



TOWN OF NANTUCKET BOARD OF APPEALS NANTUCKET, MA 02554

Updated* *to reflect change of order* Agenda
(Subject to Change)

Thursday, November 10, 2016

12:30 PM

4 Fairgrounds Road
Public Safety Facility – 1st Floor Community Room

▪ **CALL TO ORDER:**

1 ▪ **APPROVAL OF THE AGENDA:**

▪ **APPROVAL OF THE MINUTES:**

- October 13, 2016

▪ **OLD BUSINESS:**

- 32-16 Alan A. Shuch, Trustee of the Ann F. Shuch Qualified Personal Residence Trust
Action deadline January 11, 2017 45 Quidnet Road Alger
Applicant is seeking Special Permit relief under By-law Section 139-33.A(1)(a) to extend, alter, or change a pre-existing, non-conforming ancillary structure used as a studio and beach changing area by raising it up above the flood plain so that it no longer floods and adding stairs necessary for access. To the extent necessary, Applicant also seeks a modification of the Board's decision in File No. 007-96 to allow for such work. The Locus is situated at 45 Quidnet Road, is shown on Assessor's Map 21 as Parcel 21, and is Lot 23 on Land Court Plan 8853-L. Owner's title is evidenced by Certificate of Title No. 21927 at the Nantucket Registry District. The site is zoned Residential-20 (R20).
- 014-99 & 021-22 Dennis E. Dias and Suzanne Gale 2 Tripp Drive Williams
Applicant is seeking to rescind and vacate previous Variance decisions no longer required by virtue of a recent change in zoning from LUG-2 to LUG-1 resulting from passage of Article 15 at the 2016 Special Town Meeting which rendered the Locus conforming as to lot size. The Locus is situated at 2 Tripp Drive, is shown on Assessor's Map 80 as Parcel 51.3, as Lot 1 upon Land Court

Plan 37096-B. Evidence of owner's title is registered on Certificate of Title No. 26171 at the Nantucket County District of the Land Court. The site is zoned Limited Use General 1 (LUG-1).

■ **NEW BUSINESS:**

- 24-16 6 Lily Street LLC & Sconset Partners LLC 6 and 8 Lily Street Dale
CONTINUED TO JANUARY 12, 2017

Applicant is requesting Special Permit relief pursuant Zoning By-law Section 139-33 to reduce the area of 6 Lily Street without creating any new non-conformities and to enlarge the area of 8 Lily Street to allow for a new dwelling with a reduced side yard setback nonconformity. To the extent necessary, applicant further requests Site Plan Review pursuant to Section 139-23. Both properties are improved undersized lots of record. In the alternative, and to the extent necessary, Applicant requests relief by Variance pursuant to Section 139-32 from the provisions of Section 139-16. The properties are located at 6 and 8 Lily Street, are shown on Assessor's Map 73.3.1 as Parcels 109 and 110, and as Lot 5 and portion of Lot 7 upon Plan No. 2014-02. Evidence of owners' titles are in Book 1415, Page 296 and Book 1415, Page 287 on file at the Nantucket County Registry of Deeds. The site is zoned Sconset Old Historic (SOH).

- 36-16 Loren H. Kroll and Norma J. Goldman 24 Coffin St. Beaudette
Action deadline February 8, 2017

Applicant is requesting Special Permit relief pursuant Zoning By-law Sections 139-30.A and 139-16.C(2) to validate an unintentional side yard setback intrusion caused by the siting of a porch 9.5 feet from the side yard lot line abutting West Sankaty Street, where a ten (10) foot setback is required pursuant to Section 139-16.C(3). In the alternative, and to the extent necessary, Applicant requests relief by Variance pursuant to Section 139-32 to allow said setback intrusion. The Locus is situated at 24 Coffin Street, is shown on Assessor's Map 73.4.1 as Parcel 52, as Lot 2 upon Plan No. 2012-37. Evidence of owner's title is in Book 1456, Page 168 on file at the Nantucket County Registry of Deeds. The site is zoned Sconset Residential 1 (SR-1).

- 37-16 CHC Development, LLC 7 Primrose Avenue Cohen
Action deadline February 8, 2017

Appellant brings an appeal pursuant to Nantucket Zoning Bylaw Sections 139-29 and 139-31 of the decisions of the Building Inspector to 1) deny a request to amend a building permit, and 2) revoke said permit. Specifically, Applicant requests that the Zoning Board of Appeals overturn the decisions of the Building Inspector by making a determination that the unenclosed roofed over area of a pool cabana is a porch or gazebo, and, therefore does not count towards ground cover. To the extent necessary, and in the alternative, Applicant seeks Variance relief pursuant to Section 139-32 from the definition of ground cover pursuant to 139-2.A and/or ground cover requirements pursuant to 139-16. The Locus is situated at 7 Primrose Avenue, is shown on Assessor's Map 40 as Parcel 65, as Lot 6 upon Land Court Plan 40657-A. Evidence of owner's title is registered on Certificate of Title No. 25497 at the Nantucket County District of the Land Court. The site is zoned Limited Use General 2 (LUG-2).

- 38-16 Edmund M. Carpenter, Jr. and Patricia F. Carpenter Gifford
Action deadline February 8, 2017 17 Columbus Avenue

Applicant is seeking relief by Special Permit pursuant to Zoning By-law Section 139-33.A in order to alter and expand the pre-existing nonconforming dwelling. Specifically, Applicant proposes to build an addition to the west and south of the dwelling. As so altered and expanded, the dwelling

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Posting # 922

will be no closer to the northwesterly front yard lot line than the existing dwelling which encroaches into the minimum front yard setback of twenty (20) feet. The Locus is situated at 17 Columbus Avenue, is shown on Assessor's Map 59.3 as Parcel 108, as Lot 604 upon Land Court Plan 3092-48. Evidence of owner's title is registered on Certificate of Title No. 23848 at the Nantucket County District of the Land Court. The site is zoned Village Residential (VR).

▪ **OTHER BUSINESS:**

- APPROVAL OF 2017 ZBA MEETING SCHEDULE

Meeting Dates (Thursdays):

- January 12, 2017
- February 9, 2017
- March 9, 2017
- April 13, 2017
- May 11, 2017
- June 8, 2017
- July 13, 2017
- August 10, 2017
- September 14, 2017
- October 12, 2017
- November 9, 2017
- December 14, 2017

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▪ **ADJOURNMENT.**