



# Nantucket Planning Board

## TERTIARY 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 one 1-bedroom tertiary dwelling with a gross floor area of 625 square feet. The site contains an existing 936 square foot primary dwelling unit that is owner occupied. The proposed tertiary dwelling will be located within the basement of the secondary structure (currently proposed), which is located on the eastern portion of the site. The site contains approximately 6,480 square feet of lot area and is zoned R-5. The Applicant is proposing a total of six (6) bedrooms, which is consistent with the requirements of the Zoning Bylaw.

Access to the site is from Mary Ann Drive, a private paved roadway. Four (4) exterior parking spaces are shown on the site plan. The site plan, does not meet all of 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 the tertiary dwelling shall be in the same ownership as at least one other owner-occupied dwelling unit on the lot, or shall be owned by a not-for-profit, religious, or educational entity, or shall be subject to a restriction limiting occupancy to a year-round household;
- (3) That an apron at the driveway entrance shall be constructed with a minimum depth of ten (10) feet and a maximum width of twenty (20) feet each side, excluding corner rounding which may have a maximum radius of two (2) feet, provided the driveways are separated by at least five (5) feet of landscaping or walkway, pursuant to Nantucket Zoning Bylaw Section 139-20.1(B)(2)(f)[2];
- (4) That the driveway entrance shall be cleared free of vegetation and obstruction to a minimum width of twelve (12) feet and a height of thirteen (13) feet;
- (5) That any landscaping at the driveway entrance be limited to low growing plant material not to exceed three (3) feet in height; and,
- (6) 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 TERTIARY (3rd) DWELLING PERMIT

Date Submitted: JUNE 6, 2016 Fee Amount: \_\_\_\_\_ Number: 12

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- AUSKA RANNEN 508 325 3689

Mailing address: \_\_\_\_\_

Signature of Property Owner(s) Harold F. Williams III

Location of proposed tertiary (3<sup>RD</sup>) dwelling:

Street Address: 14 MARY ANN DRIVE

Assessors Tax Map #: 68 Parcel #: 444

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

Tertiary Dwelling # of Bedrooms: 1

Secondary Dwelling # of Bedrooms: 2

Primary Dwelling # of Bedrooms: 3

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

Number of Parking Spaces provided: 4

OCCUPANCY: (Circle which unit will be owner occupied)

Primary

Secondary

Tertiary

OWNERSHIP TITLE REFERENCES:

RECORDED LAND (Registry of Deeds Title References)

DEED noted in Book \_\_\_\_\_, Page \_\_\_\_\_

Lot(s) # \_\_\_\_\_ shown on Plan \_\_\_\_\_

REGISTERED LAND (Land Court Title References)

Certificate of Title Number C0024783

Lot (s) # \_\_\_\_\_ shown on Land Court Plan# \_\_\_\_\_

Please provide a brief description of the proposed third dwelling:

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

TERTIARY = 625 # WITHIN SECONDARY  
SECONDARY = 728 #  
PRIMARY = 936 #

HEB

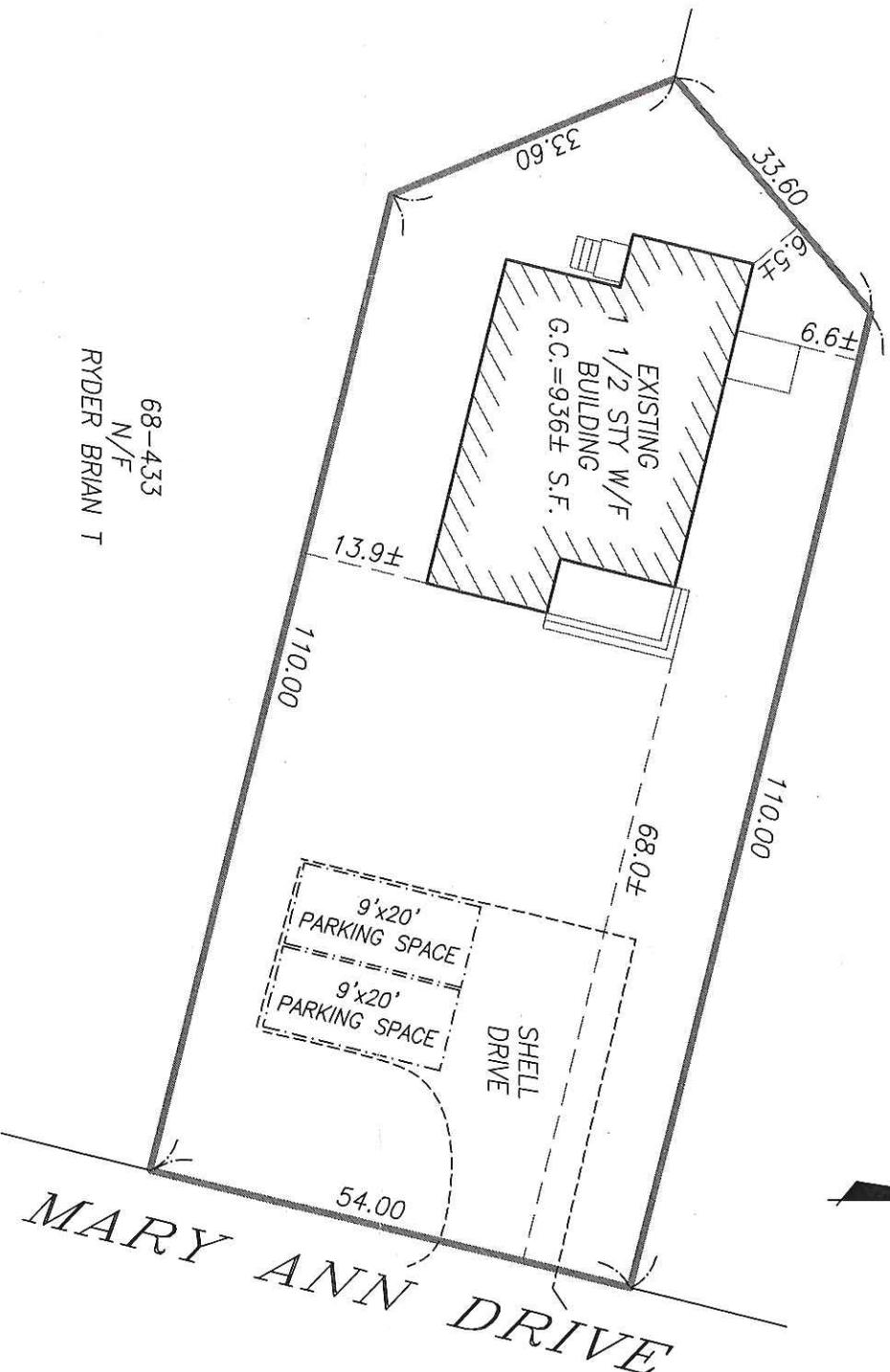
**\*\*\*Submission Requirements: See attached checklist:**

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. IN NANTUCKET  
PROFESSIONAL LAND SURVEYORS

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 . . . . .

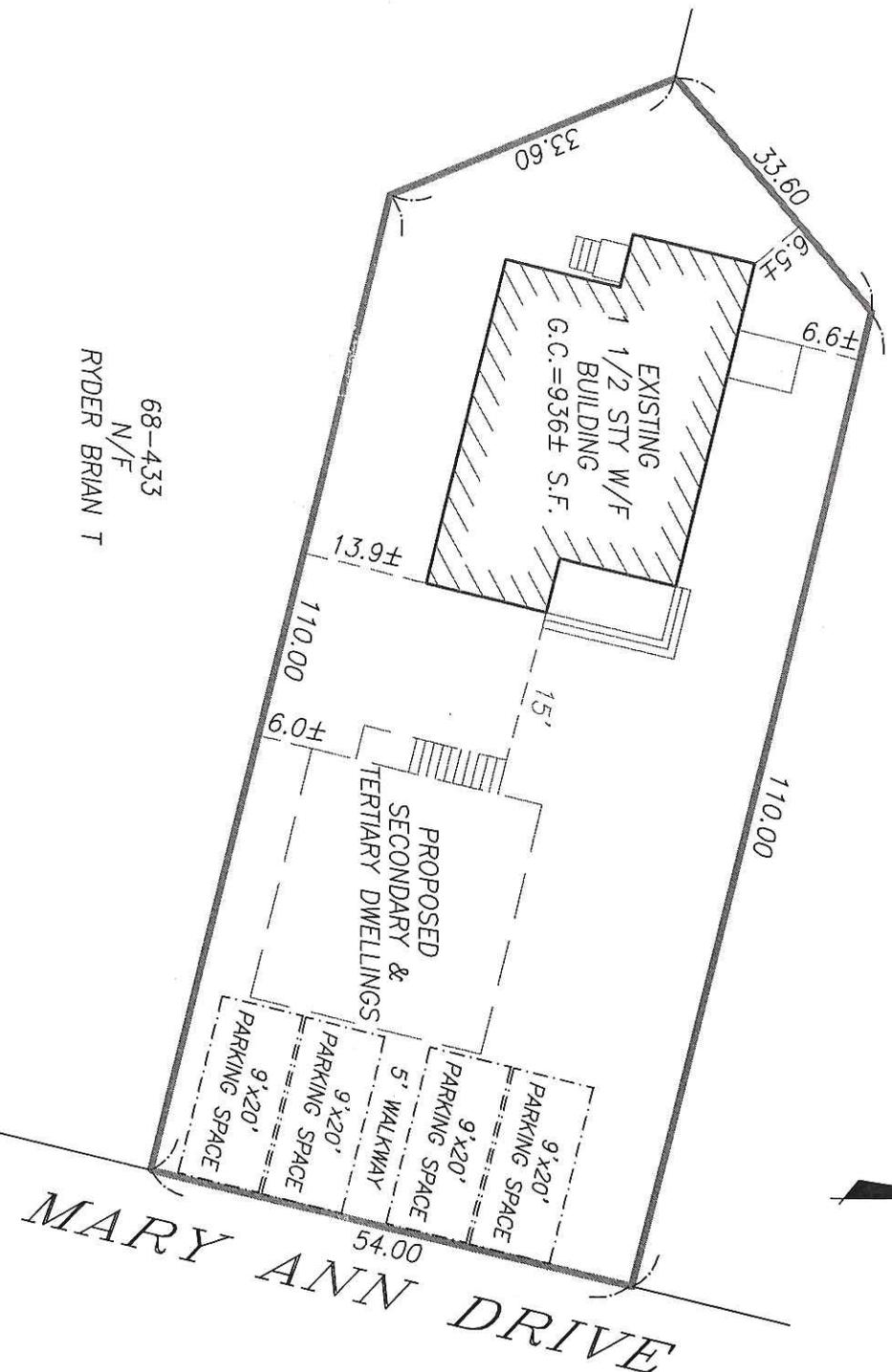
K-419

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.

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 . . . . .

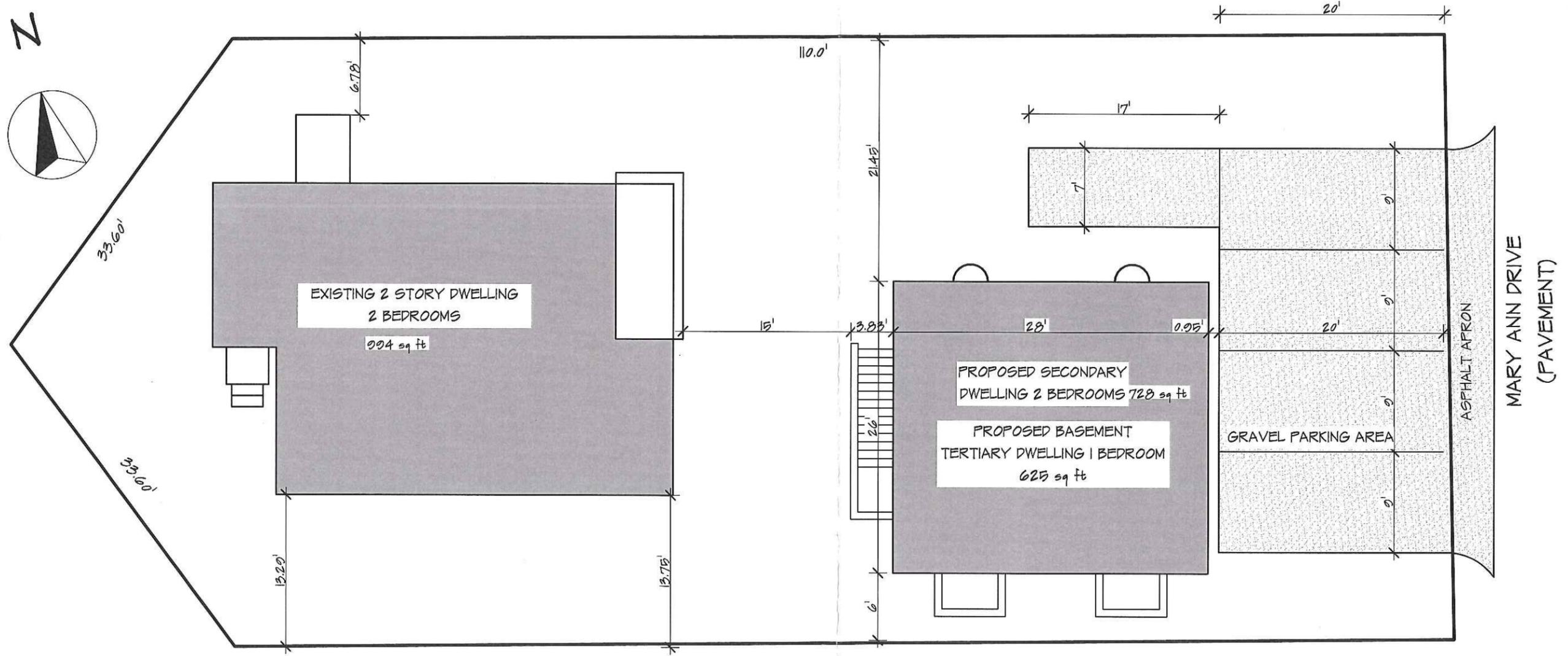
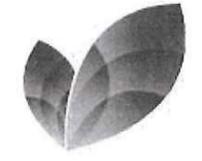
**ISLAND SURVEYORS, LLC**  
Professional Land Surveyors  
90 OLD SOUTH ROAD  
NANTUCKET, MASS. 02554  
(508) 228-2720

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

*Edward F. King, Jr.*  
EDWARD F. KING, JR.  
NO. 45711  
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 . . .



1 PLANNING BOARD SITE PLAN

SCALE: 1" = 10'

PLANNING BOARD SITE PLAN

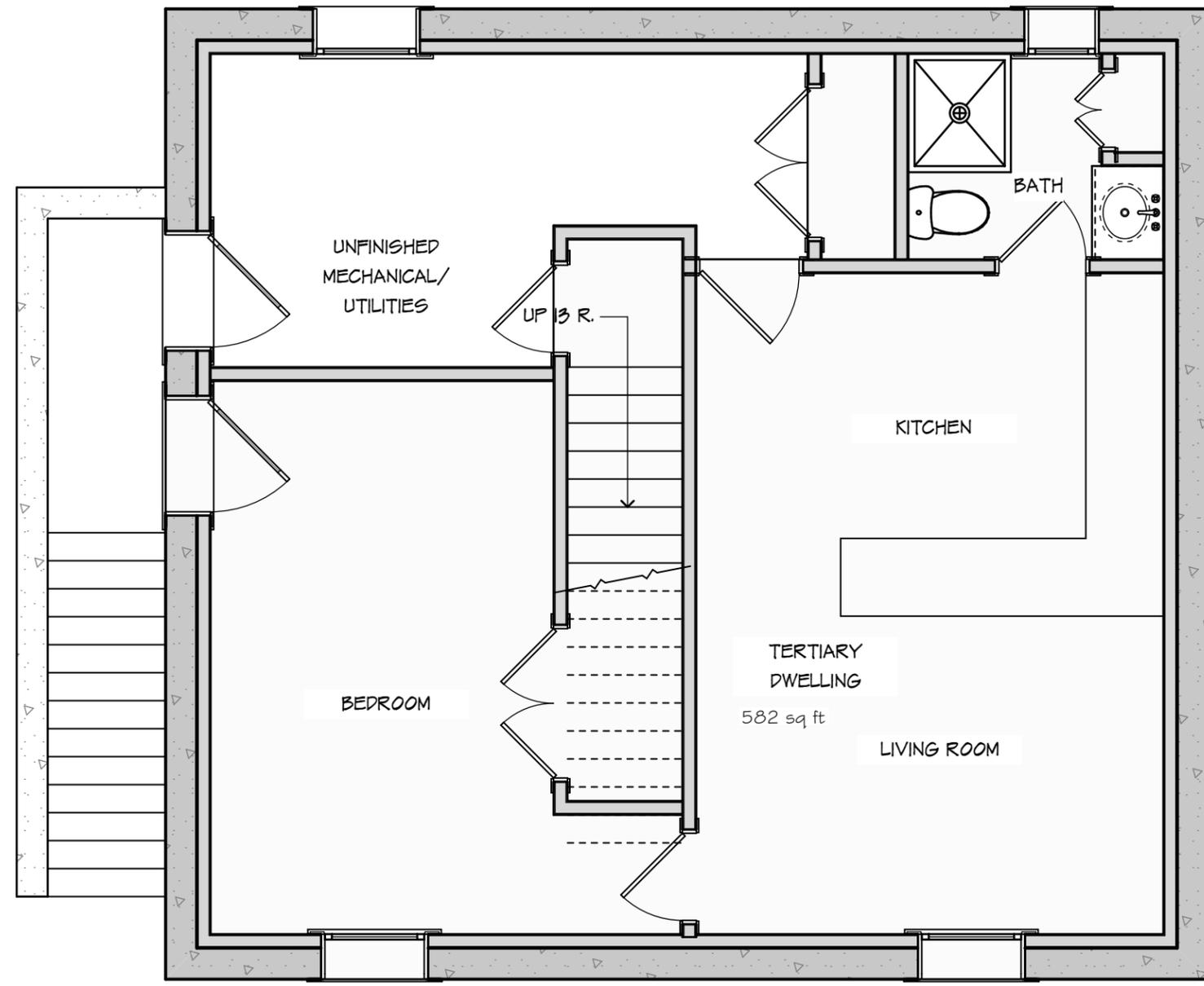
OPTION A

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

Scale: as noted  
 Date: 6/5/16



#DwgID  
#LayID

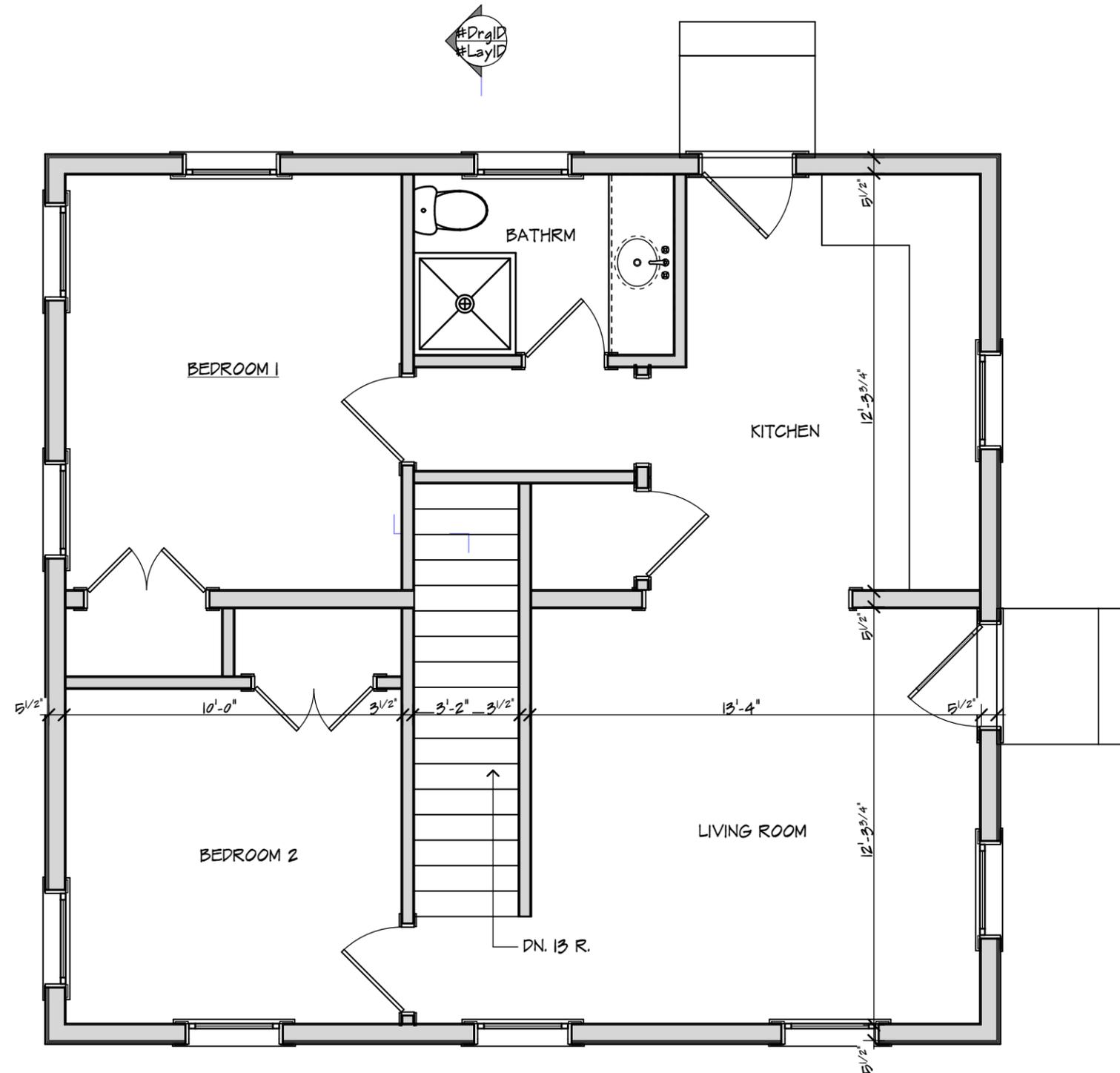


BASEMENT FLOOR PLAN

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

Scale: as noted  
Date: 6/10/2016

1 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"