



February 23, 2026

City of Amesbury
Planning Board
62 Friend Street
Amesbury, MA 01913

RE: Project 14 Maple Street located in R-8

Dear Planning Board Chair,

On behalf of Wojcicki Holdings, LLC, Scott Brown Architects requests of the Board waivers relating to the Special Permit- Historic Preservation for project 14 Maple Street, as authorized under Amesbury's Zoning Ordinance Section XI.J2.2.b.4. This waiver request includes the following:

Existing Nonconforming Structure (Lot 2):

- Lot frontage required = 80 ft., Proposed = 59 ft.
- Lot size required = 8000 sq. ft., Proposed = 6909 sq. ft.

New Structure (Lot 1):

- Lot frontage required = 80 ft., Proposed = 63 ft.
- Front setback required = 25 ft., Proposed = 16 ft.
- Side setback required = 15 ft., Proposed right side setback = 10.1 ft.
- Required building size = new structure no more than 67% of existing structure, Existing structure = 2301 sq. ft., New structure = 2611 sq. ft.

In addition, Scott Brown Architects requests any additional waivers the Board finds applicable.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott M. Brown", written in a stylized, cursive script.

Scott M. Brown, Architect