



April 28, 2025

Nipun Jain
Planning Director
City of Amesbury
62 Friend Street
Amesbury, MA 01913

Request for Waivers
CDCI File #: 25-10704
201 Elm Street & 6 Monroe Street
Amesbury, MA 01913

Civil Design Consultants, Inc. (CDCI) has prepared this request for waivers from the City of Amesbury Zoning Ordinance for the proposed redevelopment located at 201 Elm Street and 6 Monroe Street.

Per Section XI.J2.2.b.2 of the City of Amesbury Zoning Ordinance, Historic Preservation – Special Permit, the Planning Board may grant relief to any and all dimensional requirements. The following information is provided for your review and consideration:

Proposed Lot 1 (Existing Historic Dwelling)

1. Section VI, Table of Dimensional and Density regulations - to allow a reduction to the required front setback yard width of 25-FT to 10.5-FT for the pre-existing non-conforming historic structure. The existing historic structure was constructed prior to the adoption of the current zoning regulations and is pre-existing non-conforming.
2. Section VI, Table of Dimensional and Density regulations - to allow a reduction to the required side setback yard width of 15-FT to 4.5-FT for the pre-existing non-conforming historic structure.

Proposed Lot 2 (Proposed Two-Family Dwelling)

3. Section VI, Table of Dimensional and Density regulations - to allow a reduction to the required front setback yard width of 25-FT to 13.1-FT. The proposed two-family dwelling has been sited to complement the existing historic structure. Although the southeast corner of the building is 13.1-FT from the front property line, it is approximately 23-FT from the actual edge of pavement along Monroe Street.
4. Section VI, Table of Dimensional and Density regulations - to allow a reduction to the required side setback yard width of 15-FT to 8.8-FT. The proposed side setback reduction is necessary to accommodate a building footprint that supports two dwelling units while maintaining sufficient open space around the structure.

Proposed Lot 3 (Proposed Single-Family Dwelling)

5. Section VI, Table of Dimensional and Density regulations - to allow a reduction to the required front yard setback width of 25-FT to 6.0-FT. Due to site constraints, including existing topography and lot depth, a reduced front setback is necessary to situate the single-family dwelling. The southeast corner of the building is located approximately 18.5-FT from the actual edge of pavement along Monroe Street.
6. Section VI, Table of Dimensional and Density regulations - to allow a reduction to the required rear yard setback width of 30-FT to 12.6-FT. Relief from the rear setback is necessary to accommodate a functional building envelope while balancing site constraints.

We look forward to the opportunity to meet with you to discuss this proposal in further detail. If you have any questions or comments, or require additional information, please do not hesitate to contact this office.

Very Truly Yours,

CIVIL DESIGN CONSULTANTS, INC.

A handwritten signature in purple ink, reading "Meera A. Cousens".

Meera A. Cousens
Project Manager