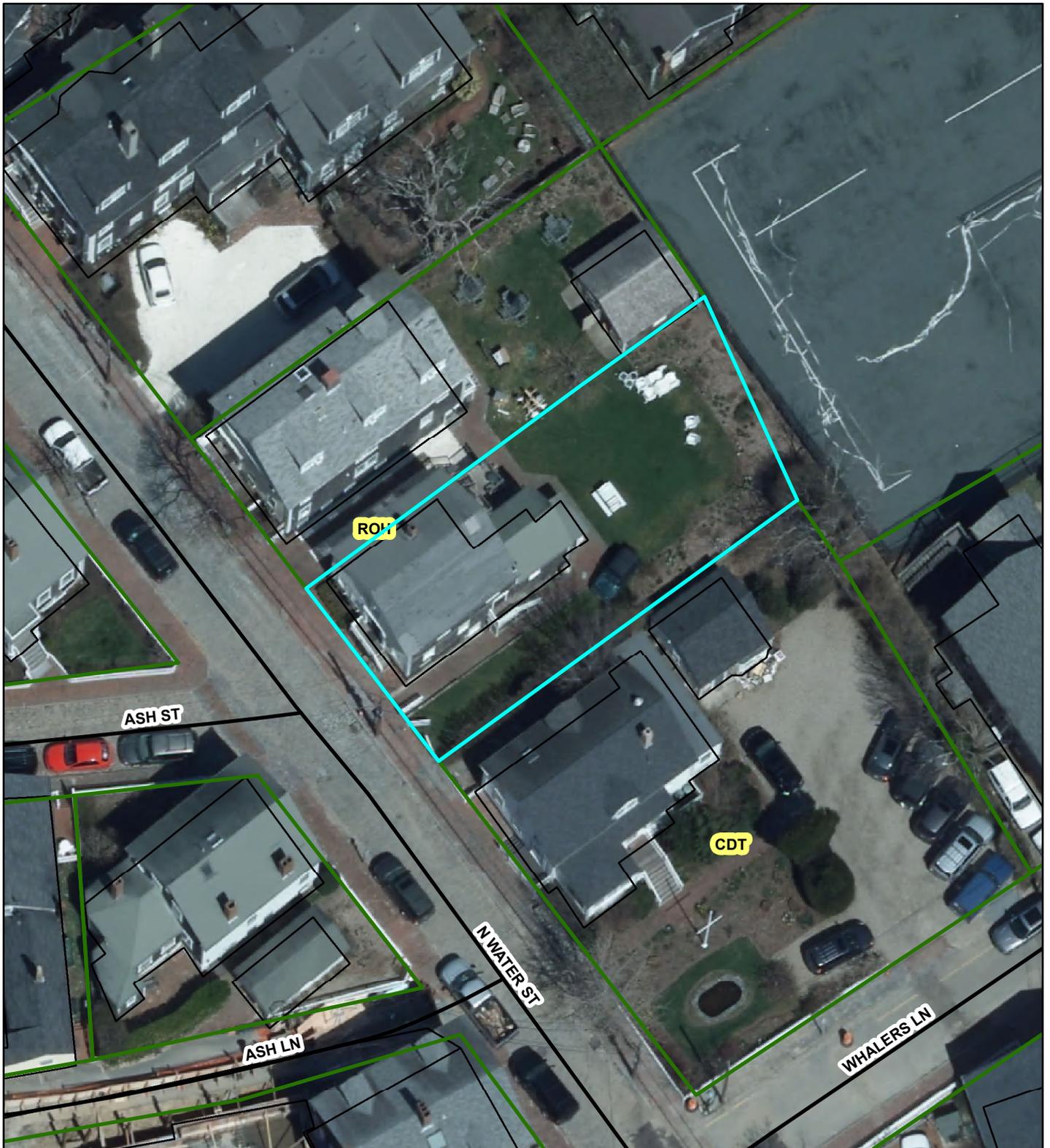




#27-16 Seven North Later LLC  
7 North Water Street  
Map 42.4.2 Parcel 87  
Special Permit for new driveway



2016 MAY 13 PM 3:19



Town Clerk  
Town & County Building  
16 Broad St  
Nantucket, MA 02554

*MTH*

MAY 13 2016 PM 2:06

# Nantucket Planning Board

## Application for a Special Permit

Date: 5/10/2016

File #: 27-16

Name of development: \_\_\_\_\_

Owner(s) name(s): 7 NORTH WATER ST LLC

Mailing address: 11 DENISE COURT, LINCROFT, NJ 07738

Phone number: 917-676-4714 Fax number: \_\_\_\_\_ E-mail: \_\_\_\_\_

Applicant's name: (SAME)

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

Phone number: \_\_\_\_\_ Fax number: \_\_\_\_\_ E-mail: \_\_\_\_\_

Engineer / surveyor's name: NANTUCKET SURVEYORS

Mailing address: 5 WINDY WAY, NANTUCKET, MA 02554

Phone number: 508-228-0240 Fax number: \_\_\_\_\_ E-mail: \_\_\_\_\_

Location of lot(s):

Street address 7 NORTH WATER STREET

Tax Assessors Map 42.4.2 Parcel 87

Nantucket Registry of Deed: Plan Book 1529 and Page 232 OR

Plan File # 2016-23 OR Land Court Plan # \_\_\_\_\_ at Certificate # \_\_\_\_\_

Size of parcel: 4700 SF sq. ft. Zoning District: ROH

Special Permit sought: (check one)

- Cluster subdivision
- Commercial WECS
- Driveway Access/Curb Cut Special Permit
- Harbor Overlay District (HOD)
- Major Commercial Development (MCD)

- Multi-family Special Permit
- Moorlands Management District Subdivision or Construction (MMD)
- NEHOD (Neighborhood Employee Housing Overlay District)
- MRD (Major Residential Development)
- MIPOD (Mid-Island Planned Overlay District)
- Other Uses Requiring a Special Permit (specify all uses and *Nantucket Code* sections)

Section	Description
139-20.1(B)(2)(b)	DRIVE WAY ACCESS

Specify all associated Zoning Code relief sought:

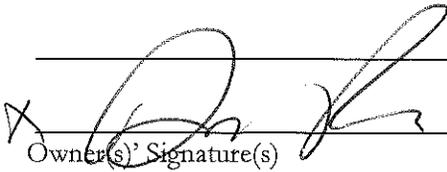
Section	Description
	<p>Applicant is seeking special permit relief in order to construct a driveway access within 25 ft. of the intersection between North Water Street and Ash Street. There had been a stacked 2-car driveway, visible on the 1975 town aerial, but it was closed off prior to 1998, when the road was resurfaced. The Inn was recently sold and is being converted to a private residence and is now in need of off-street parking.</p> <p><small>Only the zoning relief expressly requested above will be considered as part of this application.</small></p>

If applying for a Major Commercial Development, specify how the application will comply with Section 139-11 (j) of the *Zoning Code of the Town of Nantucket*, also known as the Town's Affordable Housing Effort:

Planning Board filing fee due: \$ 250.00

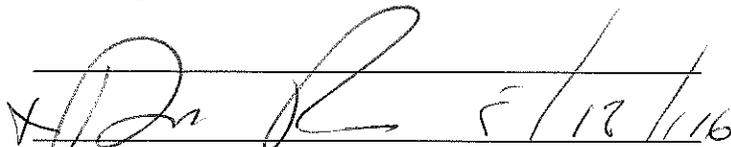
Engineering Inspection Escrow Deposit due: \$ N/A

I/ we hereby certify that the applicant(s) cited above have been authorized by me/ us to file a Special Permit application with the Planning Board on property that I/ we own.

  
\_\_\_\_\_  
Owner(s)' Signature(s)

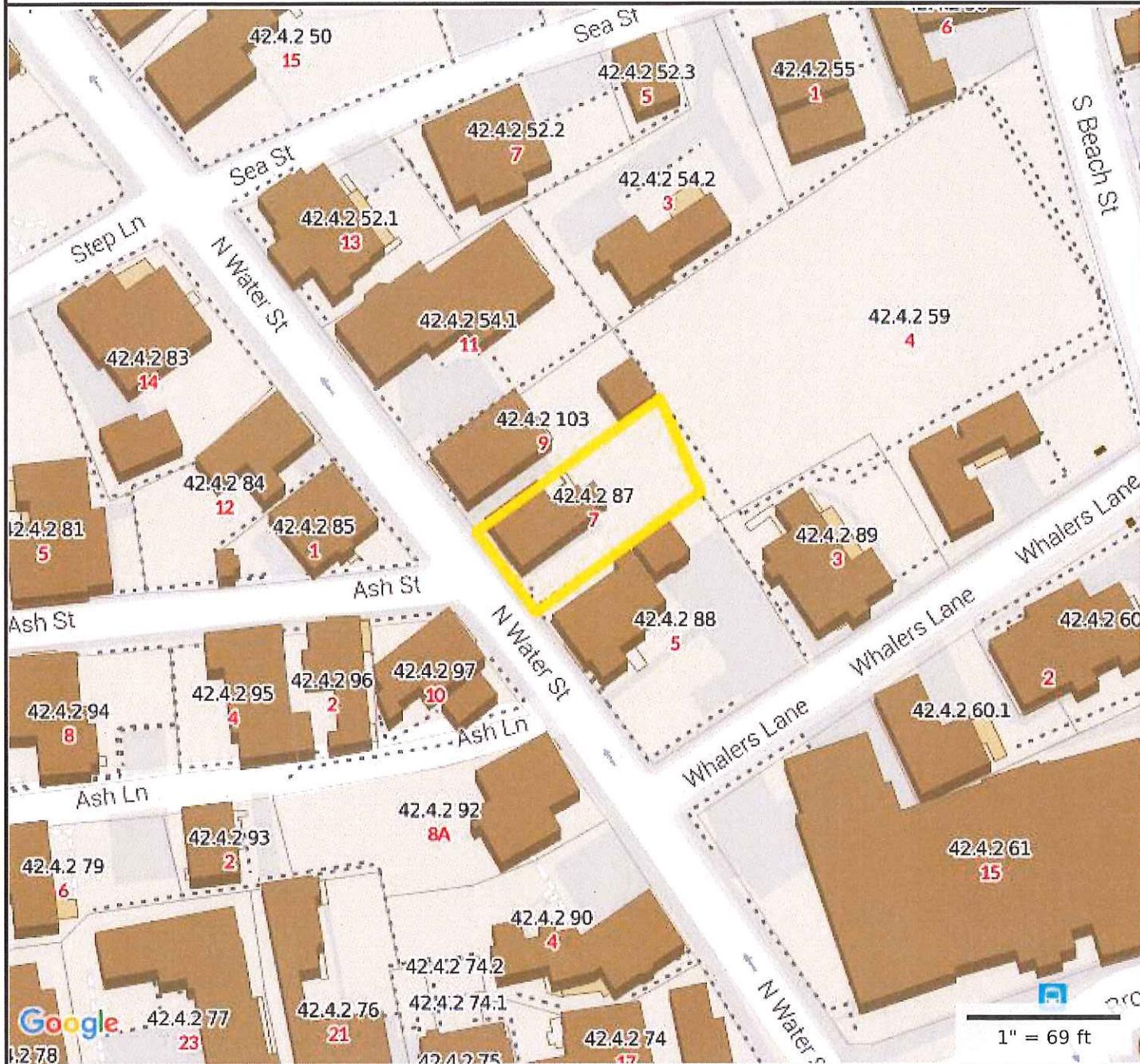
\_\_\_\_\_  
Applicant's Signature

I/we 7 NORTH WATER ST LLC, the undersigned, hereby authorize  
ROBERT SARKISIAN to act as agent(s) on my/our behalf and to  
make any necessary revisions on this filed application as they may be requested by the Board to meet its governing  
rules and guidelines.

  
\_\_\_\_\_  
Owner(s)' signature(s)

**Check List:**

- Planning Board Special Permit abutters list – to be obtained at the Tax Assessor's office
- Completed application form entitled "Application to the Planning Board for a Special Permit"
- Application fee of \$250.00 payable to Town of Nantucket
- Abutters fee of \$6.74 per abutters payable to Pitney Bowes Reserved Funds
- Four (4) sets of mailing labels with each abutter's name and address
  - 1" x 2 5/8" size, typed labels, are preferred
  - duplicate labels are not necessary if the same owner is listed for more than one abutting property
- Completed application form
- Town Clerk's stamped application (provide 2 copies-one for Town Clerk and one for Planning Board)



**Property Information**

**Property ID** 42.4.2.87  
**Location** 7 N WATER ST  
**Owner** OREILLY SARA S TR



**MAP FOR REFERENCE ONLY**  
**NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated December, 2014  
 Properties updated January, 2015





SEA ST

ASH ST

N WATER ST

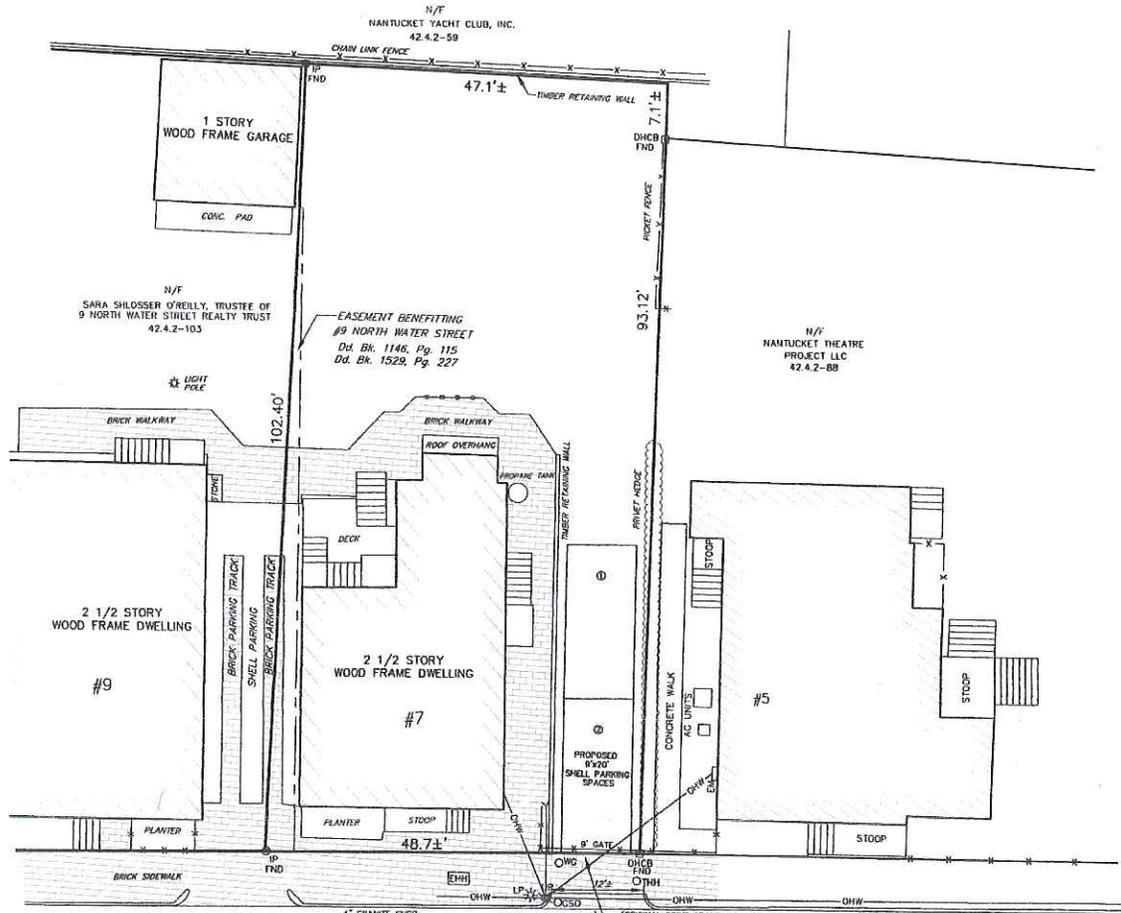
ASH LN

WHALERS LN

BROAD ST

2013

7 of 12

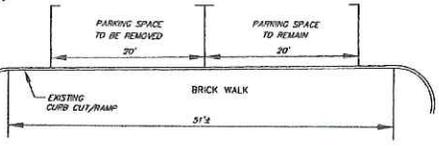


**NORTH WATER STREET**  
(PUBLIC-1799 ROAD) (COBBLE)

← ONE WAY

**ASH STREET**

**ASH LANE**



CURRENT ZONING: ROH  
MINIMUM LOT SIZE: 5,000 S.F.  
MINIMUM FRONTAGE: 50'  
FRONTYARD SETBACK: 0'  
SIDE AND REAR SETBACK: 5'  
ALLOWABLE G.C.R.: 50%

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HERON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.  
N.B. 273/48

*Paul J. Santos*  
4/15/16

CURB CUT/ DRIVEWAY ACCESS  
PERMIT PLOT PLAN  
#7 NORTH WATER STREET  
IN  
NANTUCKET, MASSACHUSETTS  
SCALE: 1"=10' DATE: 3/18/16  
REVISED 4/15/16  
DEED REFERENCE: Dd.Bk. 1529, Pg. 232  
PLAN REFERENCE: PL. NO. 2016-23  
ASSESSOR'S REFERENCE:  
MAP: 42.4.2 PARCEL: 87  
PREPARED FOR:  
7 NORTH WATER ST LLC  
NANTUCKET SURVEYORS LLC  
5 WINDY WAY  
NANTUCKET, MA. 02554

DRIVEWAYS ON NORTH WATER STREET:

WHALING MUSEUM	Large multi-car brick
4 North Water Street	Large multi-car brick
8 North Water Street	Double wide 2-car brick on side on Ash Lane
9 North Water Street	2 car deep shell/grass parking
1 Ash Street	Double wide 2-car gravel/shell (fronts N. Water, access Ash Street)
11 North Water Street	Shell multi-car
12 North Water Street	Brick single car
13 North Water Street	3-car wide brick off of Sea Street
7 Sea Street	Large multi-car shell
14 North Water Street	Brick 3-car deep off of Step Lane
3 Step Lane (Veranda House)	Single car cobblestone off Step Lane
20 North Water Street	Brick and cobblestone single car
22 North Water Street	Double wide 2-car asphalt
23 North Water Street	Brick single car
24 North Water Street	Brick/gravel single car
26/28 North Water Street	Shell/brick apron single car
2 Chester Street	Brick/cobblestone single car

Several driveways on Centre, Ash, Sea Streets and Ash Lane and surrounding area are a mixture of shell, brick, cobblestone and some gravel.



N/Y  
NANTUCKET YACHT CLUB, INC.  
42.4.2-59

CHAIN LINK FENCE



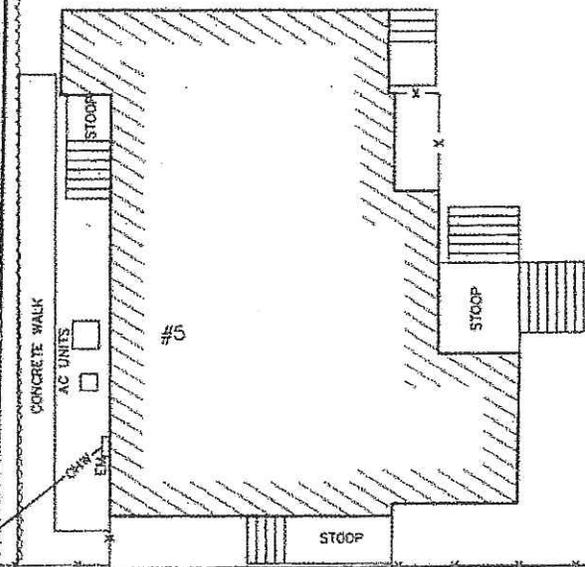
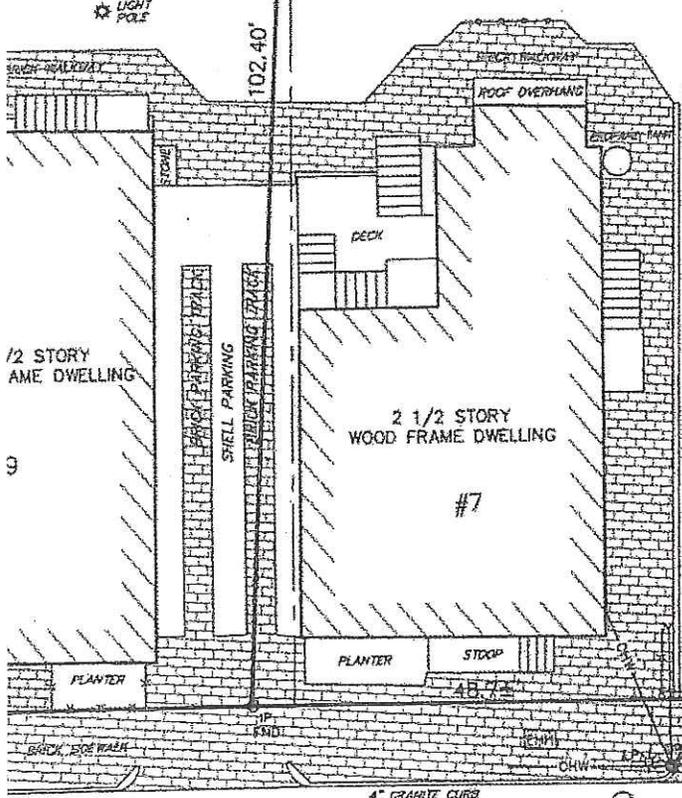
47.1' ± TIMBER RETAINING WALL

7.1' ±  
DHCS FND  
PIVOT FENCE  
93.12'

N/Y  
SHLOSSER O'REILLY, TRUSTEE OF  
TH WATER STREET REALTY TRUST  
42.4.2-103

EASEMENT BENEFITTING  
BY NORTH WATER STREET  
Dd. Bk. 1146, Pg. 115  
Dd. Bk. 1529, Pg. 227

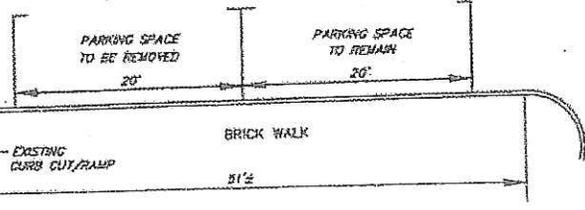
N/Y  
NANTUCKET THEATRE  
PROJECT LLC  
42.4.2-88



NORTH WATER STREET  
(PUBLIC-1799 ROAD) (COBBLE)  
ONE WAY

(ORIGINAL DRIVE ABANDONED AT TIME  
OF N. WATER STREET IMPROVEMENTS)  
PROPOSED RAMP & CURB (2" RADIUS)

STREET



LANE



## 7 North Water Street

Remove existing portion of white Gate and Fence to accommodate two 9' x 20' tandem (stacked) parking spaces.  
The driveway will be white shell.



Rear view of 7 North Water Street

Driveway will go to the left of the brick walk way

The existing white gate will be removed