



Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: June 13, 2016

48 Wauwinet Road
Assessors Map #14 Parcel #27

Applicant
Mac Davis

Owner
SAME



The applicant is proposing to convert an existing 643 square foot garage into a garage apartment as the secondary dwelling on the lot. The proposed secondary dwelling will be located on the northeast side of the site, which has approximately 66,540 square feet of lot area and is zoned LUG-3. Please note, this lot was created in 1971, prior to the Zoning Bylaw. There is an existing 1,332 square foot primary dwelling located on the lot.

The dwelling will be accessed by a shared dirt driveway with an existing block apron off Wauwinet Road, which is a public paved road. The site will contain proposed total of one (1) exterior parking space and two (2) interior parking spaces within the existing garage. The site plan, as submitted meets 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 any future landscaping at the driveway entrances be limited to low growing plant material not to exceed three (3) feet in height;
- (2) 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
- (3) 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.



Nantucket Planning Board

APPLICATION FOR A SECONDARY (2ND) DWELLING PERMIT

Date Submitted: 6/6/16 Fee Amount: \$ 100.-

Applicant: Mac Davis

Mailing address: 45 Wauwinet Rd.

Daytime phone number: 508 901-0245 Fax: _____

E-mail Address: macdavisflooring@yahoo.com

Owner (if other than applicant): _____

Mailing address: _____

Signature of Property Owner(s) Mac Davis

Location of proposed secondary (2ND) dwelling:

Street Address: 45 Wauwinet Rd.

Assessors Tax Map #: 14 Parcel #: 27

Size of Parcel: 66,540± ** Zoning District: WG3

Secondary Dwelling # of Bedrooms: 1 ** lot created 1/18/1971

Primary Dwelling # of Bedrooms: 5

Number of Parking Spaces required (See Chapter 139-18 of the Bylaw): 3 ✓

Number of Parking Spaces provided: 3+

Please provide a brief description of the proposed second dwelling:

PLEASE DO NOT WRITE "SEE ATTACHED."

Renovate existing 2 car garage into garage apartment
with 1 bedroom, 1 bath, + kitchen on 2nd floor. 2 car
garage space to remain on 1st floor. Driveway material
exists as gravel, Driveway apron exists
primary dwelling is 1332± sq Ft. garage apt 643± (dne to
partial demo of 144 sq Ft.)

RECEIVED

JUN 03 2016

By

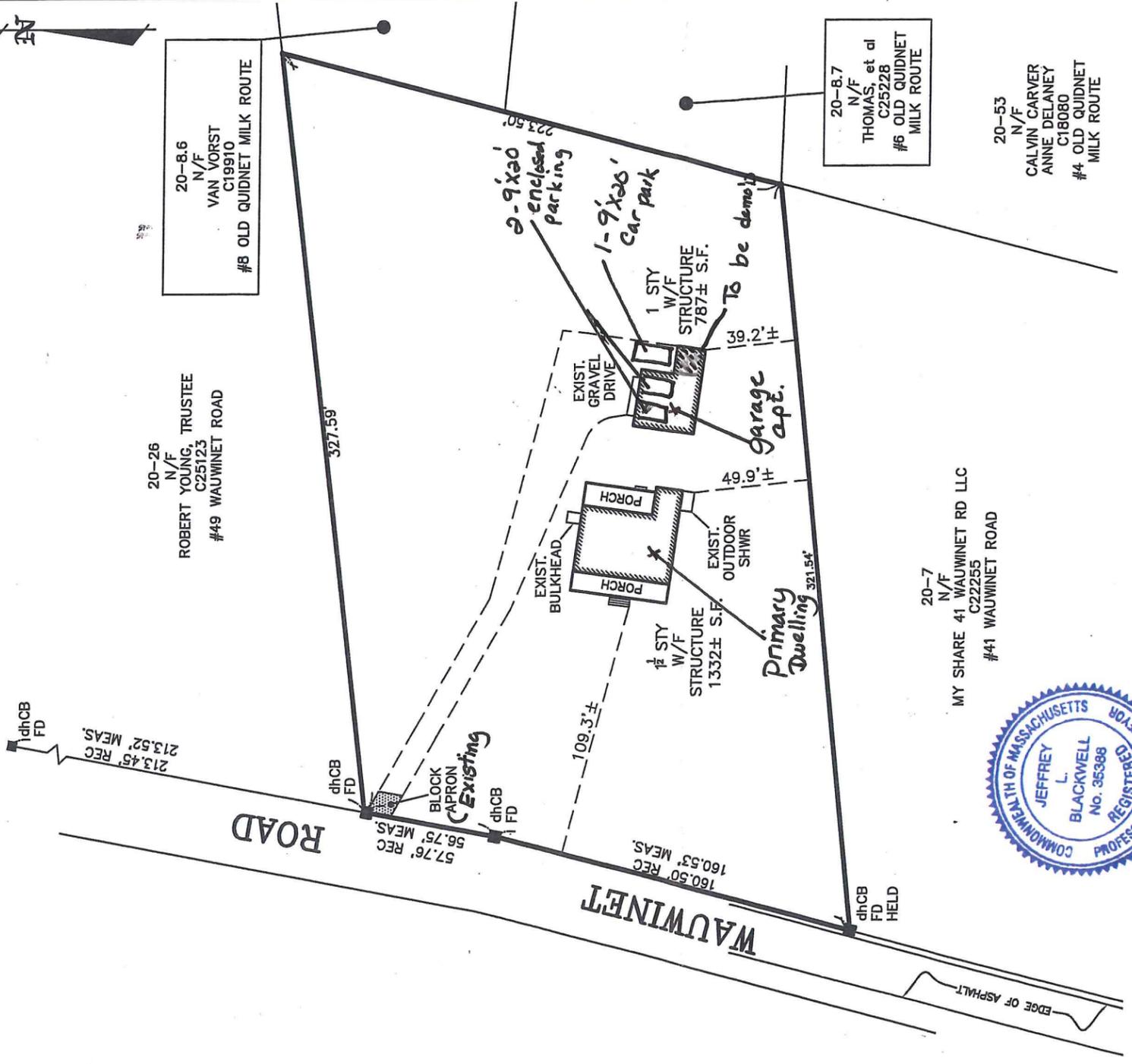
CURRENT ZONING CLASSIFICATION:
 Limited Use General 3 (L.U.G.-3)

Existing:
 66,540± S.F.
 SEE PLAN
 200 FT.
 FRONT YARD SETBACK: 35 FT.
 REAR/SIDE SETBACK: 20 FT.
 SEE PLAN
 GROUND COVER % : 3%

**LOT CREATED 01/18/1971

LEGEND

dhCB
FD DENOTES EXISTING CONCRETE BOUND WITH DRILL HOLE FOUND



BUILDING LOCATION PLAN
 OF LAND IN
NANTUCKET, MA

SCALE: 1"= 60' DATE: MAY 23, 2016

Owner: **MAC DAVIS**

Cert: 24833 Plan: 6283-K; LOT 17

Locus: 45 WAUWINNET ROAD

BLACKWELL and ASSOCIATES, Inc.
 Professional Land Surveyors
 20 TEASDALE CIRCLE
 NANTUCKET, MASS. 02554
 (508) 228-9026

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: . 14 . . . , PARCEL: 27 . . .

T:\KEN 26 JOB 51
 V:\DRAWFILES\B8276\BLP.dwg 5/24/2016 12:15:09 PM EDT

B8276