

**Secondary Dwelling  
Baltic Avenue, LLC  
8 Holly Street**





# Nantucket Planning Board

## APPLICATION FOR A SECONDARY DWELLING/ GARAGE APARTMENT

Date Submitted: 3/28/2022

*\*all applications must be submitted "in-person"  
and via email to [mtrudel@nantucket-ma.gov](mailto:mtrudel@nantucket-ma.gov)*

Applicant: Normand Residential

Mailing address: 70 Box 1375

E-mail: Bene.Normandresidential.com Phone: 228.2044

Owner (if other than applicant): Baltic Avenue LLC

Mailing address: 491 S. Barry Ave. Mamaroneck NY 10543

Signature of Property Owner(s) or Agent: [Signature]

**Location of proposed secondary dwelling or garage apartment:**

Street Address: 8 Holly St.

Assessors Tax Map #: 80 Parcel #: 21

Size of Parcel: 20,000 s.f. Zoning District: T2-20

Secondary Dwelling/ Garage Apartment # of Bedrooms: 1

Primary Dwelling # of Bedrooms: 2

Number of Parking Spaces required (See Chapter 139-18 of the Bylaw): 3

Number of Parking Spaces provided: 3

Is there an existing driveway apron? (Y/N) No If "No", is one required? (Y/N) No

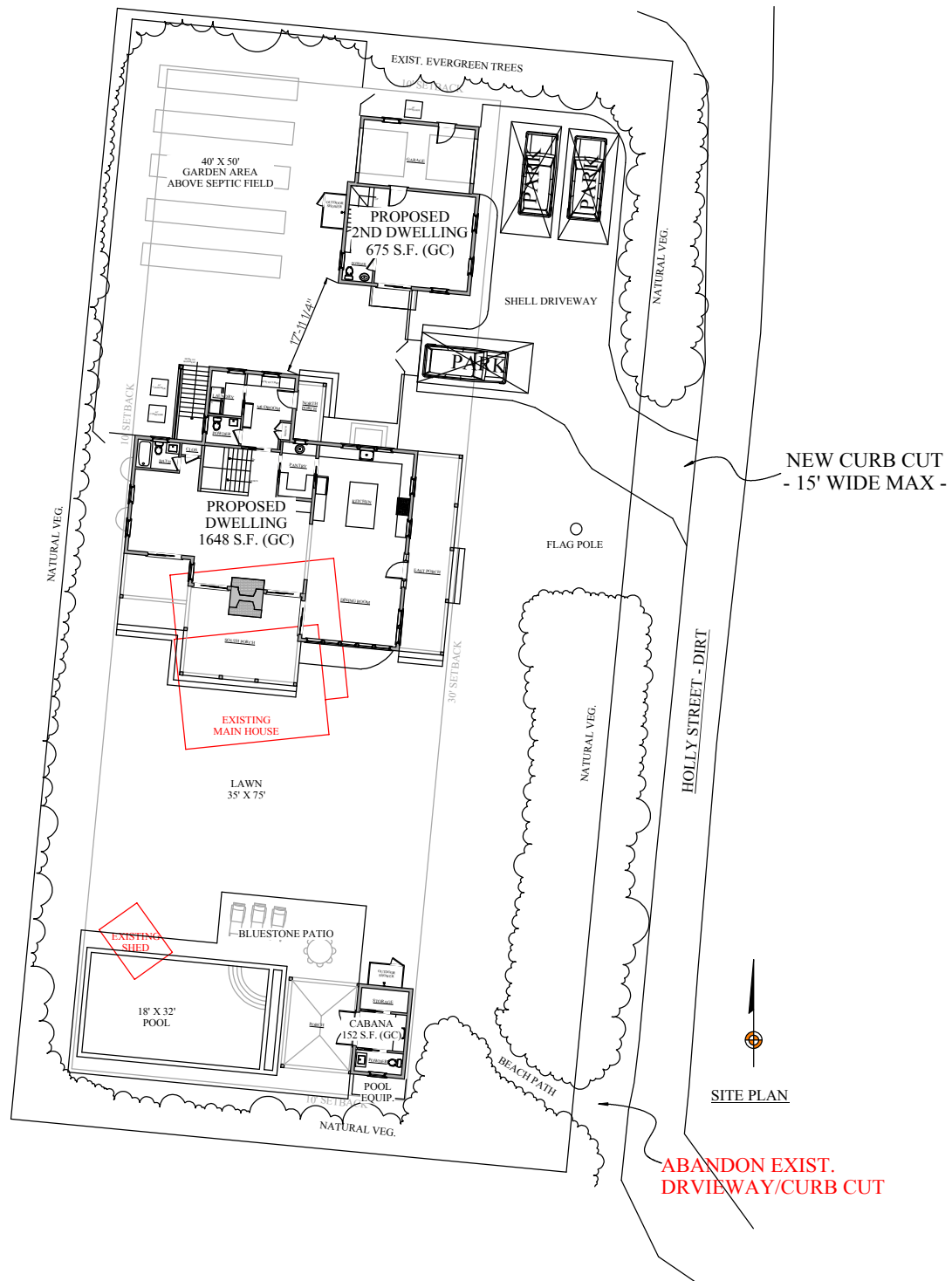
Select which type of dwelling (please refer to Chapter 139-2 of the Bylaw "Definitions"):

Garage Apartment  Detached Single Family Dwelling

Does construction of the secondary dwelling require the approval of the Conservation Commission? (Y/N) No If yes, has the approval already been granted? (Y/N) \_\_\_\_\_

Please provide a brief description of the proposed dwelling/garage apartment (or attach addendum):

One bedroom second dwelling with an attached garage.





# Nantucket Planning Board

April 12, 2022

Paul Murphy,  
Building Commissioner  
2 Fairgrounds Road  
Nantucket, Massachusetts 02554

RE: 8 Holly Street (Map 80 Parcel 21) – Second Dwelling Approval Letter

Dear Mr. Murphy:

Please be advised that the Planning Board, at its meeting on April 11, 2022 considered the above application for adequate access, as per §139-20.1 of the *Nantucket Zoning Code*, and granted a secondary dwelling approval conditional upon the following:

- 1) That a minimum of three (3) parking spaces shall be provided;
- 2) That the driveway 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;
- 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.

The approval is also **conditional** upon adherence to the site plan submitted by the applicant and endorsed by the Deputy Director, showing the relative locations of proposed or existing dwellings and driveways or parking areas. As per Section 139-2 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 Deputy Director.

If you have any questions regarding this approval, please contact the Planning Office at 508-325-7587.

Sincerely,

Leslie Snell, AICP, LEED AP  
Deputy Director of Planning, PLUS

**Cc:** Baltic Avenue LLC  
Marcus Silverstein – Zoning Compliance Coordinator / Inspector