

Secondary Dwelling
Kim Glowacki
3B Miller Lane





Nantucket Planning Board

APPLICATION FOR A SECONDARY DWELLING / GARAGE APARTMENT

Date Submitted: 9/26/2022

**all applications must be submitted "in-person"
and via email to mtrudel@nantucket-ma.gov*

Applicant: Kim Glowacki

Mailing address: 20 Gregory Ave., Nantucket, MA 02554

E-mail: StructuresUNLTD@gmail.com Phone: 508-228-0689

Owner (if other than applicant): _____

Mailing address: _____

Signature of Property Owner(s) or Agent: Nancy L. Srahzal

Location of proposed secondary dwelling or garage apartment:

Street Address: 3B Miller Ln

Assessors Tax Map #: 68 Parcel #: 120

Size of Parcel: 28,607 Zoning District: R-20

Secondary Dwelling / Garage Apartment # of Bedrooms: 2

Primary Dwelling # of Bedrooms: 4

Number of Parking Spaces required (See Chapter 139-18 of the Bylaw): 4

Number of Parking Spaces provided: 4

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

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) N If yes, has the approval already been granted? (Y/N) _____

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

ADDENDUM:

This Secondary Dwelling request would be the final build out of 3 Miller Lane.

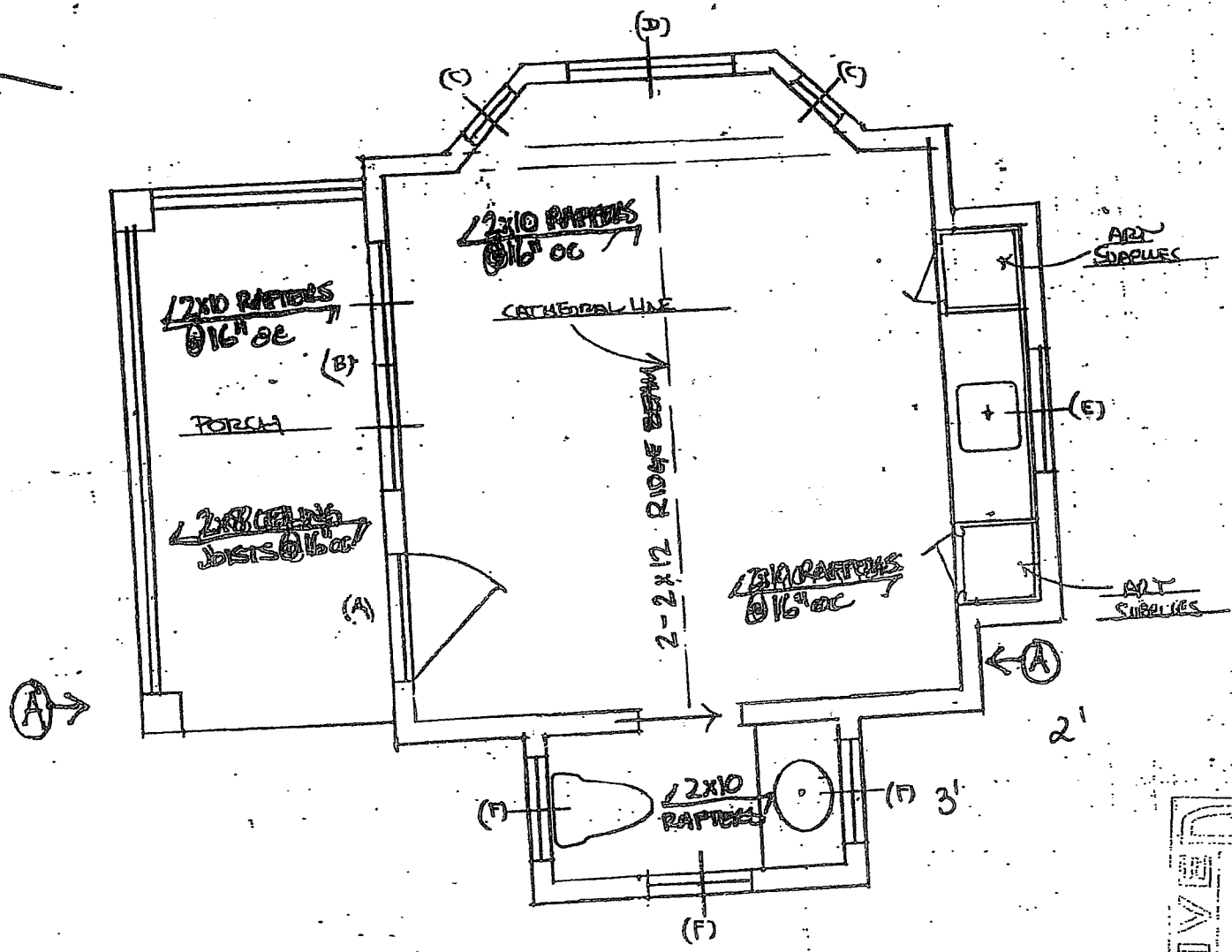
Initially, the lot was subdivided:

- 3A Miller Lane - is a covenant lot with one reclaimed house which was moved from Polpis Rd and reconstructed on this lot. A Nantucket family is in the process of purchasing the home.

- 3B Miller Lane – a marketable lot,
 - has another reclaimed house moved there from Gladlands currently being put back together after the move.
 - this lot has the required ground cover available for a second dwelling with tertiary requirements, including size being 900 SF or less.
 - The owner of 13B has a studio that was moved from Sankaty Head Rd to 19 Nancy Ann Lane. He proposes moving this structure to 3B Miller Lane and repurposing it as the second dwelling. The HDC has approved a move off and on to this location.

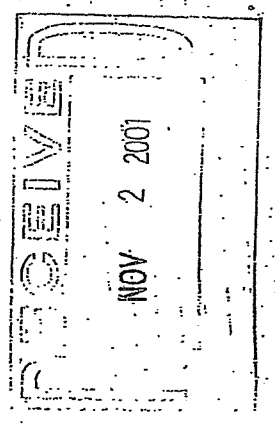
- This would conclude the build out of this property which focused on using reclaimed structures, supporting the need for available housing in Nantucket, as well as, his being able to move a structure from a location he is trying to clear, which if not moved might not be saved.

T. HOLMES / STUDIO
PG (S) 10/29/01



30" - common with side

FLOOR PLAN

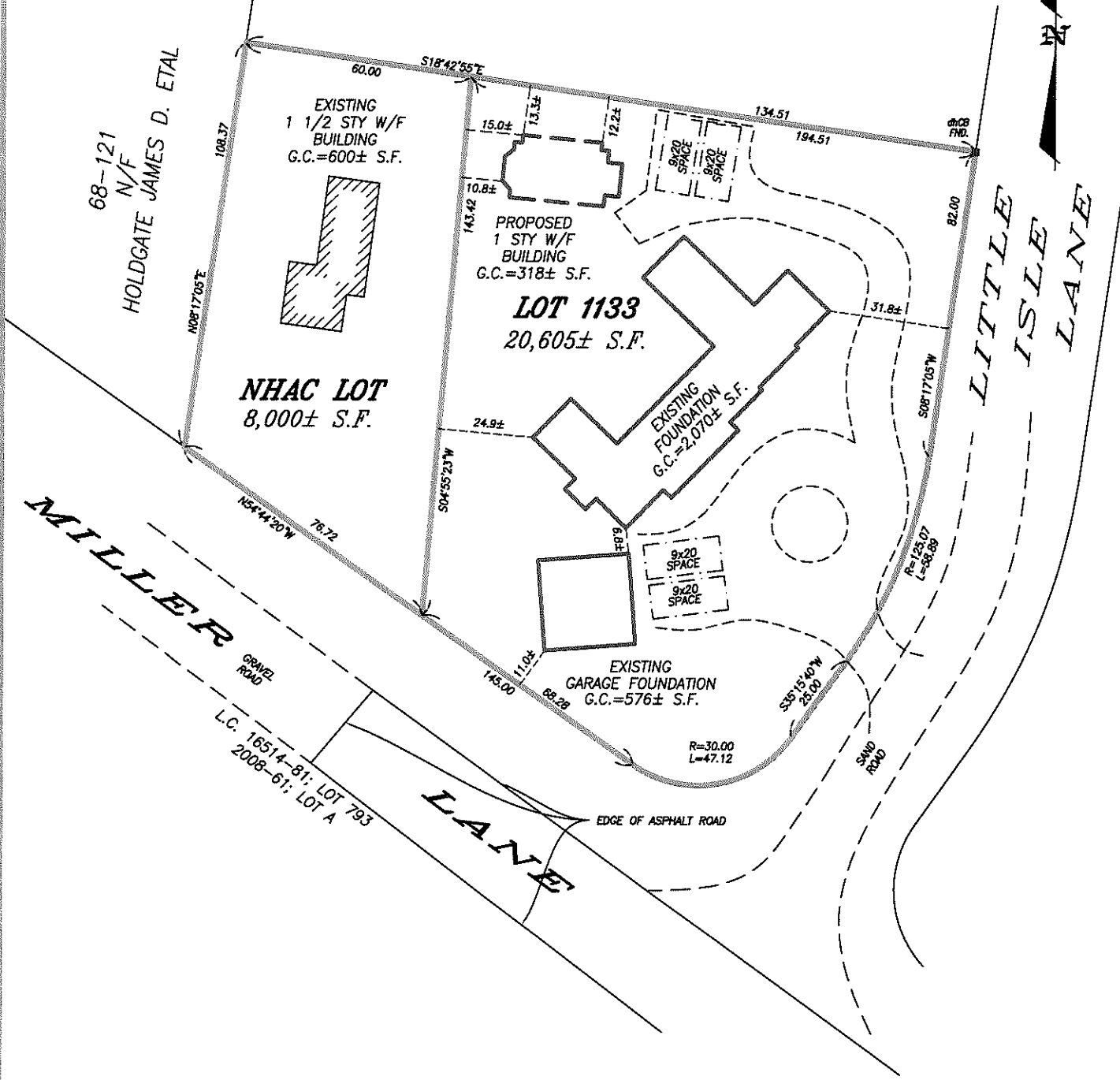


CURRENT ZONING CLASSIFICATION:
Residential 20 (R-20)

EXISTING:

MINIMUM LOT SIZE: 20,000 S.F. . 28,605± S.F.
 MINIMUM FRONTAGE: 75 FT. . SEE PLAN .
 FRONT YARD SETBACK: 30 FT. . SEE PLAN .
 REAR/SIDE SETBACK: 10 FT. . SEE PLAN .
 GROUND COVER % : 12.5% . SEE PLAN .

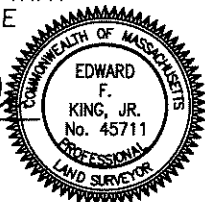
68-174
N/F
LYNN MCLAUGHLIN



SEPTEMBER 27, 2022
I CERTIFY, AS OF THAT
THE BUILDING(S) IS/ARE LOCATED ON THE
GROUND AS SHOWN HEREON.

Edward F. King Jr.

PROFESSIONAL LAND SURVEYOR



PROPOSED SITE PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 40' DATE: SEPTEMBER 27, 2022

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE 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 PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

Owner: KIM GLOWACKI
 Deed/Cert.: . CERT. 27397 Plan: . L.C. 16514-151
 Tax Map: . 68-120 . Locus: . #3 MILLER LANE .

Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

ASSESSOR MAP: . . 68 . . , PARCEL: . 120 . .

K-788



Nantucket Planning Board

October 14, 2022

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

RE: 3B Miller Lane– Second Dwelling Approval

Dear Mr. Murphy:

Please be advised that the Planning Board, at its meeting on October 13, 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 the secondary dwelling shall not exceed 900 square feet of gross floor area;
- 2) That an apron at the driveway intersection with Miller Lane shall be installed and maintained 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;
- 3) That a minimum of four (4) parking spaces shall be provided;
- 4) That the driveway be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet;
- 5) That any landscaping at the driveway entrance be limited to low growing plant material not to exceed three (3) feet in height;
- 6) 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: Kim Glowacki – Applicant/Owner
Marcus Silverstein – Zoning Compliance Coordinator / Inspector