



Nantucket Planning Board

TERTIARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: June 13, 2016

29 Essex Road

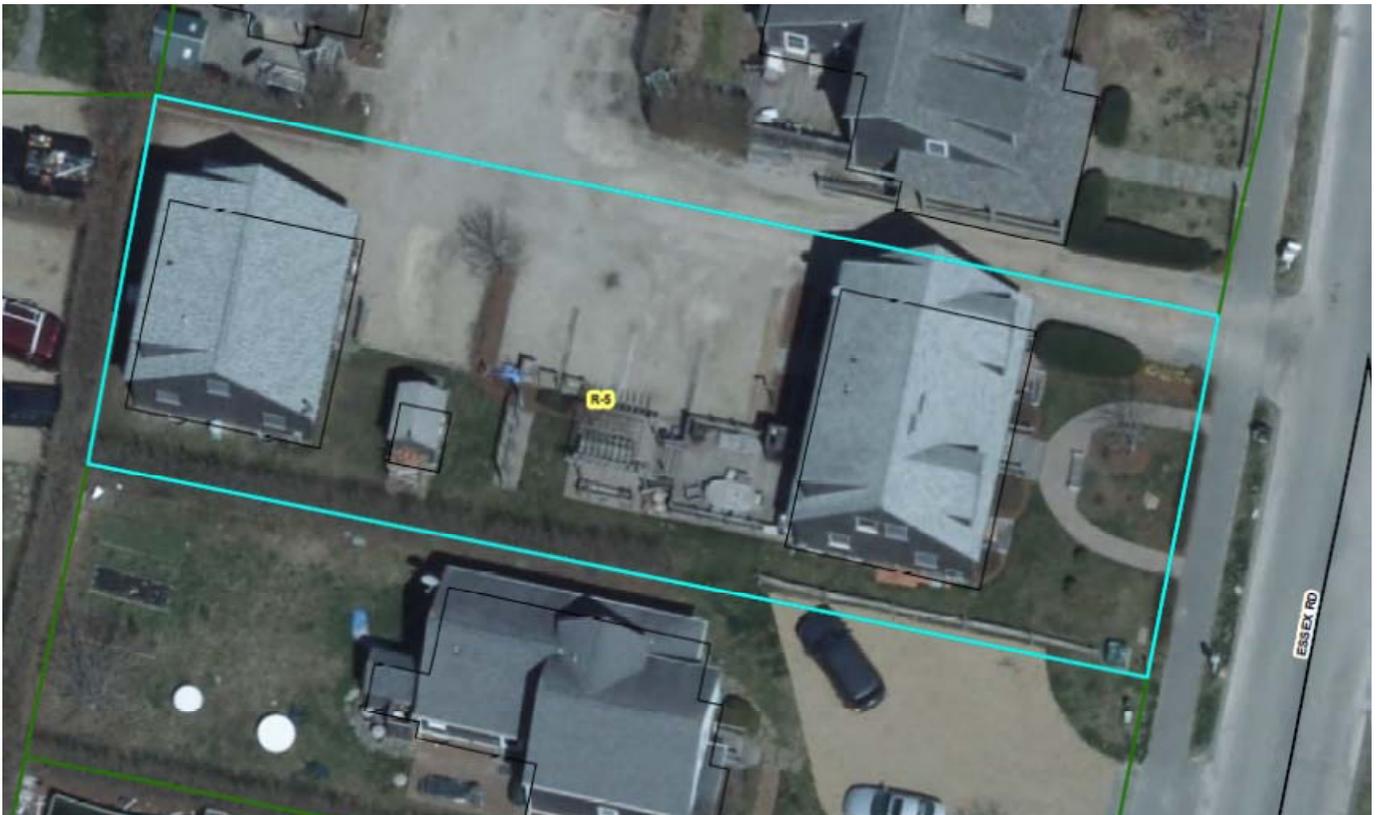
Assessors Map #67 Parcel #614

Applicant

Anthony C. Mazotas

Owner

SAME



The Applicant is proposing to convert an existing basement within the primary structure into a one 1-bedroom tertiary dwelling with a gross floor area of 608 square feet. The site, 29 Essex Road, contains an existing 988 square foot primary dwelling unit and a 794 square foot secondary dwelling unit. The proposed dwelling will be located at the northeast side of the site, which has approximately 8,334 square feet in lot area and is zoned R-5. (Please note: there was an approved modification (File #7905) on January 11, 2016 that lifted the restriction of second dwellings from some lots and allowing tertiary dwellings on the other lots. The applicant received secondary dwelling approval at the July 24, 2006 Planning Board Meeting.)

Access to the site is from Essex Road; a paved public roadway. There an existing gravel driveway with asphalt apron that will contain a total of six (6) parking spaces. 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 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;
- (2) That the driveway entrance be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet;
- (3) That any landscaping at the driveway entrance be limited to low growing plant material not to exceed three (3) feet in height; and,
- (4) 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.



PAID
MAY 25 2016
BY: JS #100- CK # 2283

Nantucket Planning Board

APPLICATION FOR A TERTIARY (3rd) DWELLING PERMIT

Date Submitted: 5/25/16 Fee Amount: _____ Number: 11
Applicant: Anthony C Mazotas
Mailing address: 29 Essex Rd Nantucket MA 02554
Daytime phone number: 508-364-8299 Fax: N/A
E-mail Address: a.mazotas@comcast.net
Owner (if other than applicant): SAME
Mailing address: SAME
Signature of Property Owner(s) Anthony C Mazotas

LOCATION OF PROPOSED TERTIARY (3RD) DWELLING:

Street Address: 29 Essex Road Basement
Assessors Tax Map #: 47 Parcel #: 414
Size of Parcel: 8334 # Zoning District: R-5
Tertiary Dwelling # of Bedrooms: 1
Secondary Dwelling # of Bedrooms: 3
Primary Dwelling # of Bedrooms: 4

OWNERSHIP TITLE REFERENCES:

RECORDED LAND (Registry of Deeds Title References)

DEED noted in Book 592, Page 209
Lot(s) # 15 shown on Plan 51G

REGISTERED LAND (Land Court Title References)

Certificate of Title Number _____
Lot (s) # _____ shown on Land Court Plan# _____

OCCUPANCY: (Circle which unit will be owner occupied)

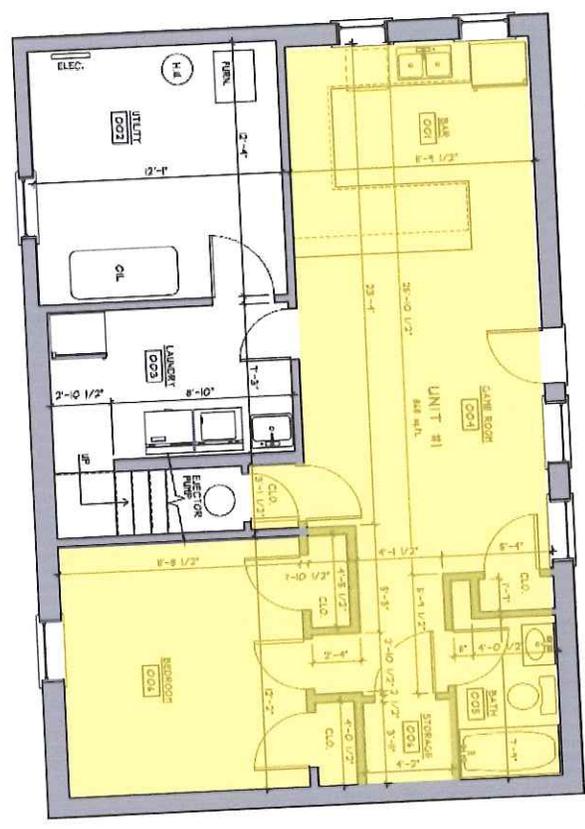
Primary

Secondary

Tertiary

29 Essex Rd

Primary Dwelling Basement Shared Utility and Laundry Rooms Tertiary Dwelling Shown in Yellow 608 Sq Ft

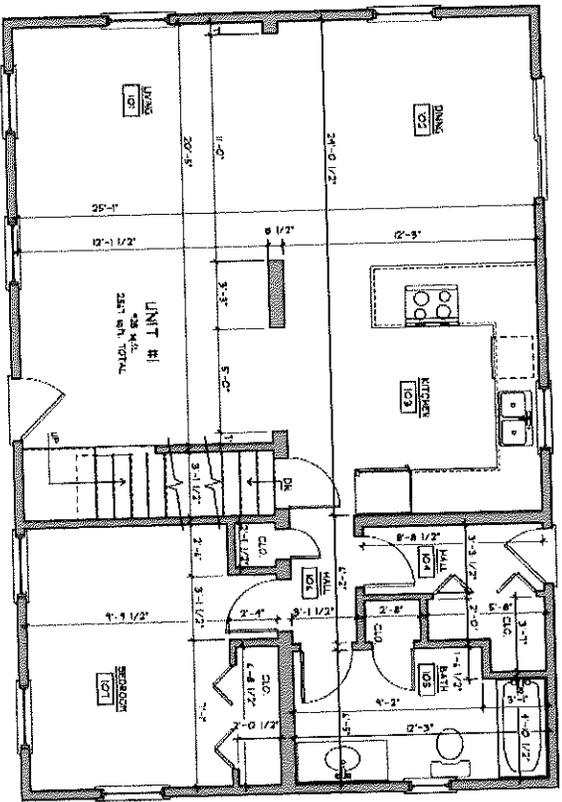


EXISTING BASEMENT PLAN FOR UNIT #1
SCALE: 1/4" = 1'-0"

NOTE:
ALL MEASUREMENTS WERE TAKEN
AT THE MAIN FLOOR
FROM THE EXISTING INTERIOR
FINISH CONDITIONS DATED: 02/14/2008

MAZOTAS RESIDENCE		EXISTING BASEMENT PLAN		SHEET NO.	
27 Essex Road, Essex, MA 02924		DATE: 2/17/2008		21	
DRAWN BY: [Name]		SCALE: 1/4" = 1'-0"			
CHECKED BY: [Name]					
DATE: 02/14/2008					

Primary Dwelling 1st floor

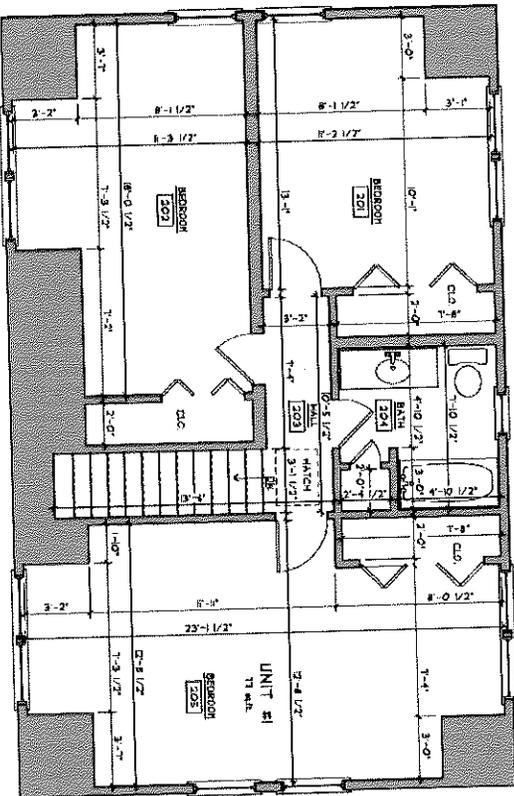


EXISTING FIRST FLOOR PLAN FOR UNIT #1
SCALE: 1/4" = 1'-0"

NOTE:
ALL MEASUREMENTS WERE TAKEN
BY ETHAN FORDOROU
FROM THE EXISTING INTERIOR
FINISH CONDITIONS DATE: 02/16/2008

MAZOTAS RESIDENCE		EXISTING FIRST FLOOR PLAN		SHEET NO.	
DATE OF SURVEY	NO. OF SURVEY	ADDRESS	DATE	SCALE	a 2
NO. OF SURVEY	NO. OF SURVEY	ADDRESS	DATE	SCALE	
NOTE: FOR 2008 AND 2009		2/18/2008		1/4" = 1'-0"	

Primary Dwelling 2nd floor



EXISTING SECOND FLOOR PLAN FOR UNIT #1
SCALE: 1/4" = 1'-0"

NOTE:
ALL MEASUREMENTS WERE TAKEN
BY ETHAN TORRANO
FROM THE EXISTING INTERIOR
FINISH CONDITIONS DATED: 03/16/2008

MAZOTAS RESIDENCE		EXISTING SECOND FLOOR PLAN		SHEET NO.	
DATE OF DRAWING	2/19/2008	SCALE	1/4" = 1'-0"	a 3	
ADDRESS	11111 N. 111th Ave.				
DATE OF VISIT	2/19/2008				
BY	ETHAN TORRANO				
FOR	MAZOTAS RESIDENCE				



CG COPY

Nantucket Planning Board

July 26, 2006

Mr. Bernie Bartlett
Building Commissioner
Nantucket, MA 02554

Re: Anthony & Barbara Mazotas – 29 Essex Road (Map 67, Parcel 614)

Dear Mr. Bartlett:

Please be advised that the Planning Board, at its meeting on July 24, 2006, considered the above application for adequate access, as per §139-20.1 of the *Nantucket Code*, and granted a secondary dwelling approval, conditional upon the following:

- (1) That any future landscaping around the driveway entrance be limited to low growing plant materials not to exceed three (3) feet in height to allow for adequate sight distance; and
- (2) 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.

The approval is also **conditional** upon adherence to the site plan submitted by the applicant and endorsed by the Chairman, showing the relative locations of proposed or existing dwellings and driveways or parking areas.

As per Section 139-7A2(h) of the *Nantucket Zoning Code*, the approval referenced herein is valid for a period of two years only, calculated from the date of site plan endorsement by the Planning Board. If you have any questions regarding this approval, please contact the Planning Office at 508-228-7233.

Sincerely,

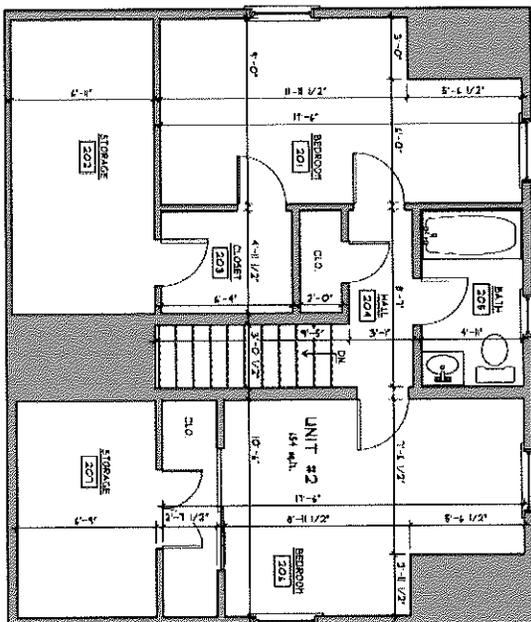
Donald T. Visco,
Chairman

cc: Anthony Mazotas
29 Essex Road
Nantucket, MA 02554

Marcus Silverstein - Zoning Enforcement Officer

NOTE TO APPLICANTS: Please note that a copy of the plan you submitted to the Board, which has been endorsed by the Chairman, is enclosed and must be presented to the Building Department when applying for a building permit. There will be a \$25 administrative fee to re-issue an endorsed site plan.

Secondary Dwelling 2nd floor



EXISTING SECOND FLOOR PLAN FOR UNIT #2
SCALE: 1/4" = 1'-0"

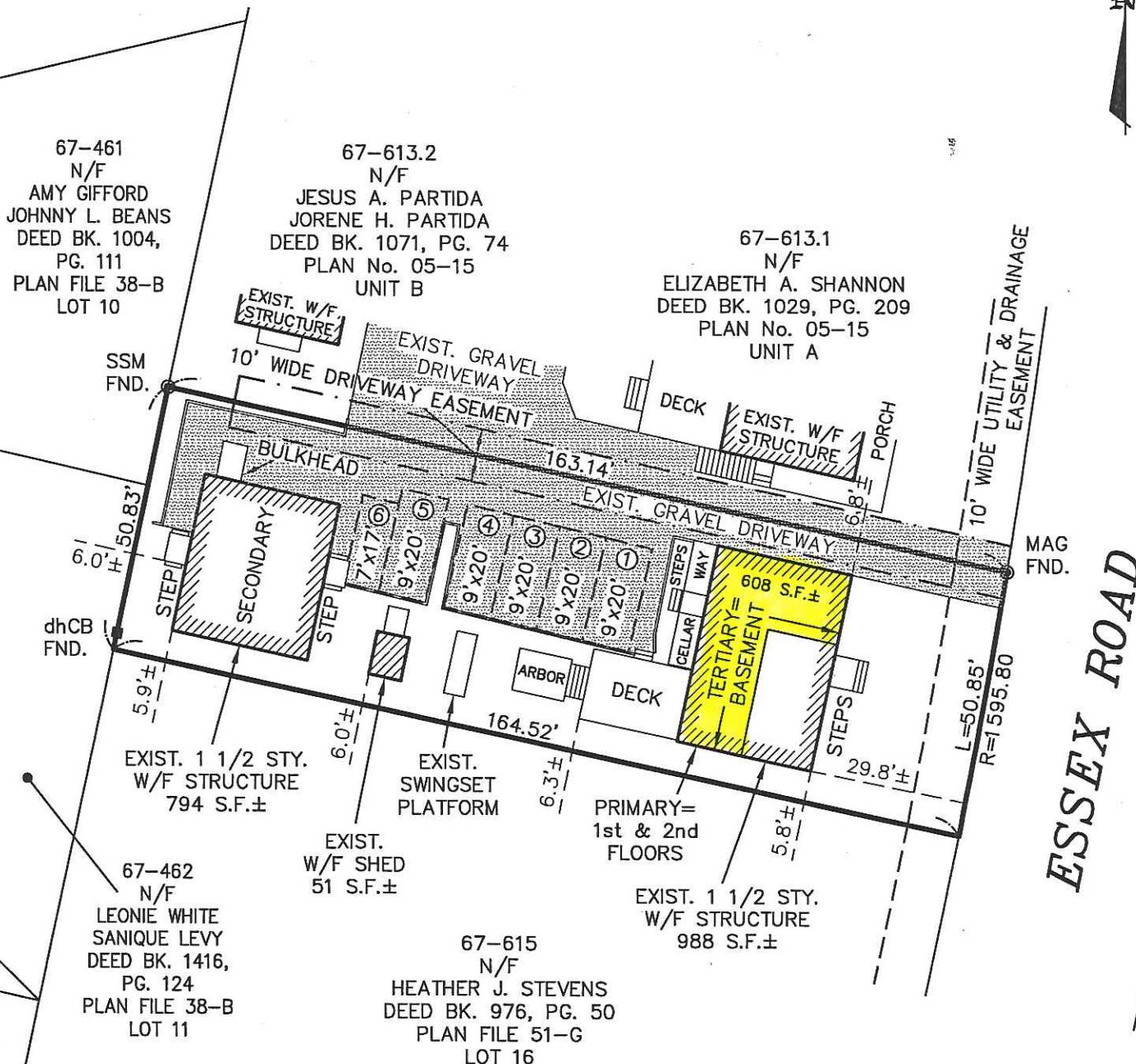
NOTE:
ALL MEASUREMENTS WERE TAKEN
BY ETHAN TOSOROS
FROM THE EXISTING INTERIOR
FINISH CONDITIONS DATED: 02/16/2008

MAZOTAS RESIDENCE		EXISTING SECOND FLOOR PLAN (COTTAGE)		SHEET NO.
DATE: 02/16/2008		ADDRESS: 27 BIRCH ROAD, MANASSAS, VA 20108		25
NO. OF SHEETS: 1	DATE: 2/16/2008	SCALE: 1/4" = 1'-0"		

CURRENT ZONING CLASSIFICATION:
Residential 5 (R-5)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: 10 FT.
REAR/SIDE SETBACK: 5 FT./10 FT 1 SIDE
GROUND COVER % : 40 %

Existing:
8,334 S.F.±
SEE PLAN
SEE PLAN
SEE PLAN
21.4% ±



LEGEND

- dhCB ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- SSM ⊙ DENOTES STEEL SURVEY MARKER FOUND
- MAG ⊙ DENOTES MAG NAIL FOUND

PLAN TO ACCOMPANY
TERTIARY DWELLING
APPLICATION
IN
NANTUCKET, MASS.

SCALE: 1" = 30' DATE: MAY 24, 2016

ANTHONY C. MAZOTAS

Owner: **BARBARA A. MAZOTAS**

Deed Bk./Pg.: 592/209 . Plan File: 51-G, LOT 15 .

Tax Map-Parcel: 67-614 . Locus: 29 ESSEX ROAD



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