



Amesbury

PLANNING BOARD

City Hall

APPLICATION FOR SPECIAL PERMIT

Date 11/18/2025

Name Wojcicki Holdings, LLC c/o Scott M. Brown, Architect

Address 48 Market St.

Newburyport, MA 01950

Title Reference – Book 42798 Page 224

Application is hereby made for a Special Permit under the requirements of Section V, Paragraph D of the Amesbury Zoning Bylaw.

Premises affected are situated on 14 Maple Street, Amesbury, MA, and on Map # 51, Lot(s) 142 of the Assessor's Map.

1. Type of Special Permit Required: Historical Preservation
2. Zoning District: R-8
3. Has there been any previous appeal or permit on this property: No
If yes, explain: _____
4. Lot Size: 13,980.7
5. Size of Building(s) existing or proposed: Proposed 4,911
6. Occupancy of use, existing/proposed: Residential
7. Is Site Plan review required: Yes
8. Is Subdivision Control Law approval required: No

9. Other permits required: None

10. Description of proposed work/use: Property 14 Maple St. is sized at 13,980.7 and contains a single-family residential home built c. 1880 and a garage/carport. This project proposes subdividing this property resulting in 6,909.4 sq. ft. for the existing structure and 7,071.3 sq. ft. lot size for a new second lot.

The existing single-family home would be restored and the footprint would remain unchanged. The existing garage/carport would be reconfigured. A new single-family home with garage would be constructed on the second lot.

11. Principal points upon which application is based: The proposed newly constructed residence will blend architecturally with the existing structure. In addition, the proposed project will not impair the integrity and character of the neighborhood nor will it be detrimental to the health and welfare. Further, the rehabilitation/preservation of the existing structure and construction of a second residence will enhance the character of the neighborhood and will protect and increase property values.



Signature of Applicant

Owner (if not Applicant)

Filing Fee: \$500.00 plus \$100 per lot (CAD, Cluster) or \$50 per dwelling unit (Multi-Family)

Received: _____

Distributed: _____

Hearing: _____

The application must be filed with the original application, (16) collated copies, (1) electronic copy. If Site plan approval or Subdivision Control Law approval is necessary the original application, (16) collaged copies, (1) electronic copy must be submitted.