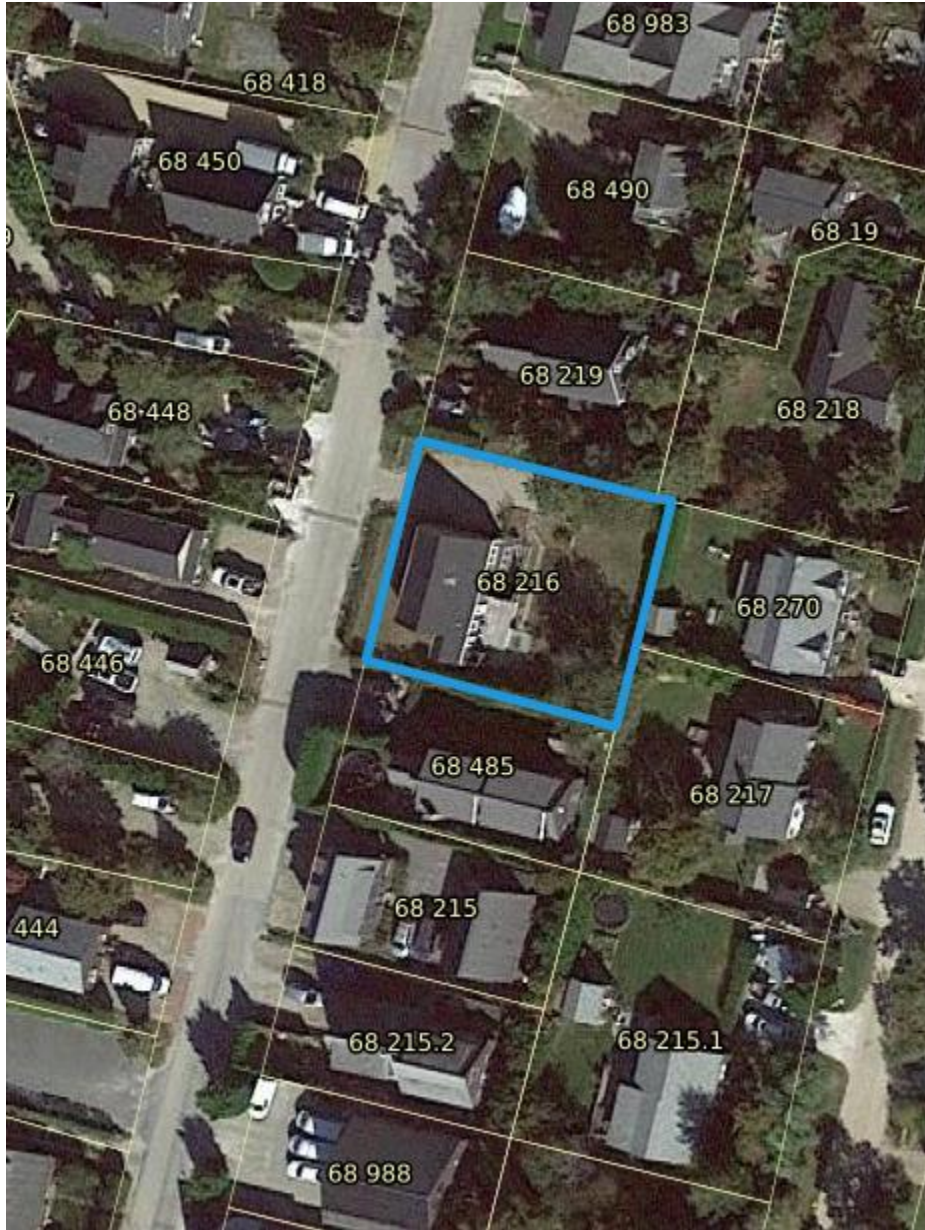


Secondary Dwelling
Homemade, LLC
7A Mary Ann Drive





Nantucket Planning Board

APPLICATION FOR A SECONDARY DWELLING/ GARAGE APARTMENT

Date Submitted: Sept. 29, 2022

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

Applicant: Homemade LLC

Mailing address: 7 1/2 Mary Ann Drive

E-mail: juicebarguy@yahoo.com

Phone: 508-228-5799

Owner (if other than applicant): _____

Mailing address: _____

Signature of Property Owner(s) or Agent: Jeffrey Blackwell Agent

Location of proposed secondary dwelling or garage apartment:

Street Address: 7A Mary Ann Drive

Assessors Tax Map #: 68 Parcel #: 216

Size of Parcel: 8,302 SF Zoning District: R-5

Secondary Dwelling/ Garage Apartment # of Bedrooms: 3

Primary Dwelling # of Bedrooms: 4

Number of Parking Spaces required (See Chapter 139-18 of the Bylaw): 2

Number of Parking Spaces provided: 4

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

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

 Garage Apartment XX 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): _____

CURRENT ZONING CLASSIFICATION:
Residential 5 (R-5)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: 10 FT.
REAR/SIDE SETBACK: 5 FT./10 FT 1 SIDE
GROUND COVER % : 40 %

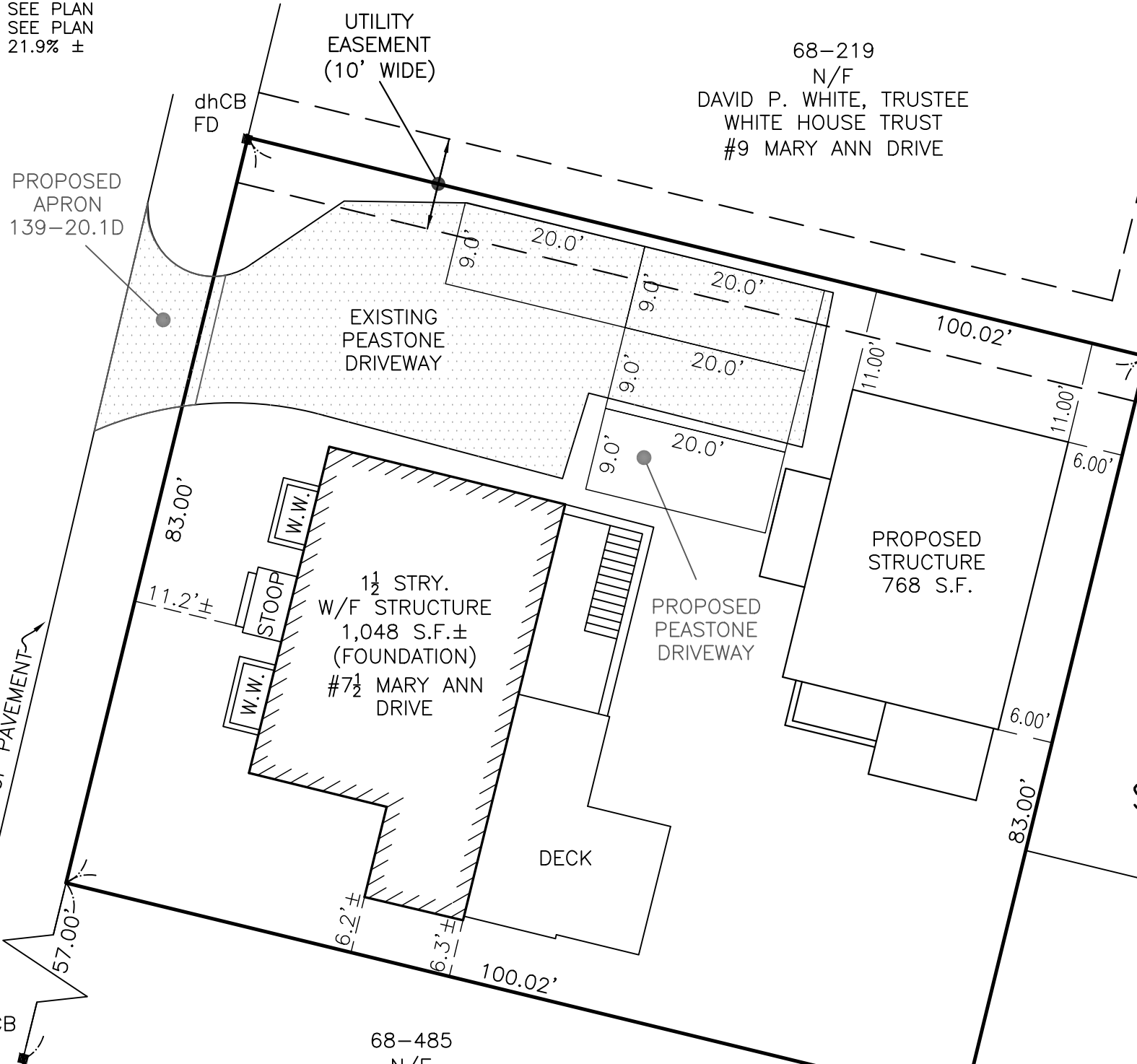
Existing:	8,302 S.F.±	Proposed:	8,302 S.F.±
	SEE PLAN		SEE PLAN
	SEE PLAN		SEE PLAN
	SEE PLAN		SEE PLAN
	12.6% ±		21.9% ±

LEGEND

■ dhCB DENOTES CONCRETE BOUND WITH DRILL HOLE FOUND
FD

W.W. DENOTES EXISTING WINDOW WELL

MARY ANN (40' WIDE) DRIVE



OWNER INFORMATION

HOMEMADE LLC
CERT.# 27,373
L.C. PLAN 16514-38, LOT 609
ASSESSOR'S MAP 68, PARCEL 216
#7A MARY ANN DRIVE

GRAPHIC SCALE



(IN FEET)
1 inch = 15 ft.

**SITE PLAN TO ACCOMPANY A
SECONDARY DWELLING PERMIT
APPLICATION**

PREPARED FOR
HOMEMADE LLC

#7A MARY ANN DRIVE
NANTUCKET, MA.
MAP: 68, PARCEL: 216
DATE: SEPTEMBER 14 2022

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026



Nantucket Planning Board

October 14, 2022

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

RE: 7A Mary Ann Drive (Map 68 Parcel 216) – 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 an apron at the driveway intersection with Mary Ann Drive 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;
- 2) That a minimum of two (2) parking spaces shall be provided;
- 3) That the driveway be cleared free of vegetation and obstruction to a width of twelve (12) feet and a height of thirteen (13) feet;
- 4) That any landscaping at the driveway entrance be limited to low growing plant material not to exceed three (3) feet in height;
- 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.

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: Blackwell & Associates, Inc, Agent
Homemade LLC - Applicant
Marcus Silverstein – Zoning Compliance Coordinator / Inspector