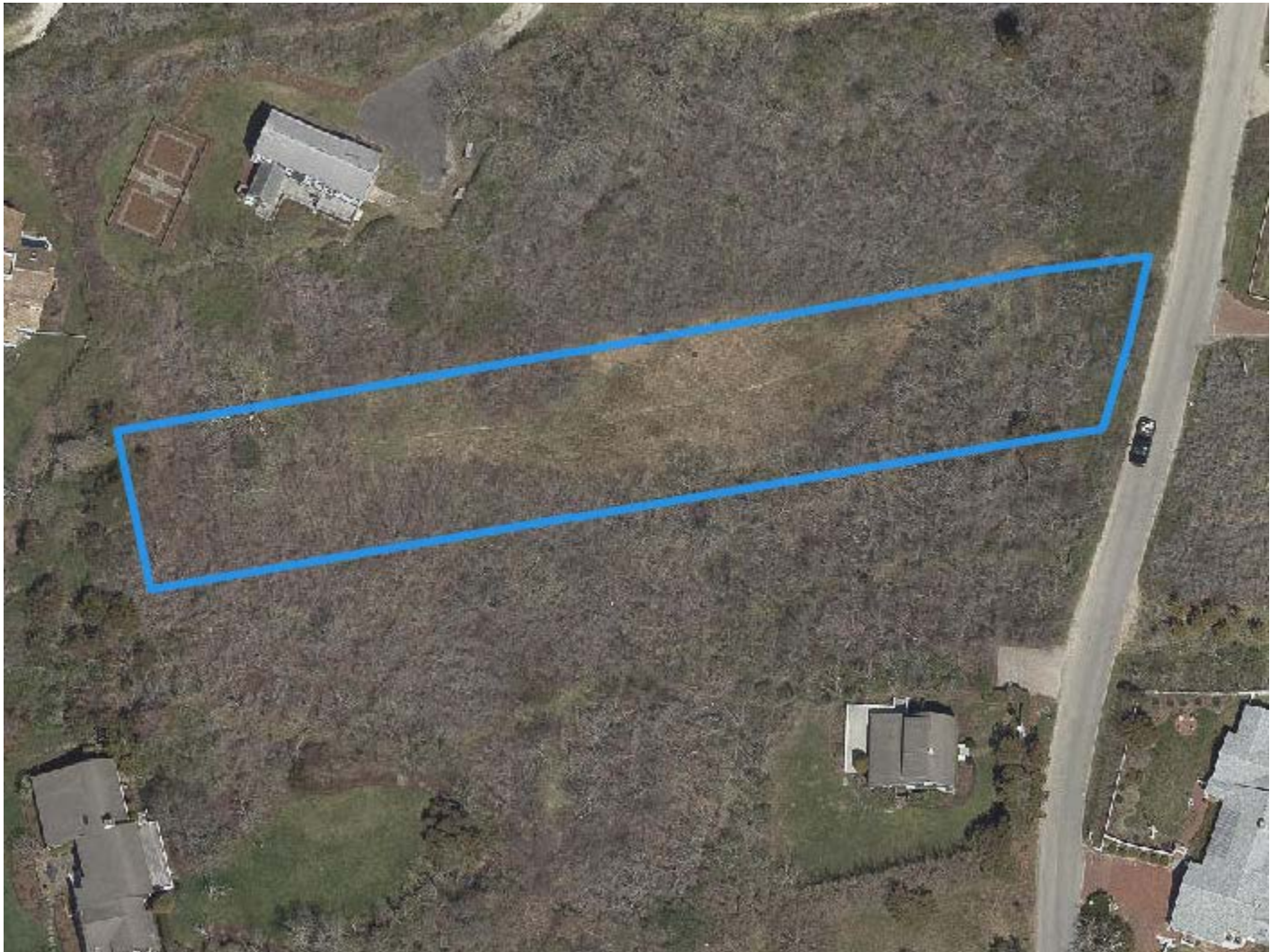




**Secondary and Tertiary Dwelling
FAE Andrew Perlman LLC
17 Sherburne Turnpike**





Nantucket Planning Board

APPLICATION FOR A SECONDARY (2ND) DWELLING PERMIT

Date Submitted: 01.25.2021 Fee Amount: \$ 100.00

Applicant: Emeritus Development

Mailing address: 8 Williams Ln, Nantucket, MA, 02554

Daytime phone number: /508/ 325-4995 Fax: /508/ 325-8960

E-mail Address: admin@emeritusdevelopment.com

Owner (if other than applicant): FAE Andrew Perlman LLC

Mailing address: 17 Sherburne Turnpike, Nantucket, MA, 02554

Signature of Property Owner(s) 

Location of proposed secondary(2ND) dwelling:

Street Address: 17 Sherburne Turnpike, Nantucket, MA, 02554

Assessors Tax Map #: 30 Parcel #: 172.1

Size of Parcel: 27,298 SF Zoning District: R - 20

Secondary Dwelling # of Bedrooms: 2

Primary Dwelling # of Bedrooms: 7

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."*****

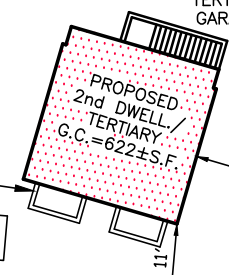
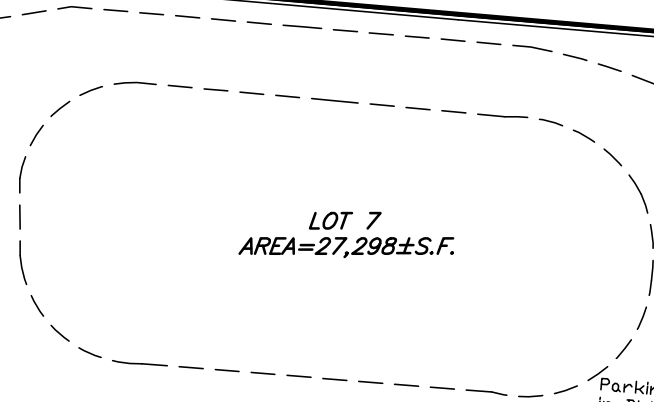
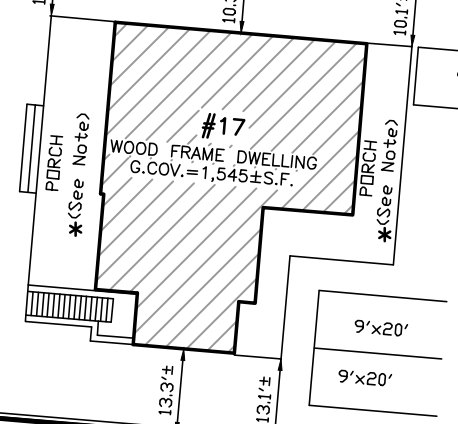
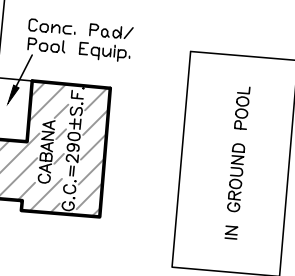
Proposed New Second Dwelling - located at first and second floor of a new One Story and Half with attached Garage Structure - 662 SF Ground Cover

CURRENT ZONING: R-20
 MINIMUM LOT SIZE: 20,000 S.F.
 MINIMUM FRONTAGE: 75 FT.
 FRONTYARD SETBACK: 30 FT.
 SIDE AND REAR SETBACK: 10 FT.
 ALLOWABLE G.C.R.: 12.5%
 EXISTING G.C.R.: 6.7% ±
 PROPOSED G.C.R.: 9% ±

30-172
 N/F
 WILLIAM PIETRAGALLO, II, TR.
 LOT 6/L.C.PL.#10932-C

S 85°05'45" E 379.45'

30-168
 N/F
 GEORGE U. CARNEAL and
 SUSAN M. CARNEAL, TRS.
 LOT 2/PL.BK.23,PG.41



DRIVEWAY UNDER CONSTRUCTION
 2ND DWELLING-1ST & 2ND FLOOR
 TERTIARY-BASEMENT
 GARAGE-1ST FLOOR

* NOTE: THE SPACE BELOW THE PORCHES IS EXCLUDED IN THE GROUND COVER RATIO. SEE DEFINITION OF GROUND COVER IN NANTUCKET ZONING PERTAINING TO BELOW GRADE FINISHED OR UNFINISHED SPACE.

30-173
 N/F
 GEORGE U. CARNEAL and
 SUSAN M. CARNEAL, TRS.
 LOT 4/L.C.PL.#10932-B

PARKING SPACES REQUIRED
 PRIMARY DWELLING: 2
 2ND DWELLING: 1/BR.= 2
 TERTIARY: 1

TURNPIKE

SHERBURNE

(1935 LAYOUT - ROAD PLANS DRAWING#1 - PLAN NO. 180)
 (PUBLIC - 1975 COUNTY TAKING- L.C.DOC.#16320)

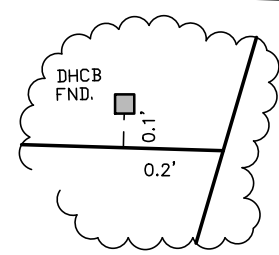
PLOT PLAN TO ACCOMPANY
 A SECONDARY DWELLING/
 TERTIARY APPLICATION FOR
 #17 SHERBURNE TURNPIKE
 IN
 NANTUCKET, MASSACHUSETTS

SCALE: 1"=30' DATE: JAN. 25, 2021

DEED REFERENCE: CERT.#27351
 PLAN REFERENCE: L.C.PL.#10932-C
 ASSESSOR'S REFERENCE:
 MAP: 30 PARCEL: 172.1

PREPARED FOR:
 FAE ANDREW PERLMAN, LLC

EARLE & SULLIVAN, INC.
 PROFESSIONAL LAND SURVEYORS
 6 YOUNGS WAY
 NANTUCKET, MA. 02554
 508-332-4808



CTR. CB.
 FND.
 (DOWN 1'±)

L.C.PL.#10932-C

DHC B
 FND.

SHERBURNE

BIT. PAVEMENT

Util.
 Oped.

(1935 LAYOUT - ROAD PLANS DRAWING#1 - PLAN NO. 180)
 (PUBLIC - 1975 COUNTY TAKING- L.C.DOC.#16320)

170.00'
 156.31'
 S 16°19'00" W

S 16°19'00" W 75.00'

S 16°19'00" W 95.39'

N 03°48'10" E 106.89'
 TO DHC B

N 03°48'10" E

S 85°05'45" E 363.20'

