



Nantucket Planning Board

SECONDARY DWELLING REPORT

Prepared by: Holly E. Backus, Land Use Specialist

Meeting Date: September 12, 2016

18A Gray Ave
Assessors Map #67 Parcel #183.1

Applicant
Julia Morash

Owner
Same



The applicant is proposing to construct a 704 square foot three (3) bedroom secondary dwelling. The proposed secondary dwelling will be located on the south side of the site, which has approximately 16,300 square feet of lot area and is zoned R-10. There is also a proposed 1,360 square foot primary structure proposed for the lot.

The dwelling will be accessed by a shared shelled driveway with a cobblestone apron off Gray Avenue, which is a public paved road. The site will contain five exterior 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 an apron at the driveway entrance shall be constructed with a minimum depth of ten (10) feet and a maximum width of fifteen (15) feet, flared to a width not to exceed nineteen (19) feet;
- (2) That the surface of the driveway shall be a minimum of ten (10) feet in width and a maximum of fifteen (15) feet in width, excluding corner rounding which may have a maximum radius of two (2) feet;
- (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.

2016 AUG 31 PM 2: 28



Nantucket Planning Board

APPLICATION FOR A SECONDARY (2ND) DWELLING PERMIT

Date Submitted: _____ Fee Amount: \$100

Applicant: JULIA MORASH

Mailing address: 2 GREGG LN AVE PMB # 311

Daytime phone number: 508-479-9381 Fax: _____

E-mail Address: julioreyes@comcast.net

Owner (if other than applicant): _____

Mailing address: 15B Wytherspoon Dr. Nantucket MA 02554

Signature of Property Owner(s) Julia Morash

Location of proposed secondary (2ND) dwelling:

Street Address: 18 1/2 GRAY AVE

Assessors Tax Map #: 67 Parcel #: 183.1

Size of Parcel: 16,300 Zoning District: R-10

Secondary Dwelling # of Bedrooms: 3

Primary Dwelling # of Bedrooms: 4

Number of Parking Spaces required (See Chapter 139-18 of the Bylaw): 5 ✓

Number of Parking Spaces provided: 5

Please provide a brief description of the proposed second dwelling:

PLEASE DO NOT WRITE "SEE ATTACHED."

1 1/2 STORY (22'-6") 704 SF G.C

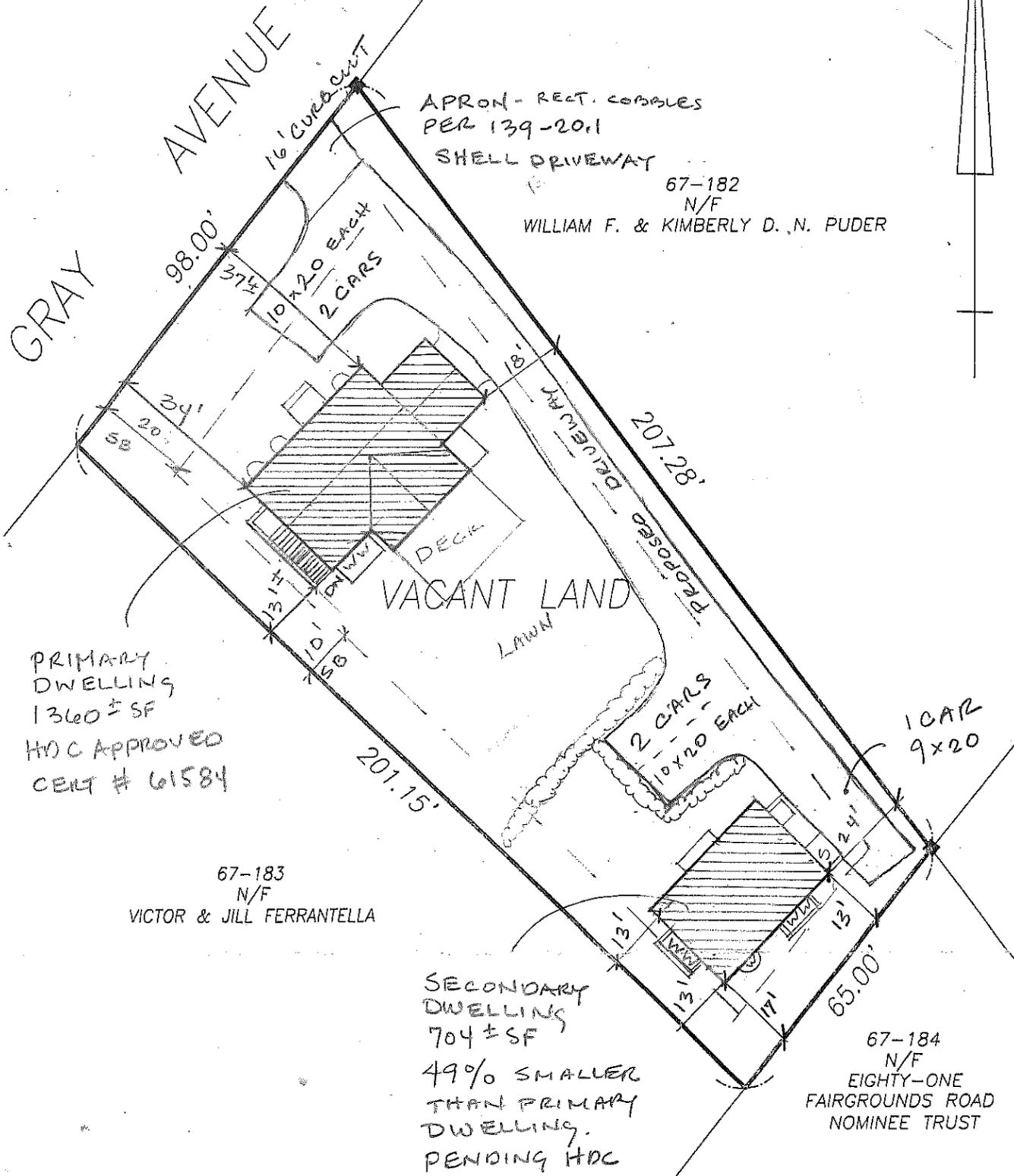
Dwelling w/ 2 bedrooms, 2nd floor 1 in basement.

Contact - Carrie Thornewill
508 · 333-0697

ZONING CLASSIFICATION: R-10

MIN. AREA: 10,000 S.F.
MIN. FRONTAGE: 75 FT.
FRONT YARD S.B.: 20 FT.
REAR & SIDE S.B.: 10 FT.
GROUND COVER (%): 25 %

EXISTING:
16,300 S.F.
. . . 98,00'
SEE PLAN
SEE PLAN
SEE PLAN



APRON - RECT. COBBLES
PER 139-20.1
SHELL DRIVEWAY

67-182
N/F
WILLIAM F. & KIMBERLY D. N. PUDER

PRIMARY DWELLING
1360± SF
HDC APPROVED
CERT # 61584

67-183
N/F
VICTOR & JILL FERRANTELLA

SECONDARY DWELLING
704± SF
49% SMALLER
THAN PRIMARY DWELLING.
PENDING HDC

67-184
N/F
EIGHTY-ONE FAIRGROUNDS ROAD
NOMINEE TRUST

TO: JULIA MORASH

AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: . . . X . . . DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 250230-00 . 12 . D . . . BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE OF MAPS: NOVEMBER 6, 1996 AND AS PERIODICALLY REVISED.

THIS INSPECTION PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT 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 INSPECTION PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NANTUCKET ASSESSOR'S RECORDS.

THIS PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ITS INTENDED USE STATED ABOVE.

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NOT TO BE RECORDED

FBK.:

MORTGAGE PLOT PLAN OF LAND IN NANTUCKET, MA.

SCALE: 1' = 30' DATE: OCT. 15, 2013

Owner: NICHOLAS & LINDA B. FERRANTELLA

Deed/Cert.: 23,957 . . . Plan: L.C. 34507-14 LOT. 137

Tax Map: 67-183.1 Locus: 18A GRAY AVENUE

MICHAEL CONNOLLY & ASSOC. INC.
PROFESSIONAL LAND SURVEYORS
149 SURFSIDE ROAD
NANTUCKET, MASSACHUSETTS 02554
508-228-8910

C-7551