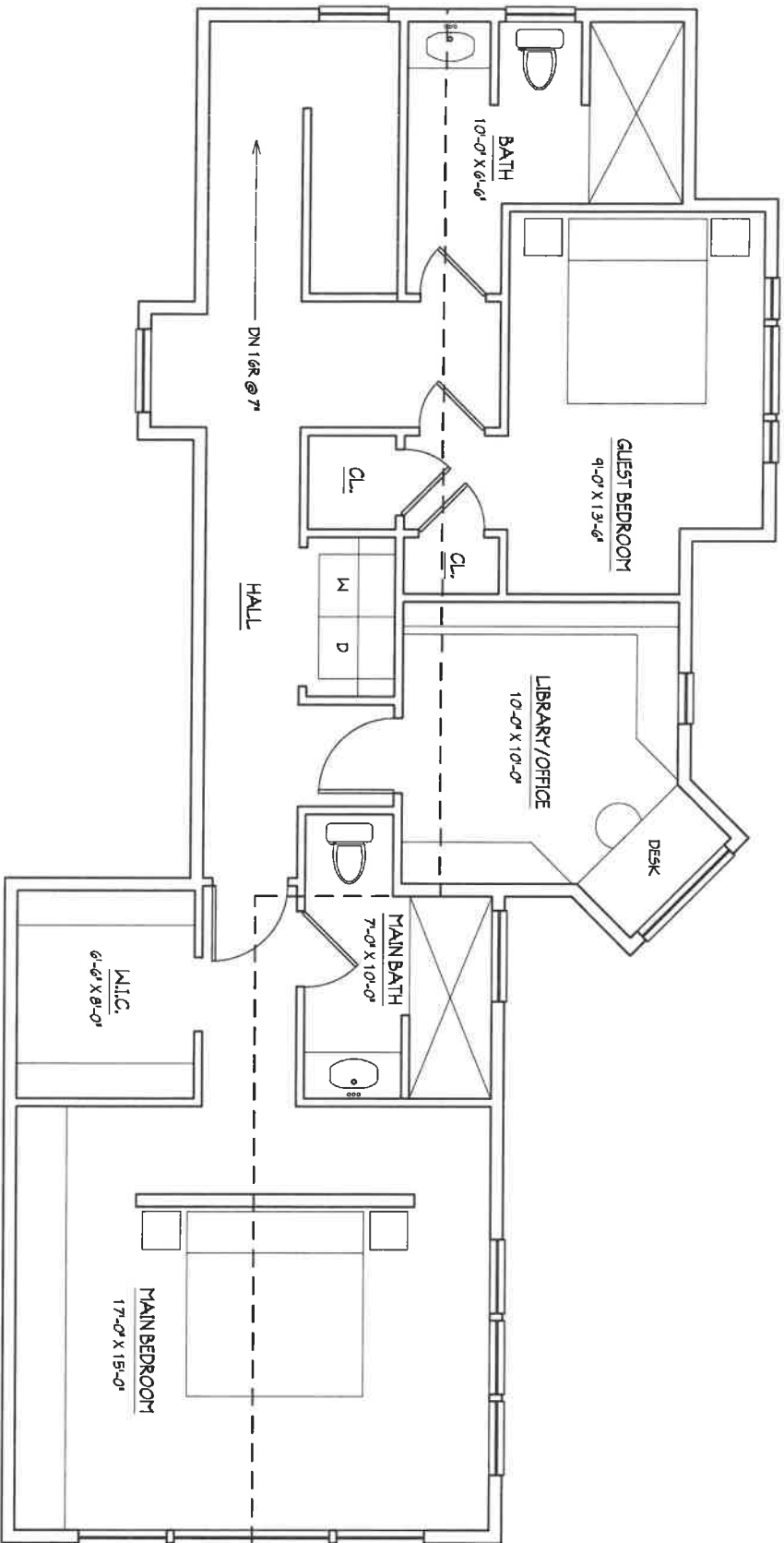
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

DATE: APR 16, 2024

DRAWN BY:

A1



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

BENJAMIN NUTTER ARCHITECTS, LLC

TOPSFIELD, MA 978.887.9836

ADDITION & RENOVATION TO RESIDENCE FOR:

MIKE DUNN

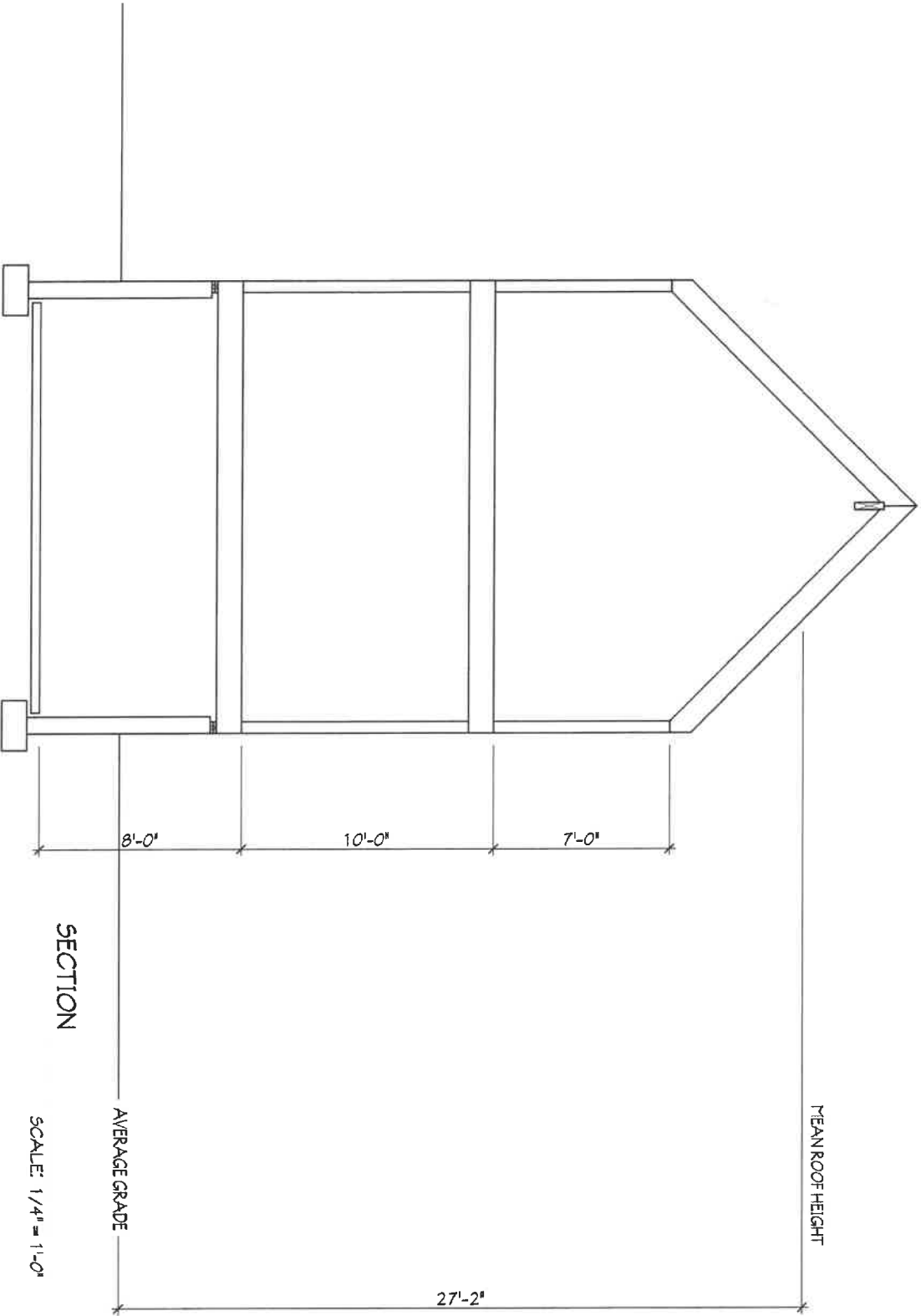
56 PLEASANT VALLEY ROAD, ANESBURY, MA

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

DATE: APR 16, 2024

DRAWN BY:



BENJAMIN NUTTER ARCHITECTS, LLC

ADDITION & RENOVATION TO RESIDENCE FOR:

MIKE DUNN

58 PLEASANT VALLEY ROAD, ANESBURY, MA

TOPSFIELD, MA 978.887.9836

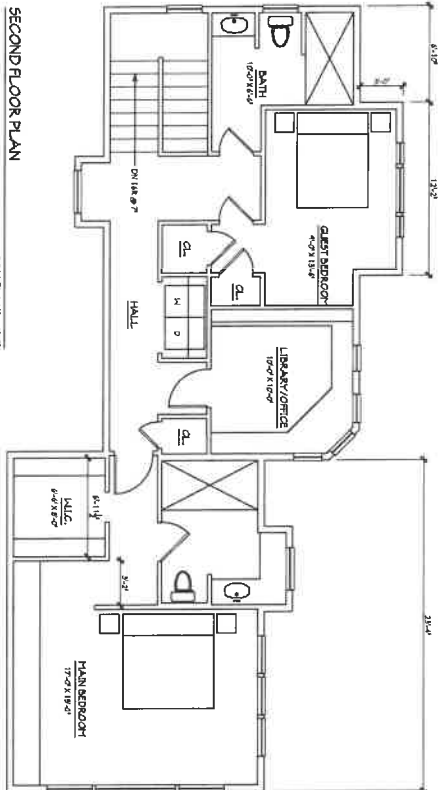
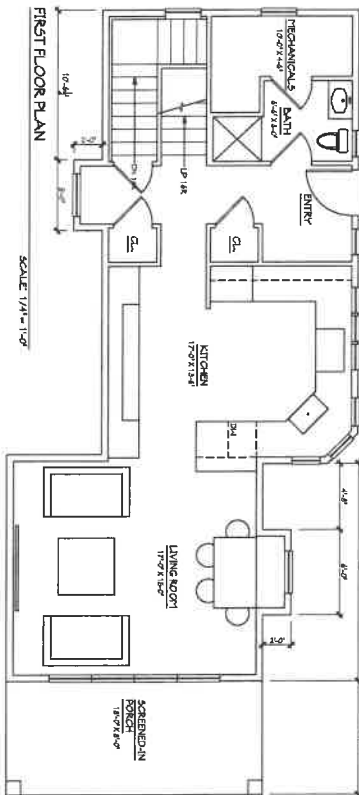
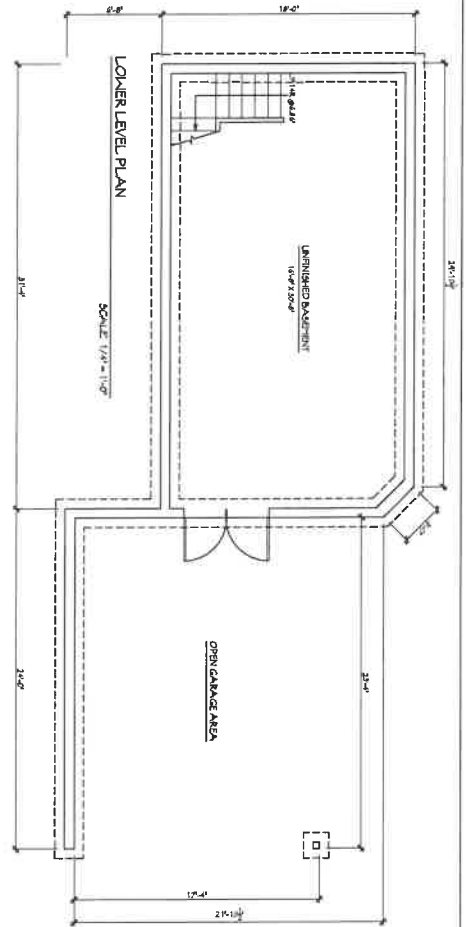
BUILDING SECTION

SCALE: 1/4" = 1'-0"

DATE: APR 16, 2024

DRAWN BY:

A3



PROCESSED PRINTS
NOT FOR
CONSTRUCTION

A1.1

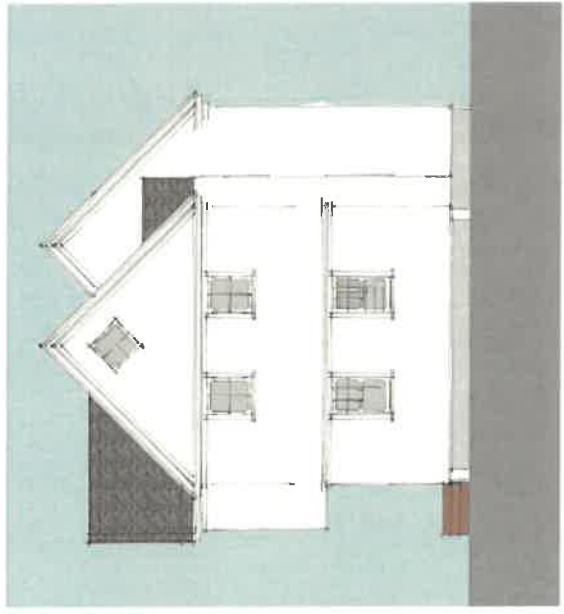
NEW RESIDENCE FOR:
MIKE DUNN
58 PLEASANT VALLEY ROAD
AMESBURY, MA

LOWER LEVEL, 1ST, & 2ND FLOOR PLANS
SCALE: 1/4" = 1'-0"

PRINTS MADE: JUNE 12, 2025
BID:
PERMIT:
CONSTRUCTION

DRAWN BY:
H. KARAK, AIA

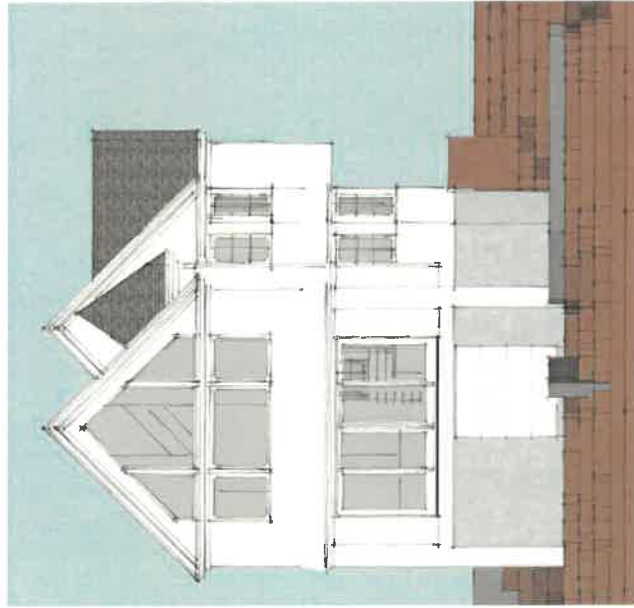
BENJAMIN NUTTER ARCHITECTS, LLC
POST OFFICE BOX 254
TOPSFIELD, MASSACHUSETTS 01963
T: 978.887.9536 BENJAMINNUTTER.COM



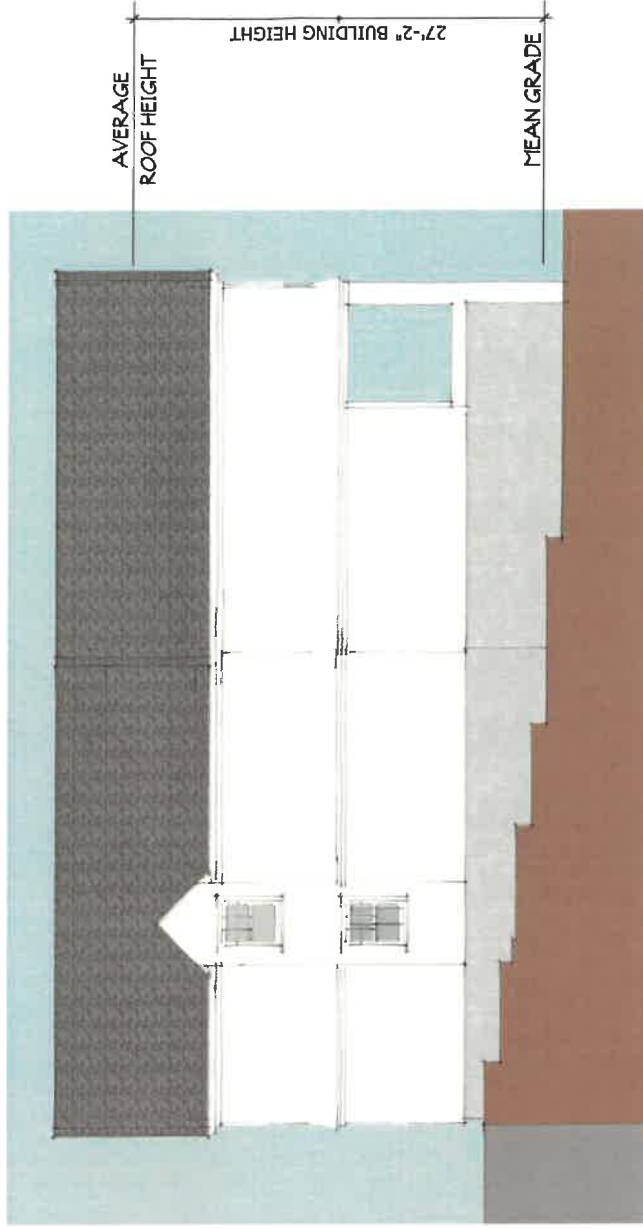
FRONT ELEVATION



SIDE ELEVATION



BACK ELEVATION



SIDE ELEVATION