



Nantucket Planning Board

SECONDARY DWELLING REPORT

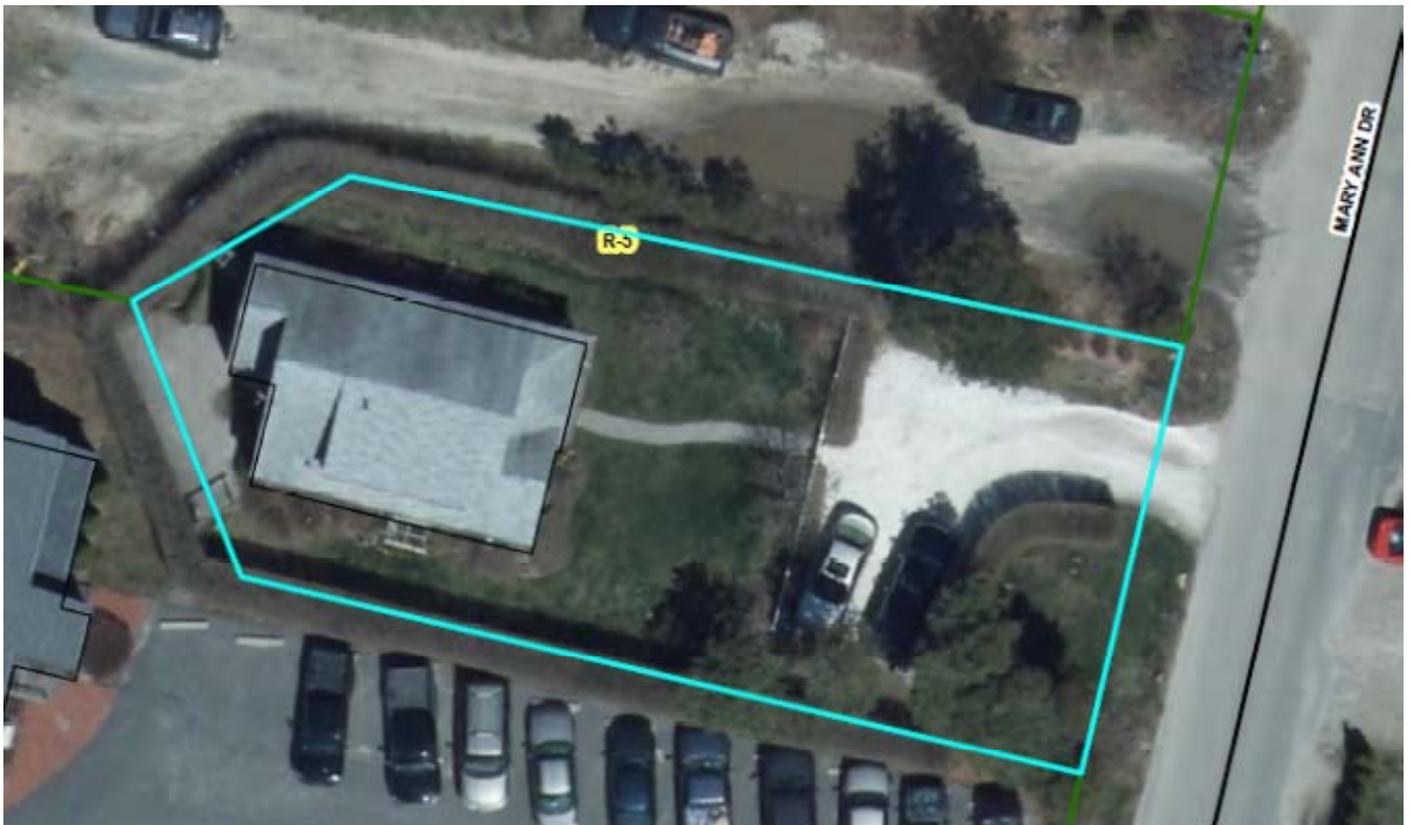
Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: June 13, 2016

14 Mary Ann Drive
Assessors Map #68 Parcel #444

Applicant
Harold F. Williams III

Owner
SAME



The applicant is proposing to construct a 728 square foot secondary dwelling. The proposed secondary dwelling will be located on the southeast side of the site, which has approximately 6,480 square feet of lot area and is zoned R-5.

The dwelling will be accessed by two shared driveways separated by a five (5) foot walkway off Mary Ann Drive, which is a private paved road. The site will contain a total of four (4) exterior parking spaces. The site plan, as submitted does not meet the requirements of Zoning Bylaw Sections 139-18 and 139-20.1.

Planning staff recommends approval of this application with the following conditions:

- (1) That a revised site plan indicating the required apron, driveway widths and proposed square footage of the secondary and tertiary dwellings;
- (2) That an apron at the driveway entrance shall be constructed with a minimum depth of ten (10) feet and a maximum width of twenty (2) feet each side, excluding corner rounding which may have a maximum radius of two (2) feet, provided the driveways are separated by at least a five (5) feet of landscaping or walkway, pursuant to Nantucket Zoning Bylaw Section 139-20.1(B)(2)(f)[2];
- (3) That any future landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
- (4) That the driveways be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet; and
- (5) That the applicant shall submit an As-Built prior to the final inspection by staff which shall take place prior to the issuance of a Certificate of Occupancy.



CHK 905
6-6-16

Nantucket Planning Board

APPLICATION FOR A SECONDARY (2ND) DWELLING PERMIT

Date Submitted: JUNE 6, 2016 Fee Amount: 100.00

Applicant: HAROLD F. WILLIAMS III

Mailing address: 14 MARY ANN DRIVE

Daytime phone number: 508-332-2266 Fax: _____

E-mail Address: ackfaa@gmail.com

Owner (if other than applicant): AGENT - ANISHA RANNEY 508 325-3689

Mailing address: _____

Signature of Property Owner(s) Harold F Williams III

Location of proposed secondary (2ND) dwelling:

Street Address: 14 MARY ANN DRIVE

Assessors Tax Map #: 68 Parcel #: 444

Size of Parcel: 6480 sq. ft. Zoning District: R5

Secondary Dwelling # of Bedrooms: 2

Primary Dwelling # of Bedrooms: 3

Number of Parking Spaces required (See Chapter 139-18 of the Bylaw): 2

Number of Parking Spaces provided: 4

Please provide a brief description of the proposed second dwelling:

***PLEASE DO NOT WRITE "SEE ATTACHED."

PRIMARY = 936 sq ft SECONDARY = 728 sq ft

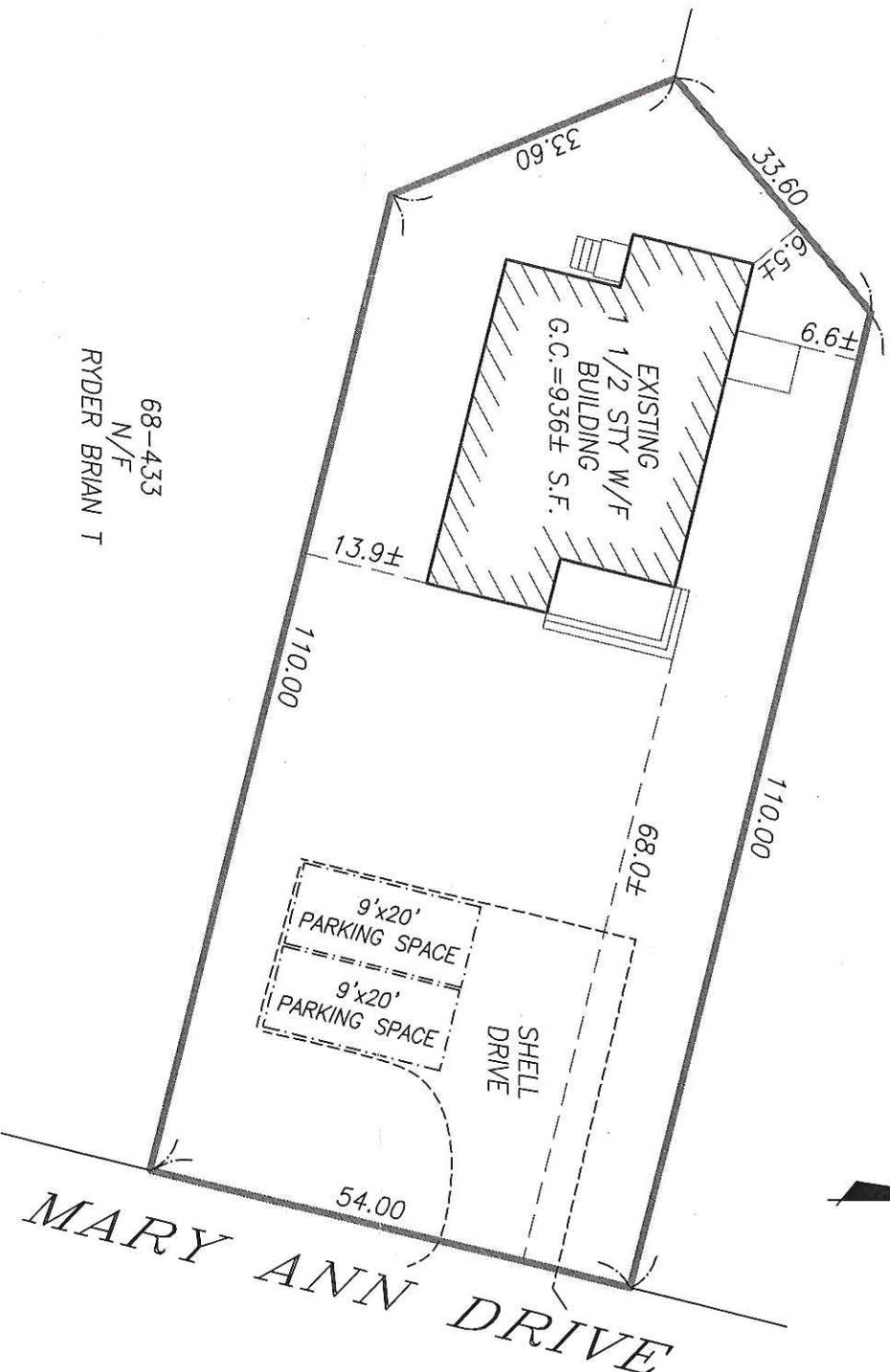
HPB

CURRENT ZONING CLASSIFICATION:
Residential 5 (R-5)

EXISTING:

| | | |
|---------------------|-----------------------|--------------|
| MINIMUM LOT SIZE: | 5000 S.F. | 93,078± S.F. |
| MINIMUM FRONTAGE: | 50 FT. | SEE PLAN. |
| FRONT YARD SETBACK: | 10 FT. | SEE PLAN. |
| REAR/SIDE SETBACK: | 5 FT. / 10 then 5 FT. | SEE PLAN. |
| GROUND COVER % : | 40% | SEE PLAN. |

68-445
N/F
ROBERT S. MARKS, etal



68-433
N/F
RYDER BRIAN T

BUILDING LOCATION PLAN OF LAND IN NANTUCKET, MASS.

SCALE: 1" = 20' DATE: JUNE 6, 2016

Owner: HAROLD F. WILLIAMS, III

Deed: CERT. 24783 Plan: L.C. 16514-29; LOT 565

Locus: 14 MARY ANN LANE

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

I CERTIFY, AS OF : *6/6/2016*
THE BUILDING(S) IS/ARE LOCATED ON THE
GROUND AS SHOWN HEREON.

[Signature]
EDWARD F. KING, JR.
NO. 45711
COMM. STATE OF MASSACHUSETTS
PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: 68 PARCEL: 444

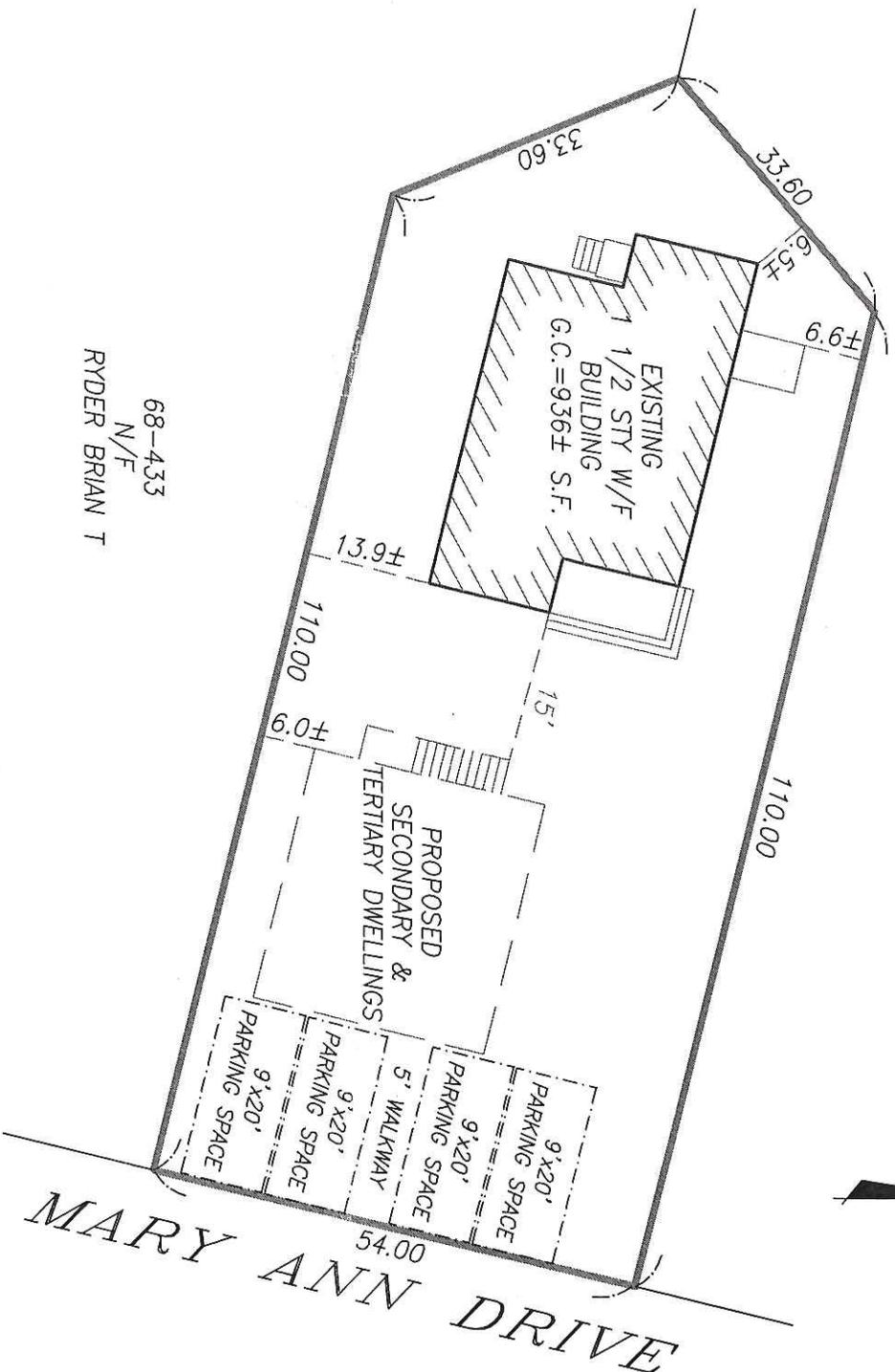
K-419

CURRENT ZONING CLASSIFICATION:
Residential 5 (R-5)

EXISTING:

| | | |
|---------------------|-----------------------|--------------|
| MINIMUM LOT SIZE: | 5000 S.F. | 93,078± S.F. |
| MINIMUM FRONTAGE: | 50 FT. | SEE PLAN. |
| FRONT YARD SETBACK: | 10 FT. | SEE PLAN. |
| REAR/SIDE SETBACK: | 5 FT. / 10 then 5 FT. | SEE PLAN. |
| GROUND COVER % : | 40% | SEE PLAN. |

68-445
N/F
ROBERT S. MARKS, etal



68-433
N/F
RYDER BRIAN T

PROPOSED SITE PLAN OF LAND IN NANTUCKET, MASS.

I CERTIFY, AS OF 6/6/2016 THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

Edward F. King, Jr.
EDWARD F. KING, JR.
PROFESSIONAL LAND SURVEYOR
NO. 45711
COMMONWEALTH OF MASSACHUSETTS

SCALE: 1" = 20' DATE: JUNE 6, 2016
Owner: HAROLD F. WILLIAMS, III

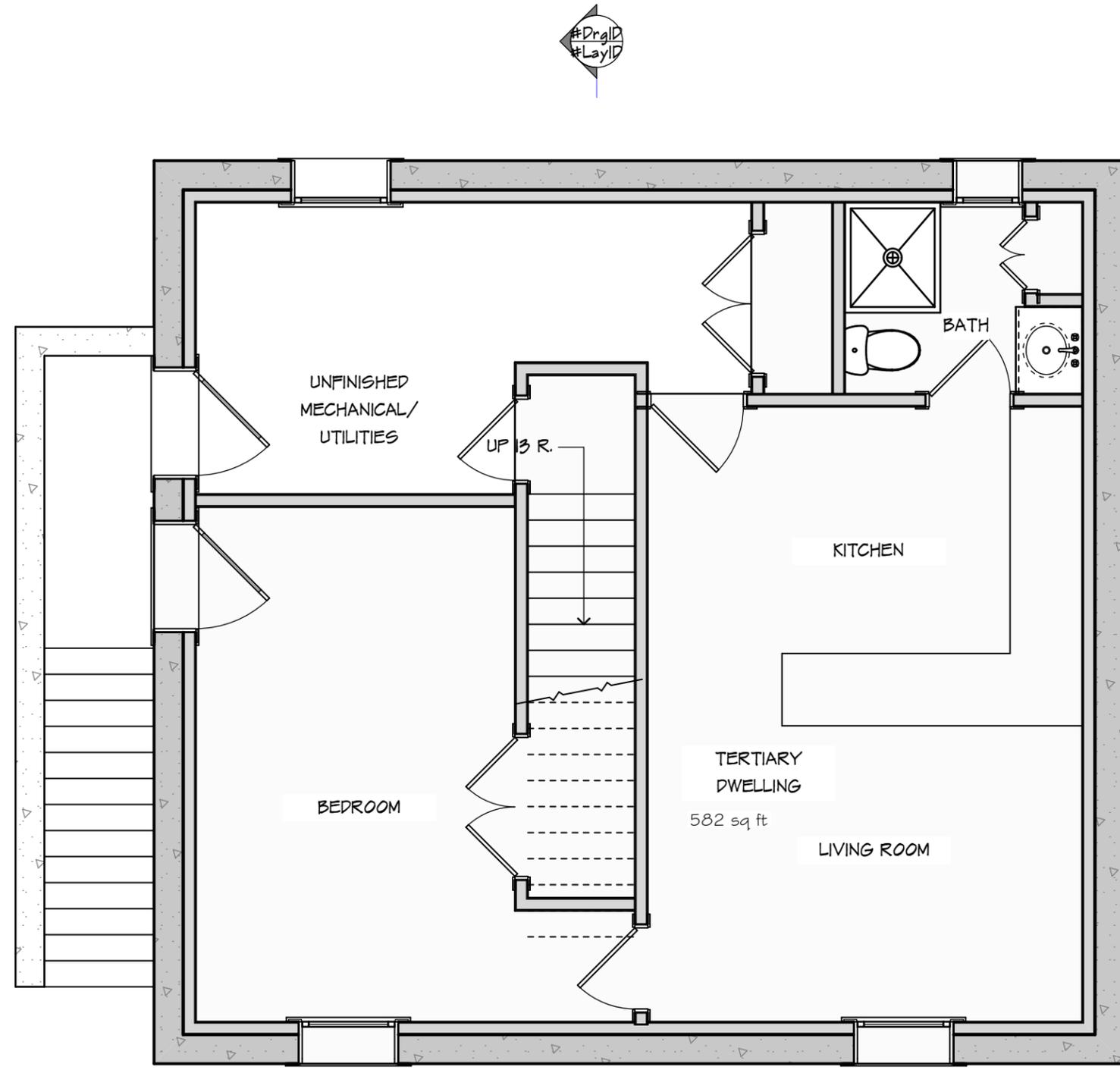
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Locus: 14 MARY ANN LANE

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ISLAND SURVEYORS, LLC
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ASSESSOR MAP: . . . 68 . . . PARCEL: . . . 444 . . .

K-419

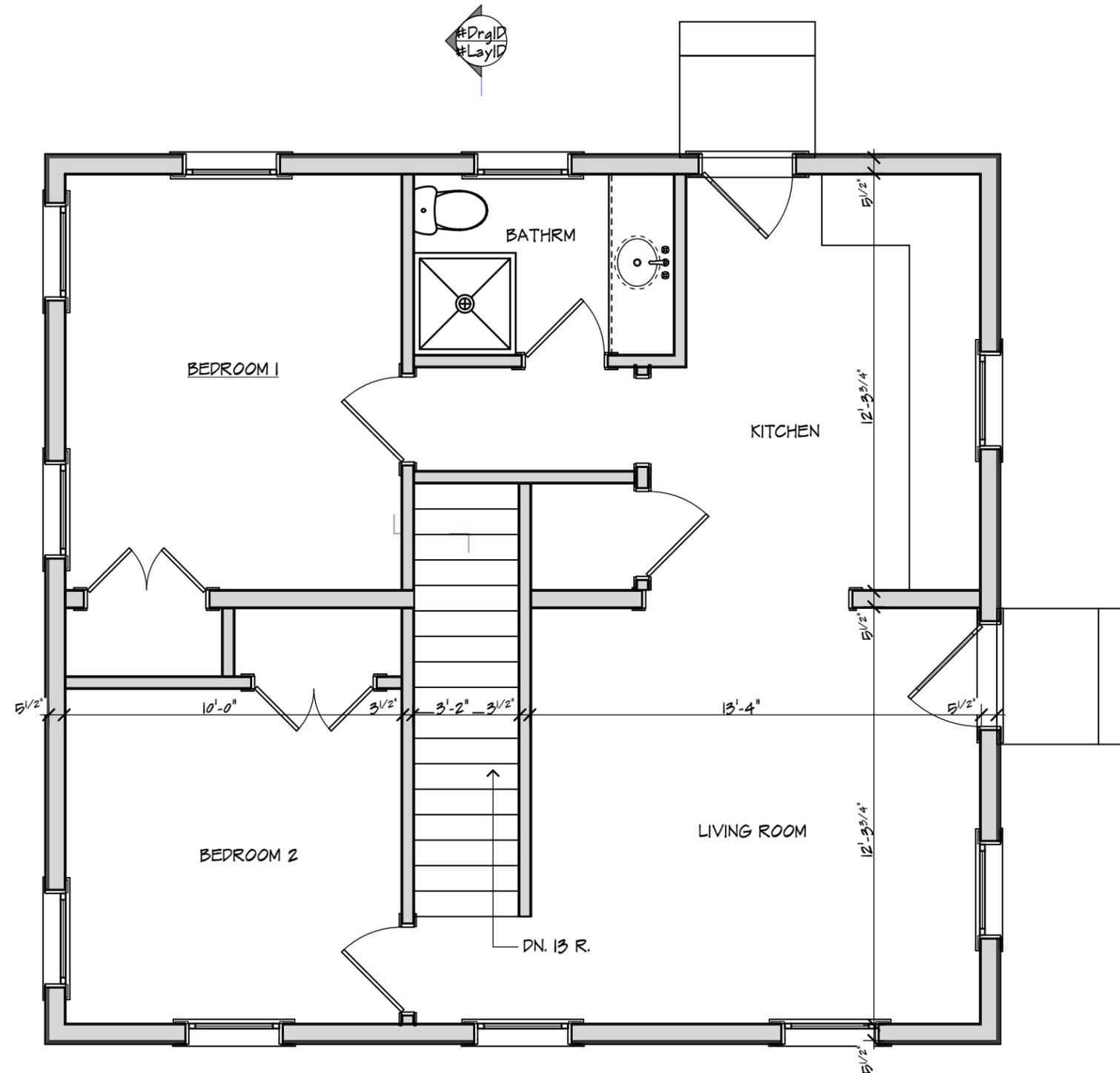


BASEMENT FLOOR PLAN

Williams Residence
14 Mary Ann Dr.
Nantucket, Ma
02554
Map: 68
Parcel: 444
Zoning: R-5

Scale: as noted
Date: 6/10/2016

1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

Williams Residence
14 Mary Ann Dr.
Nantucket, Ma
02554
Map: G8
Parcel: 444
Zoning: R-5

Scale: as noted
Date: 6/10/2016

1

FIRST FLOOR PLAN

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