

March 8, 2023

Ms. Kathleen Bradley Colwell
Planning Division Director
City of Methuen
41 Pleasant Street, Suite 217
Methuen, MA 01844

269 Broadway & 2 Osgood Street
Methuen, MA 01844

Re: Waiver Request Letter

Dear Ms. Colwell,

Civil Design Consultants, Inc. (CDCI) has prepared this revised request for waiver from the City of Methuen Comprehensive Zoning Ordinance, revised through September 5, 2017, for the proposed mixed-use development located at 269 Broadway and 2 Osgood Street on behalf of JoWaMar Companies, LLC. The following information has been prepared for your review and consideration:

Waiver #1: Section V-V.6.c - Waiver from the maximum residential density. The maximum density in the MCSGOD Overlay District is 30 residential units per acre of developable land. The total lot area of the project site is 13,217 square feet; therefore, the maximum allowable number of dwelling units is 9 units. The Applicant proposes 12 dwelling units.

Waiver #2: Section V-V.7 - Waiver from the 10-feet minimum side yard setback. The Applicant requests a waiver to allow for a 6.3-feet setback from the southern property line.

Waiver #3: Section V-V.7 - Waiver from the 70% maximum lot coverage. The Applicant requests a waiver to allow 83% lot coverage.

Waiver #4: Section V-V.7 - Waiver from the 30% minimum open space. The Applicant requests a waiver to allow 17% open space coverage.

Waiver #5: Section V-V.8.e - Waiver from the minimum front yard setback. The adjacent existing building located at 265 Broadway is setback approximately 17.8-feet from the Broadway ROW. The proposed building foundation is setback approximately 9.1-feet from the Broadway ROW; however, the upper floor overhang is setback 7-feet from the Broadway ROW.

Waiver #6: Section III-B.5.a - Waiver to allow off-street parking within 7.5-feet from all buildings and lot lines. The parking spaces to the south are located approximately 4-feet from the southern property line and the parking spaces to the east are located approximately 2-ft from the eastern property line.

Waiver #7: Section 9-91 – Waiver from the required 25-FT fire lane around the building. The proposed building will be fully sprinklered, and the Applicant will work with the Fire Department to provide additional features to the building, if needed.

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 that reads "Meera A. Cousens".

Meera A. Cousens
Project Manager

Copy to: CDCI File#: 21-10314
Jowamar- Applicant (via email)