

ZBA MEETING PACKET

08/11/22

NANTUCKET
TOWN CLERK

2022 JUL 22 AM 10:54



Nantucket Zoning Board of Appeals

PUBLIC NOTICE

A **PUBLIC HEARING** of the **NANTUCKET ZONING BOARD OF APPEALS** is scheduled for **1:00 PM** on **Thursday, August 11, 2022**, in the **Public Safety Facility Building** at 4 Fairgrounds Road, Nantucket, MA, 02554. Information about viewing the meeting can be found at <https://www.nantucket-ma.gov/138/Boards-Commissions-Committees>. A complete copy of each application is on file with the Zoning Board of Appeals at the office of Planning and Land Use Services at 2 Fairgrounds Road, Nantucket, MA 02554. Requests to review an electronic copy of the complete application materials may be submitted *via* e-mail to nsheriff@nantucket-ma.gov. Written comments for the August 11, 2022 meeting received by 3:00 PM on Thursday, August 04, 2022 will be provided to the Board in advance of the meeting.

OLD BUSINESS

- Adam Delany-Winn, Trustee of Warren's Landing Nominee Trust File No. 22-21
- Kristina & Nicholas Amendolare File No. 37-21
- James & Jennifer Soltesz File No. 08-22

NEW BUSINESS (INITIAL PUBLIC HEARINGS AND VOTES MAY BE TAKEN):

Harris on Weweeder, LLC

File No. 09-22

Applicant is seeking Variance Relief pursuant to Zoning Bylaw Section 139-32 from the intensity regulations of Section 139-16A to site a proposed pool cabana in the side yard setback as close as 2.7 feet from the side yard lot line in a zoning district that requires a minimum of a ten (10) foot side yard setback and to increase the allowable groundcover ratio to 7.9% in a zoning district with a maximum groundcover ratio of 7%. Locus is situated at 50 Weweeder Avenue, shown on Assessor's Map 79 as Parcel 15 and upon Land Court Plan 42927-A. Evidence of owner's title is registered on Certificate of Title No. 27684 with the Nantucket County District of the Land Court. The site is zoned Limited Use 1 (LUG-1).



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)



Committee/Board/s	Zoning Board of Appeals
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Day, Date, and Time	Thursday, August 11, 2022 at 1:00 PM
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Location / Address	4 Fairgrounds Road, Nantucket, MA PSF COMMUNITY ROOM
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Signature of Chair or Authorized Person	Leslie Woodson Snell, Deputy Director of Planning and Zoning Administrator
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WARNING: IF THERE IS NOT A QUORUM OF MEMBERS OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OPEN MEETING LAW, NO DELIBERATIONS MAY TAKE PLACE-BUT THE MEMBERS MAY APPEAR AND ANNOUNCE A NEW SCHEDULE.

AGENDA

(Subject to Change)

The meeting will be recorded and archived at www.nantucket-ma.gov

To view the LIVE broadcast of the meeting, see YouTube Link at <https://youtu.be/ORZIZDugVbk>

BELOW ARE THE TOPICS THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING.

- I. CALL TO ORDER:
- II. APPROVAL OF THE AGENDA:
- III. APPROVAL OF THE MINUTES:
 - July 14, 2022

IV. OLD BUSINESS (CONTINUED PUBLIC HEARINGS AND VOTES MAY TAKEN)

37-21 Kristina & Nicholas Amendolare

8 Bank Street

Williams

Continued to September 08, 2022

Applicants are seeking a Special Permit pursuant to Zoning Bylaw Sections 139-30 and 139-33A to make renovations, including an addition, to a single-family dwelling that is pre-existing non-conforming to the setbacks. Locus is situated at 8 Bank Street, shown on Assessor's Map 73 and Parcel 69. Evidence of owner's title is recorded in Book 1770, Page 216 on file at the Nantucket County Registry of Deeds. The site is zoned Sconset Old Historic (SOH).

22-21 Adam Delaney-Winn, Trustee of Warren's Landing Nominee Trust

Reade

Continued to September 08, 2022

Applicant is appealing the determination of the Zoning Enforcement Officer that the driveway accessing the locus from Blue Heron Way is in violation of Zoning Bylaw Section 139-20.1B (1) because there is an additional driveway access from Warren's Landing Road. Locus is situated at 40 Warren's Landing Road, shown on Assessor's Map 38 as Parcel 45, and as Lot 10 upon Land Court Plan 16956-E. Evidence of owner's title is registered on Certificate of Title No. 27280 with the Nantucket County District of the Land Court. The site is zoned Limited Use General 2 (LUG-2).

Pg 12-37

08-22 James & Jennifer Soltesz

2 Grey Lady Lane

Williams

Applicants are seeking a Special Permit pursuant to Zoning Bylaw Section 139-16C(2). (Intensity regulations to validate an unintentional setback intrusion into the required 5-foot side yard setback area). In the alternative, Applicants are seeking relief by Variance pursuant to Section 139-16 to validate the unintentional sideline setback intrusion of approximately one (1) inch at the rear corner of the enclosed porch. Locus is situated at 2 Grey Lady Lane, shown on Assessor's Map 66 as Parcel 701 and upon Plan Book No. 1736 Page 58. Evidence of owner's title is recorded in Book 1736, Page 58 on file at the Nantucket County Registry of Deeds. The site is zoned Residential-5 (R-5).

V. NEW BUSINESS (INITIAL PUBLIC HEARINGS AND VOTES MAY BE TAKEN):

Pg 39-65

09-22 Harris on Weweeder, LLC

50 Weweeder Avenue

Brescher

Applicant is seeking Variance Relief pursuant to Zoning Bylaw Section 139-32 from the intensity regulations of Section 139-16A to site a proposed pool cabana in the side yard setback as close as 2.7 feet from the side yard lot line in a zoning district that requires a minimum of a ten (10) foot side yard setback and to increase the allowable groundcover ratio to 7.9% in a zoning district with a maximum groundcover ratio of 7%. Locus is situated at 50 Weweeder Avenue, shown on Assessor's Map 79 as Parcel 15 and upon Land Court Plan 42927-A. Evidence of owner's title is registered on Certificate of Title No. 27684 with the Nantucket County District of the Land Court. The site is zoned Limited Use 1 (LUG-1).

VI. OTHER (VOTES MAY BE TAKEN)

VII. ADJOURNMENT (VOTE WILL BE TAKEN)

MINUTES

07/14/22



ZONING BOARD OF APPEALS

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Susan McCarthy (Chair), Lisa Botticelli (Vice chair), Elisa Allen (Clerk), Michael J. O'Mara, Ed Toole
Alternates: Mark Poor, Geoff Thayer, Jim Mondani

~~ MINUTES ~~

Thursday, July 14, 2022

Public Safety Facility, 4 Fairgrounds Road, Community Room –1:00 p.m.

Called to order at 1:05 pm and announcements made by Ms. McCarthy

Staff in attendance: Leslie Snell, Deputy Director of Planning; Adrian Rodrigues, Administrative Specialist; Terry Norton, Town Minutes Taker

Attending Members: McCarthy, Botticelli, O'Mara, Allen, Poor, Thayer

Absent: Toole, Mondani

Adoption of Agenda

Motion **Motion to Approve as amended.** (made by: Botticelli) (seconded)

Vote Carried unanimously

I. APPROVAL OF MINUTES

1. May 12, 2022 O'Mara last page today corrected that he did not rep the seller

Motion **Motion to Approve as amended.** (made by: Botticelli) (seconded)

Vote Carried unanimously

2. June 09, 2022

Motion **Motion to Approve.** (made by: Allen) (seconded)

Vote Carried unanimously

II. OLD BUSINESS

1. 37-21 Kristina & Nicholas Amendolare

8 Bank Street

Williams

Continued to August 11, 2022

Voting McCarthy, Botticelli, O'Mara, Allen, Poor

Alternates Thayer

Motion **Motion to Continue to August 11th.** (made by: Botticelli) (seconded)

Vote Carried 5-0

2. 22-21 Adam Delaney-Winn, Trustee of Warren's Landing Nominee Trust

Reade

Continued to August 11, 2022

Voting McCarthy, Botticelli, O'Mara, Allen, Poor

Alternates Thayer

Motion **Motion to Continue to August 11th.** (made by: Botticelli) (seconded)

Vote Carried 5-0

III. NEW BUSINESS

1. 06-22 1010WINS, LLC

10 Lincoln Avenue

Bailey

Applicant is seeking a Special Permit pursuant to the Zoning Bylaw Section 139-33 for preexisting nonconforming structures. Specifically, applicant proposes to lift and add new foundation and move the existing building, which has an existing roof peak that exceeds 30' in addition to altering the existing dormers. Locus is situated at 10 Lincoln Avenue, shown on Assessor's Map 30 as Parcel 184 and upon Plan Book No. 15 Page 28. Evidence of owner's title is recorded in Book 516, Page 139 on file at the Nantucket County Registry of Deeds. The site is zoned Residential 1 (R-1).

Voting McCarthy, O'Mara, Poor, Thayer

Alternates None

Recused Botticelli, Allen

Documentation File with associated plans, photos and required documentation

Representing Dan Bailey, Pierce & Atwood, LLP

Public Nina Pickering-Cook, Anderson Kreiger, for Christopher McCausland @ 11 Lincoln Avenue

Linda Williams

Discussion (1:09) **Bailey** – The structure is non-conforming with respect to height only. Moving 5' closer to the street; also relocating an existing garage to comply with the 5' setback. There is no detriment to the neighborhood.

O'Mara – It's his understanding the ridge elevation is pre-existing non-conforming and will not get higher when it moves.

Pickering-Cook – Her client opposes moving this historic structure at all. The plans do not include any elevation showing the impact the move will have on the abutters. Feels a site visit is warranted to determine if the move would be more detrimental to the neighborhood. The plans also don't show a curb cut on Lincoln or a pool in the rear; feels the Board should have a full set of plans. Regarding legal standards, under 139-33a, we believe moving it forward and closer to the abutters is more detrimental as, due to its height, it becomes more imposing. There is a case Eburn v Zoning Board of Appeals of Dennis from 2013 where the court found that moving a structure forward was more detrimental because it would tower over the abutters more than it had before; in that case the height was being increased.

McCarthy – Regarding the 5' move, asked why.

Bailey – To create additional space in the back yard. This proposal is in keeping with the density of the area.

Williams – Almost every structure on Lincoln Circle is closer to the street than this one; it's large front yard is an anomaly. Feels moving it 5' forward won't have any detrimental effect on the neighborhood.

O'Mara – Any approval should be conditioned on the height be documented.

Motion **Motion to Approve the request conditioned that the ridge height be documented on the as-built.** (made by: Thayer) (seconded)

Vote Carried 4-0

2. 08-22 James & Jennifer Soltesz

2 Grey Lady Lane

Williams

Applicants are seeking a Special Permit pursuant to Zoning Bylaw Section 139-16C(2). (Intensity regulations to validate an unintentional setback intrusion into the required 5-foot side yard setback area). In the alternative, Applicants are seeking relief by Variance pursuant to Section 139-16 to validate the unintentional sideline setback intrusion of approximately one (1) inch at the rear corner of the enclosed porch. Locus is situated at 2 Grey Lady Lane, shown on Assessor's Map 66 as Parcel 701 and upon Plan Book No. 1736 Page 58. Evidence of owner's title is recorded in Book 1736, Page 58 on file at the Nantucket County Registry of Deeds. The site is zoned Residential-5 (R-5).

Voting McCarthy, Botticelli, O'Mara, Allen, Thayer

Alternates Poor

Recused None

Documentation File with associated plans, photos and required documentation

Representing Linda Williams

Public None

Discussion (1:28) **Williams** – Reviewed the request and reason for it. The abutter has indicated they have no concerns.

Botticelli – Asked if we have a surveyor's letter (no).

Thayer – With this design built to the dimensions, it was never going to fit. Doesn't understand how this happened.

McCarthy – It would help to see the step-by-step progression that led to this intrusion.

Allen – If it wasn't a padded corner with a trim board, asked if it would be over (yes). Asked if the plywood could be cut back.

Botticelli – She has a hard time believing Don Bracken, Bracken Engineering, would have staked the structure so close to the setback. The surveyor made a mistake pinning the foundation.

McCarthy – Wants to see the licensed survey; it would allow the Board to grant the permit. She wants to see all the steps along the way. We can't approve this without all the requisite information.

Additional documents requested: construction plans with building permit, licensed engineer letter/survey, Historic District Commission approval.

Motion **Motion to Continue to August 11th.** (made by: Botticelli) (seconded)

Vote Carried 5-0

IV. OTHER BUSINESS

1. Adoption of Codified Comprehensive Permit Regulations

Discussion (1:42) **Snell** – Explained that the Town is codifying all regulations into a single document.

Motion **Motion to Approve the Comprehensive Permit Regulations as drafted.** (made by: Allen) (seconded)

Vote Carried unanimously

2. Election of Officers:

a. Chair: Ms. McCarthy volunteered as Chair

b. Vice Chair: Ms. Botticelli volunteered as Vice Chair

c. Clerk: Allen volunteered to be Clerk

Motion **Motion to Approve the slate of officers.** (made by: O'Mara) (seconded)

Vote Carried unanimously

V. EXECUTIVE SESSION

Motion

Motion to go into Executive Session under G.L.c.30A, §21(a)(3) for the purpose of discussing strategy with respect to litigation, where the Chair has determined that an Open Meeting may have a detrimental effect on the Litigating Position of the Zoning Board of Appeals.

Reason # 3, where the Chair has determined that an Open Meeting may have a detrimental effect on the Litigating Position of the Zoning Board of Appeals regarding the case of Maddalone v. Nantucket ZBA and Metz.

Reason # 3, where the Chair has determined that an Open Meeting may have a detrimental effect on the Litigating Position of the Zoning Board of Appeals 3 regarding the case of Surfside Crossing LLC v. Nantucket Zoning Board of Appeals at 1:47 pm. with the intent not to return to open session. (made by: Botticelli) (seconded)

Voice vote

Carried 6-0//Poor, Allen, Botticelli, McCarthy, O'Mara, Thayer

Submitted by:

Terry L. Norton

OLD BUSINESS

Kristina & Nicholas
AMENDOLARE

File No. 37-21

8 Bank St

SPECIAL PERMIT

Continued to September 8, 2022

Adam Delaney-Winn

Trustee of Warren's Landing Nominee Trust

File No. 22-21

40 Warren's Landing Rd

APPEAL

Continued to September 8,2022

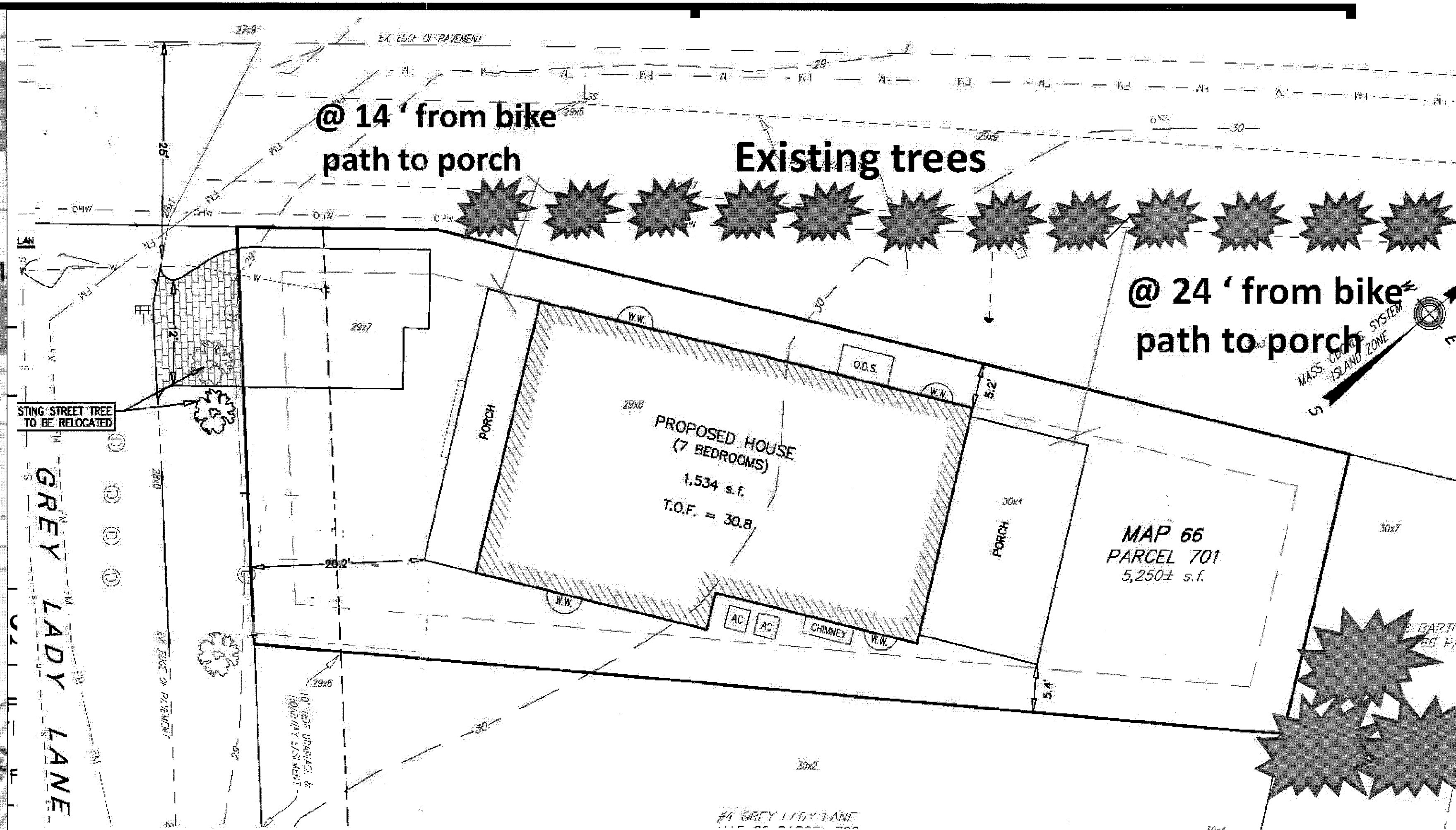
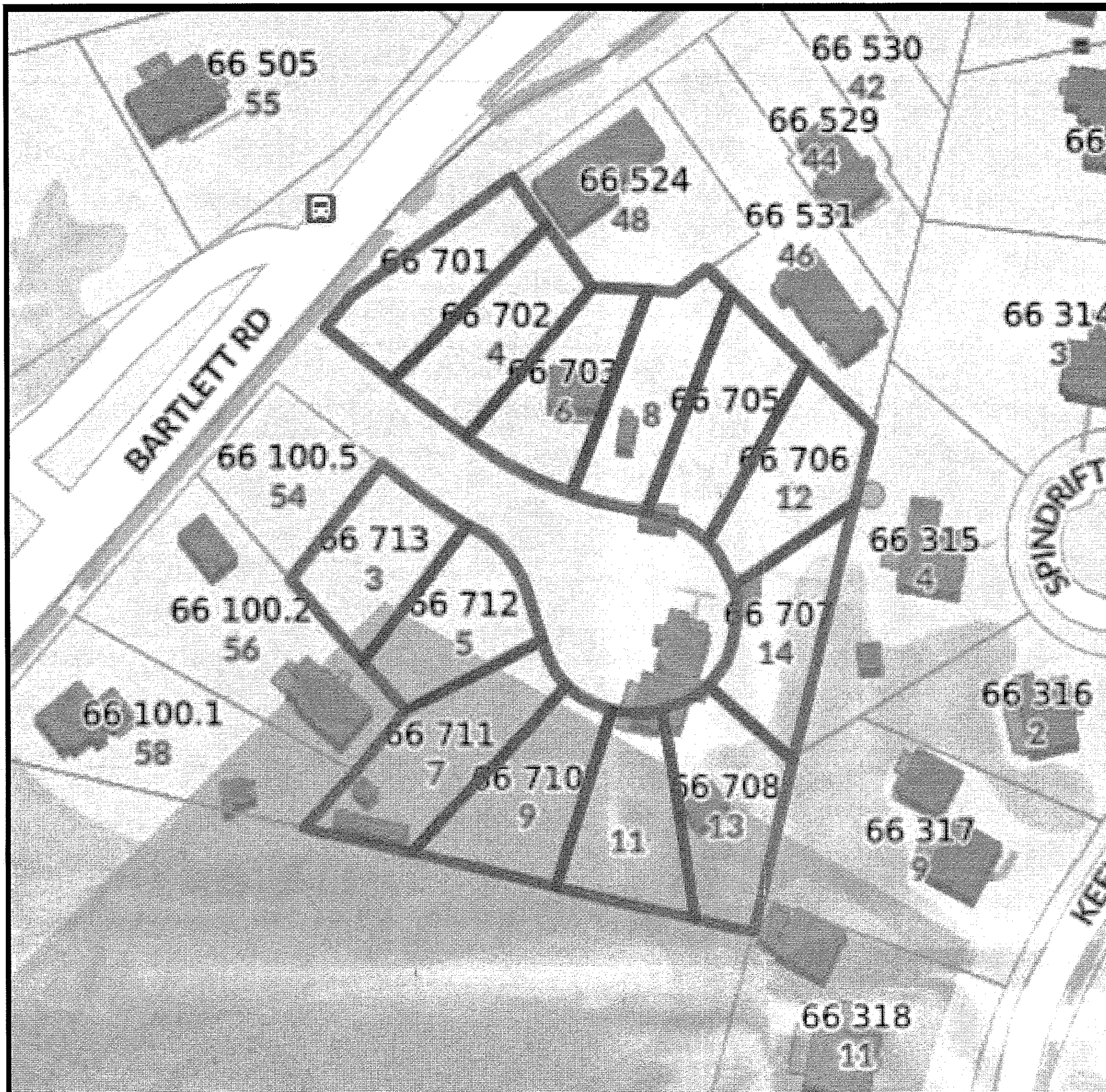
JAMES & JENNIFER SOLTESZ

File No. 08-22

2 Grey Lady Lane

SPECIAL PERMIT

**NEW
MATERIALS
SUBMITTED**



MISSION

SET 3

SET 4

SET 5

CH SET

CH SET 2

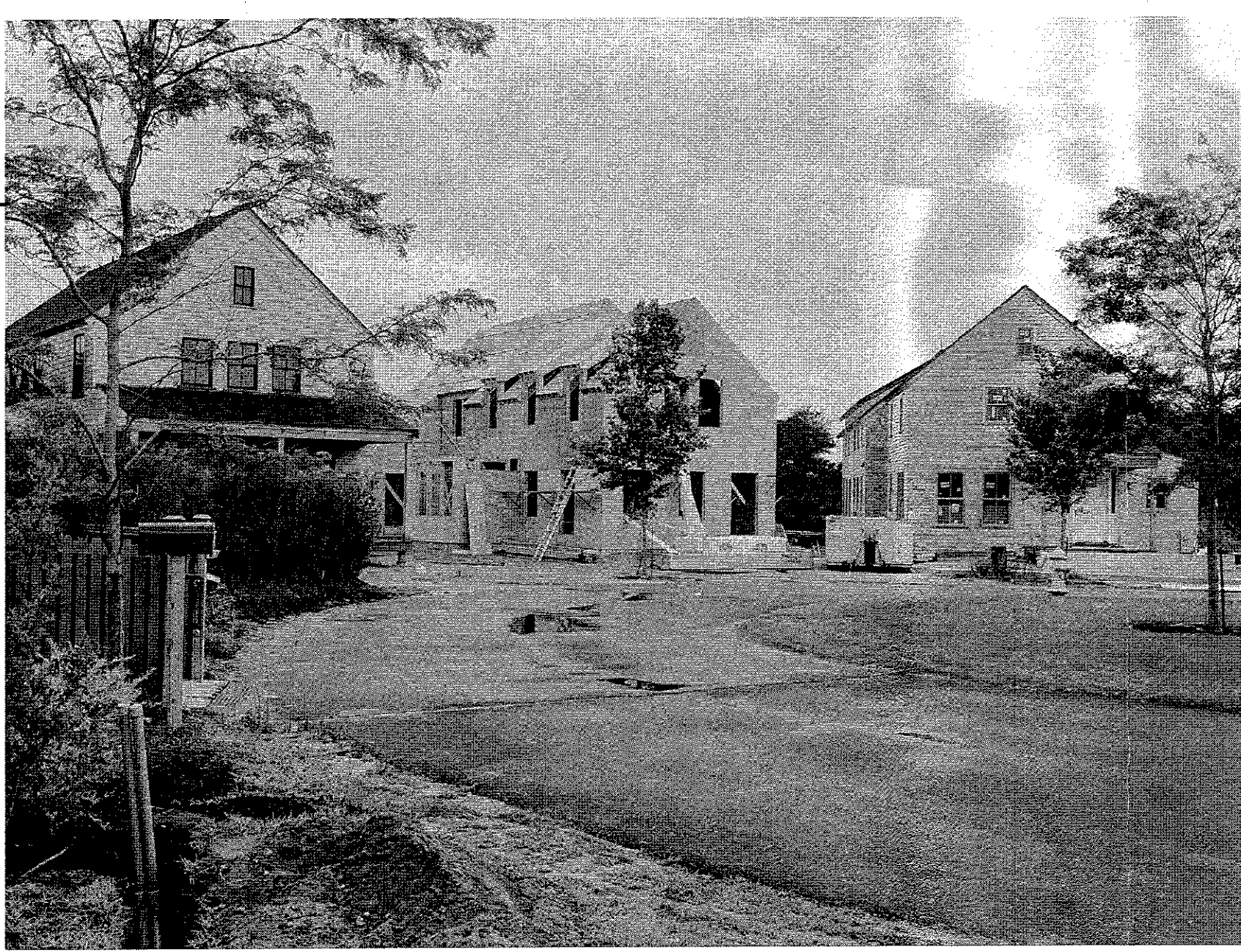
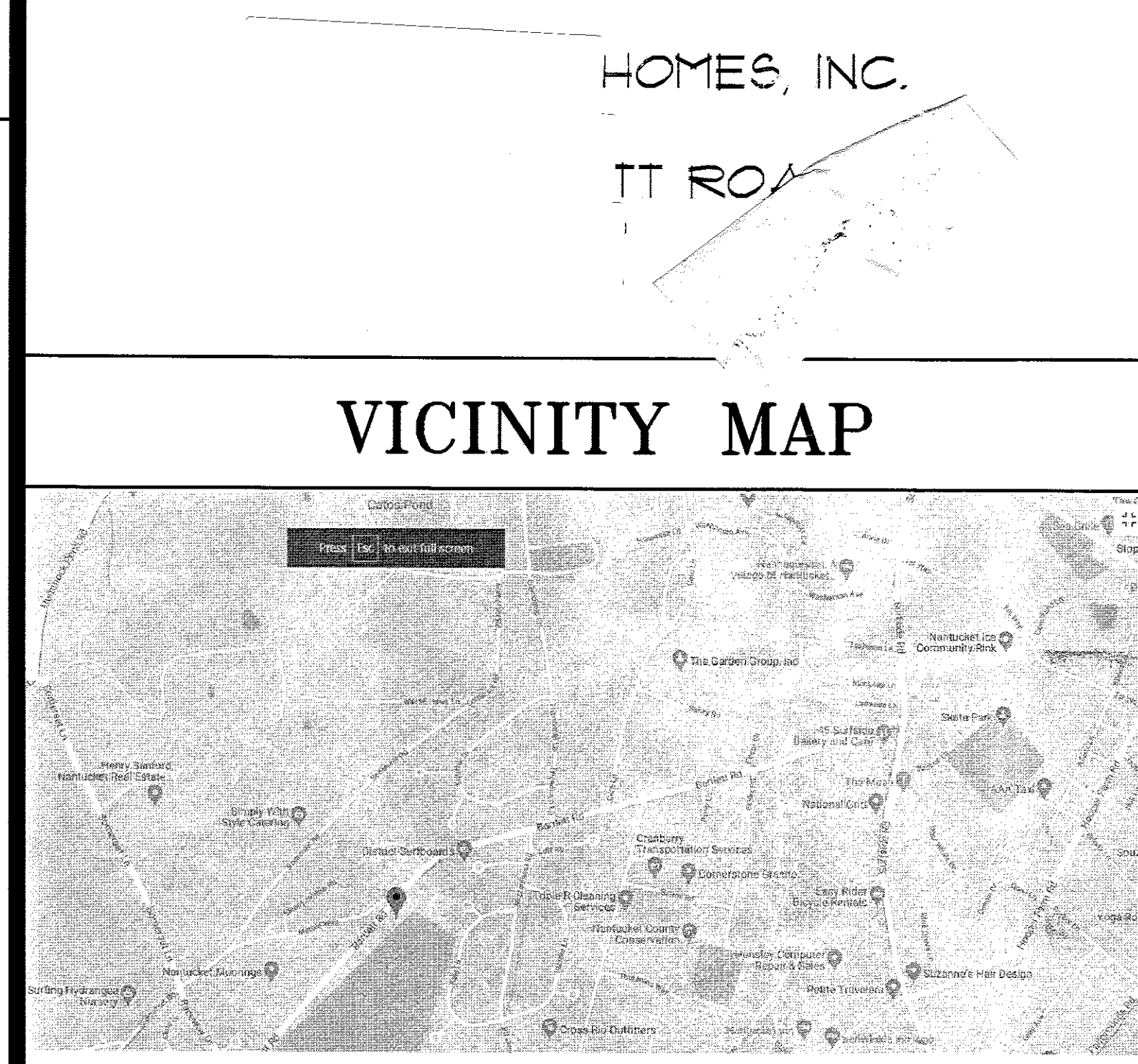
VISIONS

OPT. A (B)

PHONE: 301-951-4391 FAX: 301-951-1913

FOOTAGE CALCULATIONS

BASEMENT:	1,281 SQUARE FEET
(FINISHED)	
FIRST FLOOR:	1,523 SQUARE FEET
(FINISHED)	
SECOND FLOOR:	866 SQUARE FEET
(FINISHED)	
TOTAL SF @ FIRST & SECOND:	2,389 SQUARE FEET
(FINISHED)	
TOTAL SF @ ALL LEVELS:	3,670 SQUARE FEET
(FINISHED)	
TOTAL SF COVERED:	4,250 SQUARE FEET
(INCLUDING GARAGES, COVERED PORCHES & UNFINISHED SPACE)	



ARCHITECTURE SET

DATE: 6/22/2020

FILE COPY

HOMES, INC.

IT ROAD

VICINITY MAP

DESIGN CONCEPTS

APPROVED

DC2020-07-1402

No Exterior Changes Without HDC Approval

RECEIVED

JAN 23 2021

0001

PAGE 01 OF 11

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STAFF APPROVAL 2020-07-1402

CHANGE ROOF PITCH ON WEST GABLE TO 8:12

STAFF APPROVAL 2020-07-1402

CHANGE ROOF PITCH ON WEST GABLE TO 8:12

PREVIOUS SUBMISSION

DATE	SUBMISSION
6/13/20	DD SET 5
6/12/20	ARCH SET
6/22/20	ARCH SET 2
8/20/20	ARCH SET 3
8/22/20	ARCH SET 4

DATE	REVISIONS
5/29/20	A101 (OPT. A4B)
7/27/20	REV. PORCH
8/27/20	REV. FIREPL.

STUDIO Z DESIGN CONCEPTS, LLC

8100 WOODMONT AVENUE SUITE 950
BETHESDA, MARYLAND 20814
PHONE: 301-951-4391 FAX: 301-951-1913



SOLTESZ RESIDENCE

2 GREY LANE
NANTUCKET, MA 02554

LEFT ELEVATION

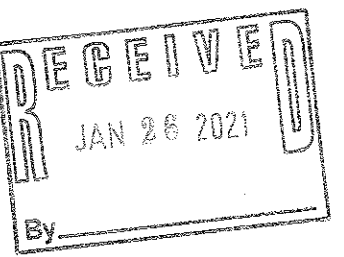
SCALE = 1/4" = 1'-0"

APPROVED

HDC2020-07-1402

PREVIOUS SUBMISSION

No Exterior Changes
Without HDC Approval



A202

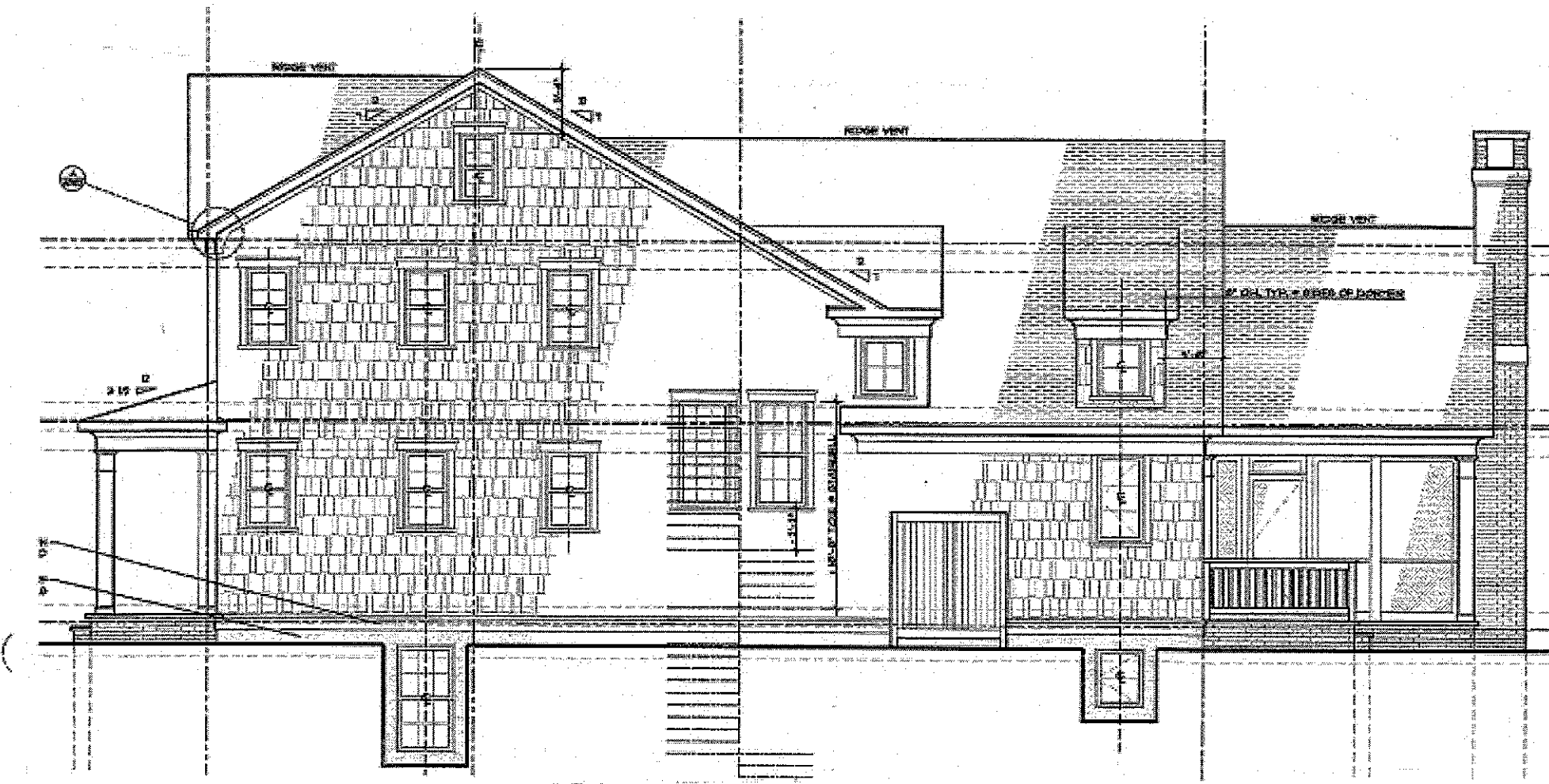
PAGE 01 OF 11

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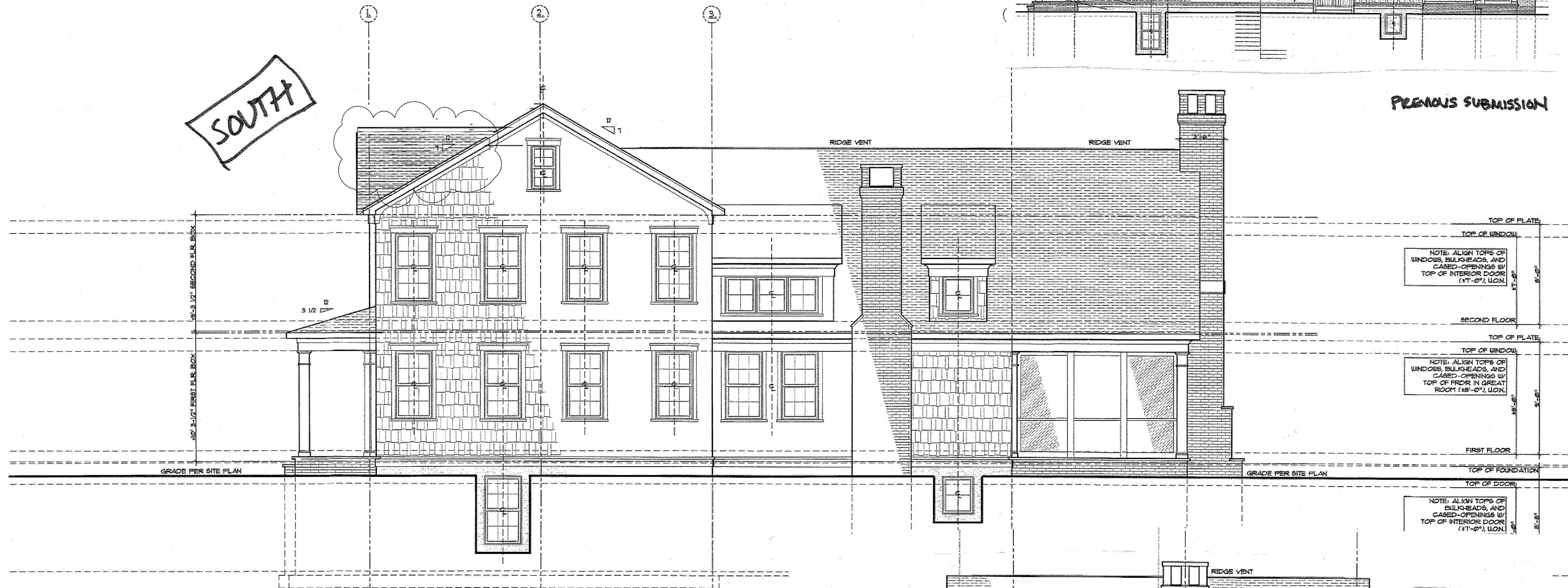


STAFF APPROVAL 2020-07-1402

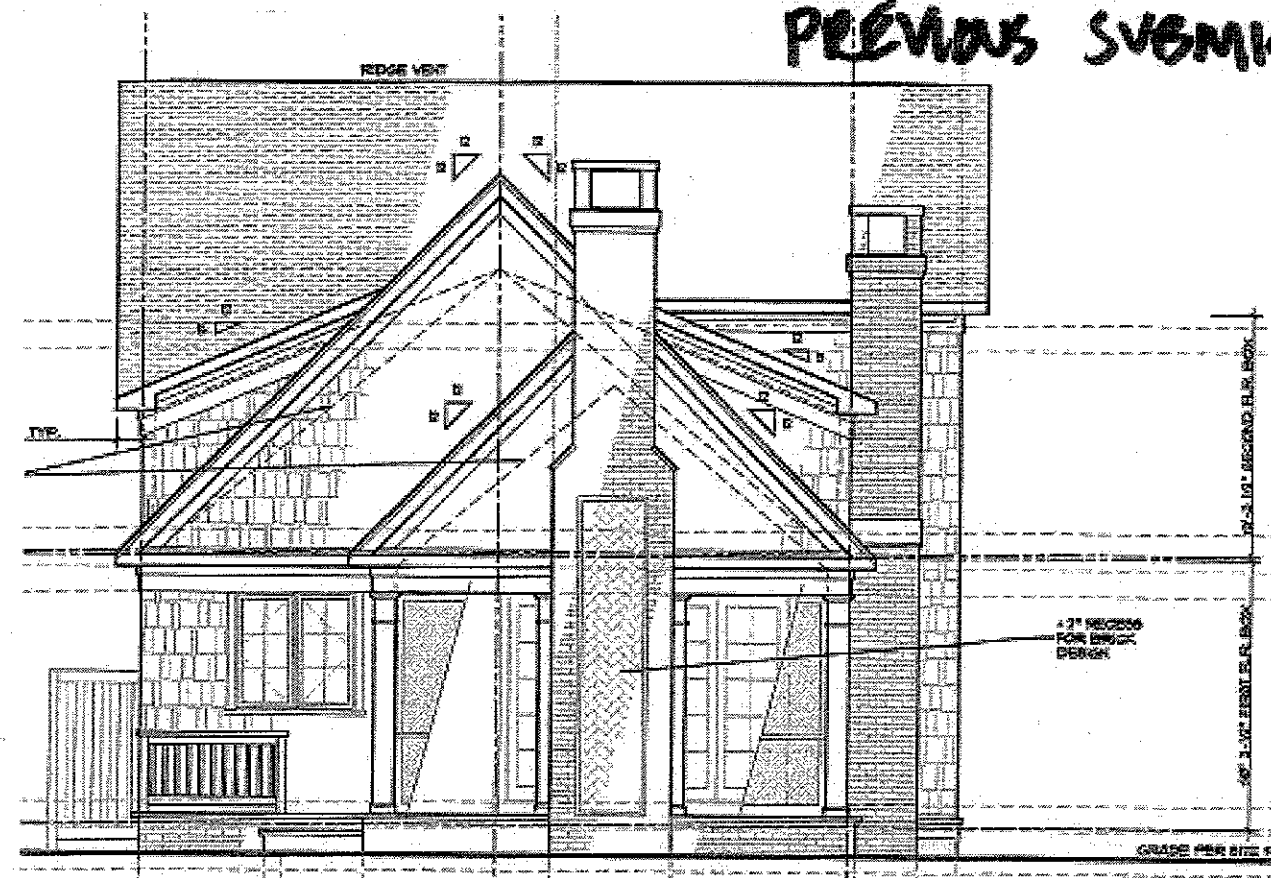
CHANGE ROOF PITCH ON WEST GABLE TO 8:12



PREVIOUS SUBMISSION

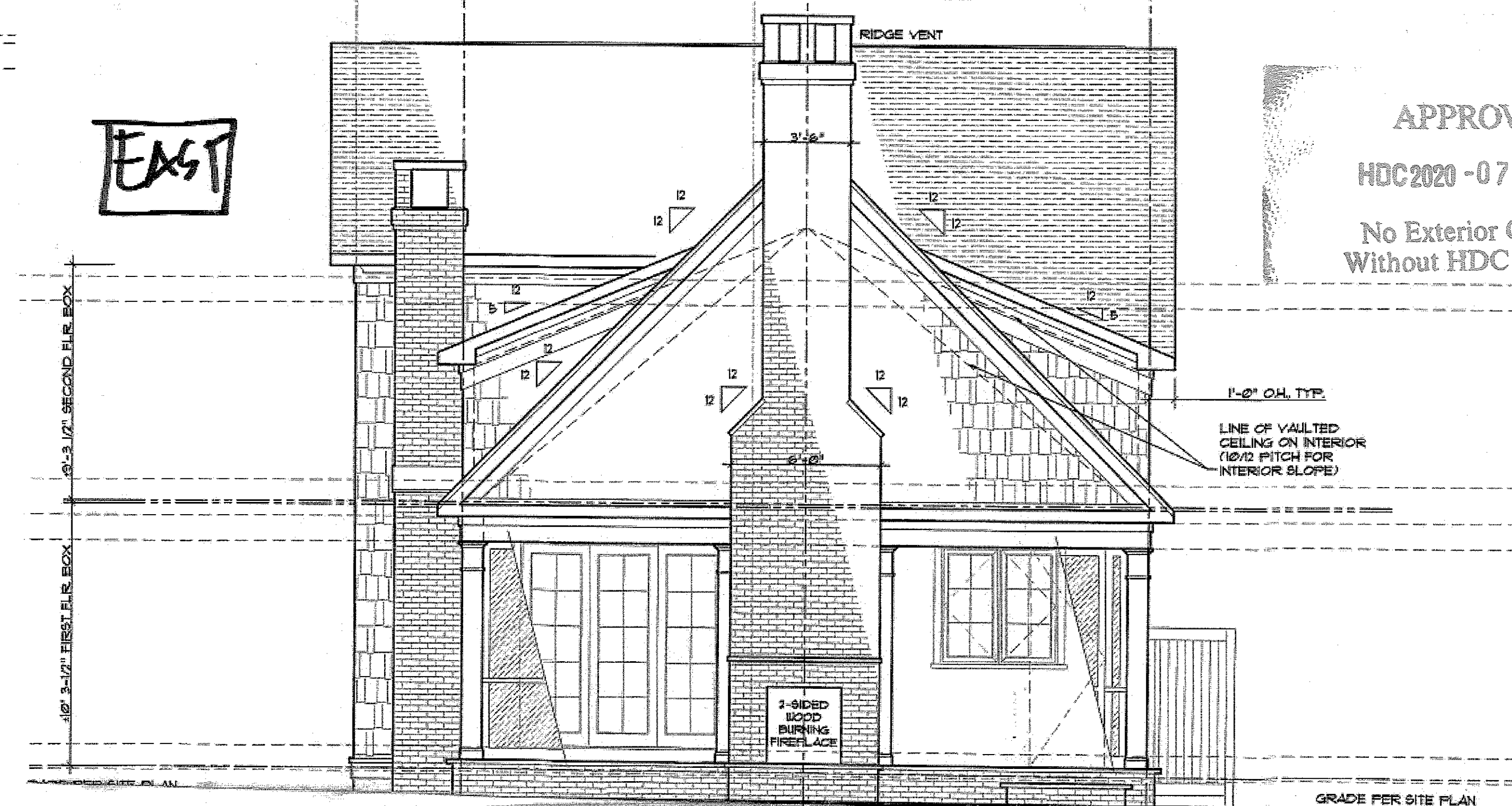


TOP OF PLATE
TOP OF WINDOW
NOTE: ALIGN TOPS OF WINDOWS, BULKHEADS, AND CASED-OPENINGS W/ TOP OF INTERIOR DOOR (11'-0") UON
SECOND FLOOR
TOP OF PLATE
TOP OF WINDOW
NOTE: ALIGN TOPS OF WINDOWS, BULKHEADS, AND CASED-OPENINGS W/ TOP OF FLOOR IN GREAT ROOM (10'-0") UON
FIRST FLOOR
TOP OF FOUNDATION
TOP OF DOOR
NOTE: ALIGN TOPS OF BULKHEADS, AND CASED-OPENINGS W/ TOP OF INTERIOR DOOR (11'-0") UON



PREVIOUS SUBMISSION

EAST



APPROVED
HDC2020-07-1402
No Exterior Changes
Without HDC Approval

1'-0" O.A. TYP.
LINE OF VAULTED CEILING ON INTERIOR (10/12 PITCH FOR INTERIOR SLOPE)

3-SIDED BRICK BURNING FIREPLACE

DATE	SUBMISSION
6/19/20	DD SET 5
6/12/20	ARCH SET
6/22/20	ARCH SET 2
8/20/20	ARCH SET 3
8/22/20	ARCH SET 4
DATE	REVISIONS
5/29/20	A101 (OPT. A1E)
7/27/20	REV. PORCH
8/27/20	REV. FIREPL.

STUDIO Z DESIGN CONCEPTS, LLC

8120 WOODMONT AVENUE SUITE 950
BETHESDA, MARYLAND 20814
PHONE: 301-951-4391 FAX: 301-951-1913

STUDIO
Z
DESIGN CONCEPTS

SOLTESZ RESIDENCE

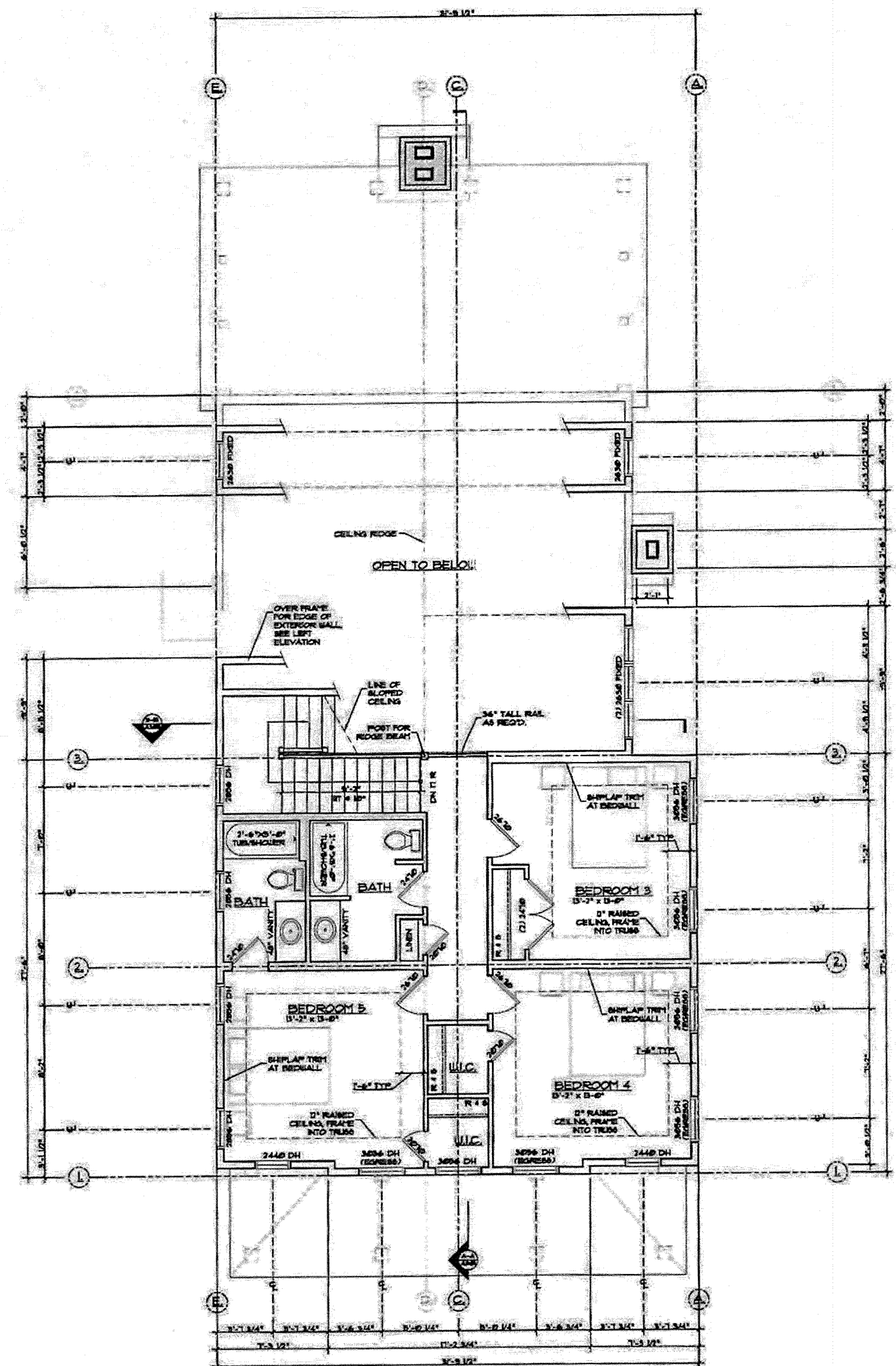
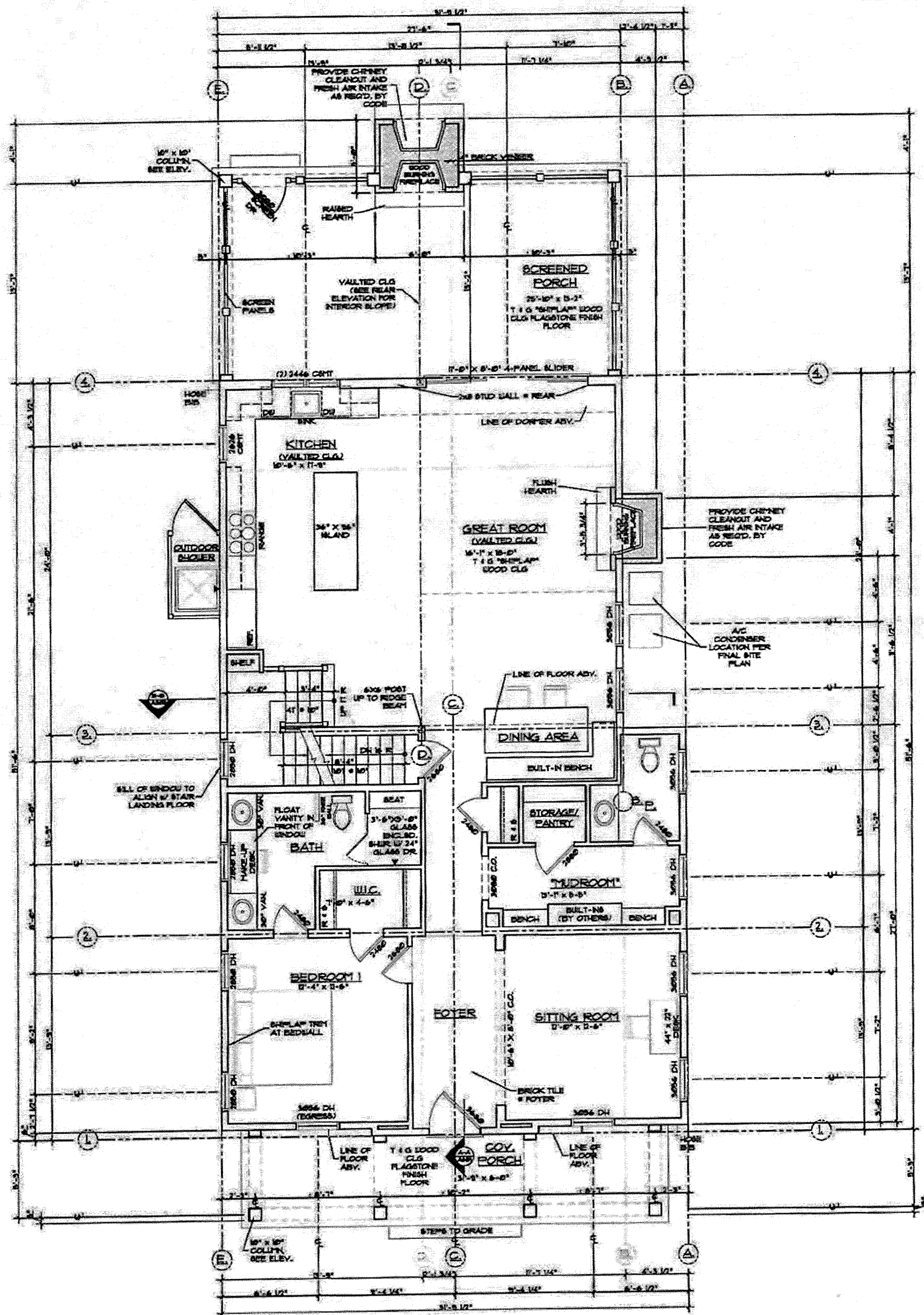
2 GREY LADY LANE
NANTUCKET, MA 02554

RECEIVED
JAN 26 2021
By

A204

PAGE 03 OF 11

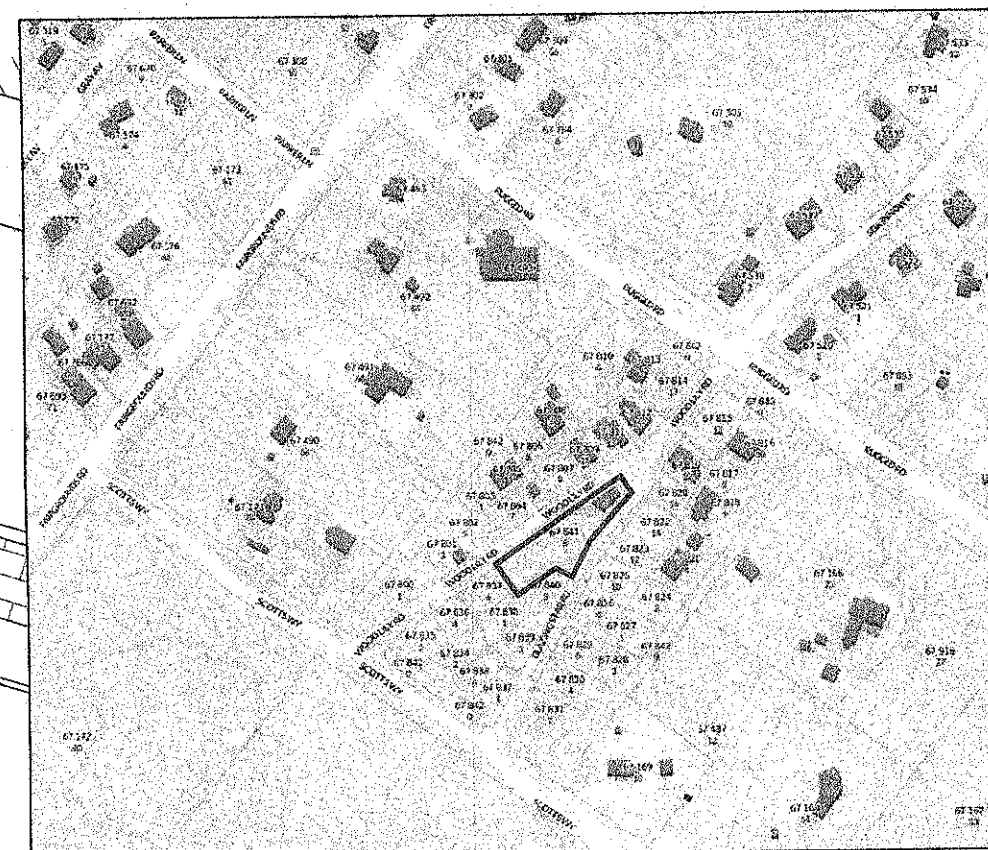
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APPROVED
DEC 6 2016 67015
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

APPROVED
DEC 6 2016 67015
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

LOCUS MAP # 67 841

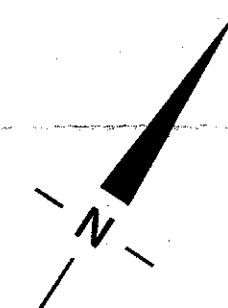
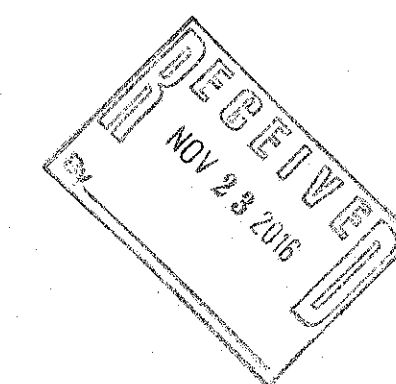


AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

BEACH PLUM VILLAGE

RUGGED ROAD & SCOTTS WAY
NANTUCKET MA 02554



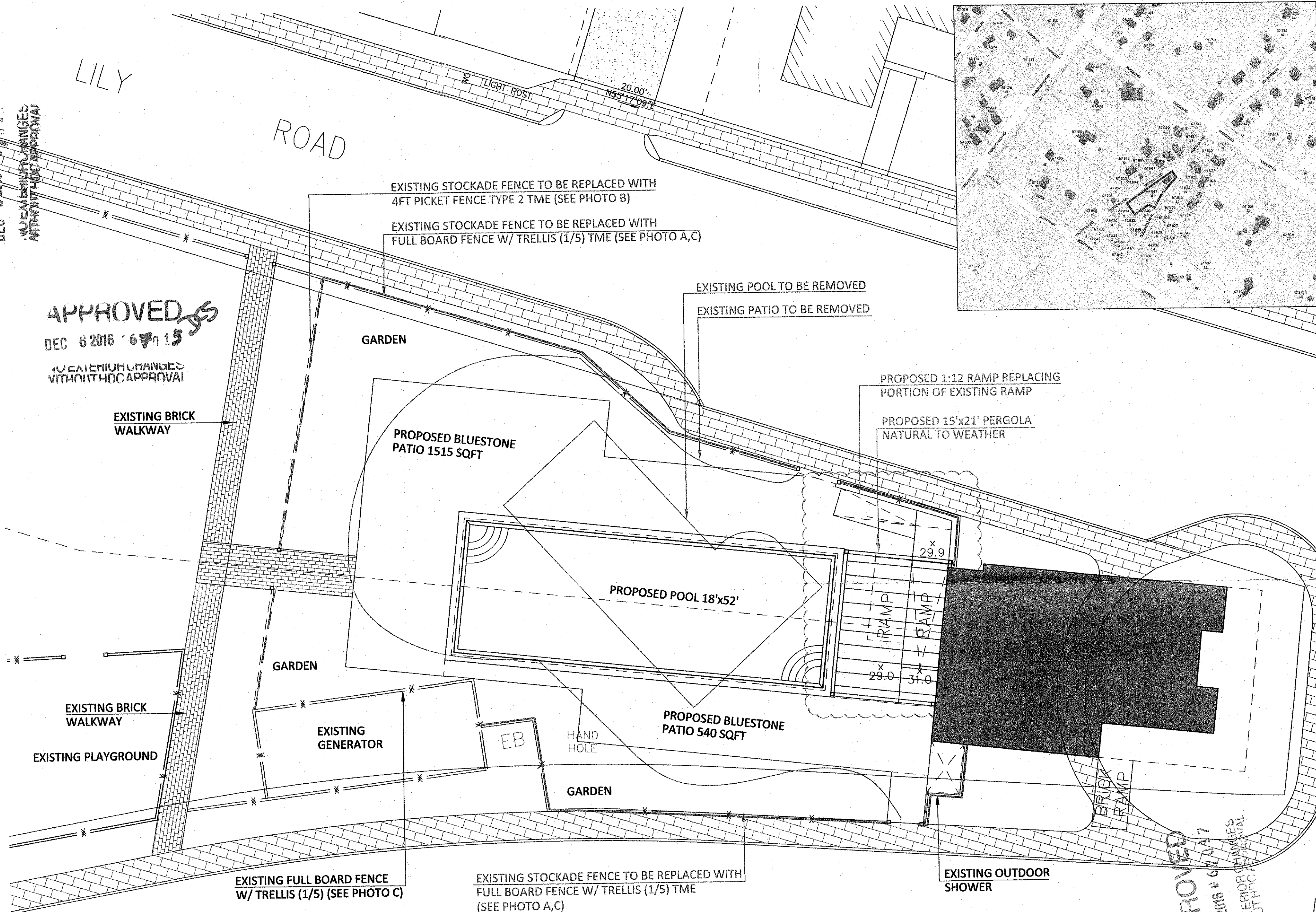
DRAWING

HDC SUBMISSION for SWIMMING POOL & HARDSCAPE

DRAWING INFO

DATE NOVEMBER 21, 2016
SCALE 1" = 10' - 0"

APPROVED
DEC 13 2016 67017
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



EXISTING STOCKADE FENCE (A)



EXISTING TYPE II FENCE (B)



EXISTING FULL BOARD FENCE (C)



PROPOSED BLUESTONE PATIO

THIS HOME HAS BEEN DESIGNED SPECIFICALLY FOR:

SOLTESZ

2 GREY LADY LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

DREAMLINE MODULAR HOMES

CHAMPION FACTORY 041
CHAMPION MODULAR, INC.
10642 S. SUSQUEHANNA TRAIL
LIVERPOOL, PA 17045
CHAMPION
MODULAR

BRAND:

excel
HOMES

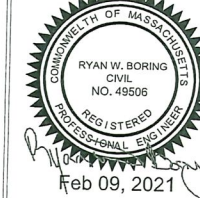
BUILDER:

DREAMLINE MODULAR

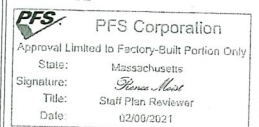
CUSTOMER/PROJECT:

SOLTESZ

ENGINEER'S / ARCHITECT'S SEAL



APPROVERS SEAL



MODIFICATIONS
SN 1/13/21 ATT

PROJECT: 43059
TWO STORY

TITLE: COVER SHEET

DRAWN BY: ST
DATE: 01-07-21
SCALE: 3/16" = 1'-0"
FILENAME: 43059

SHEET: COVER
1

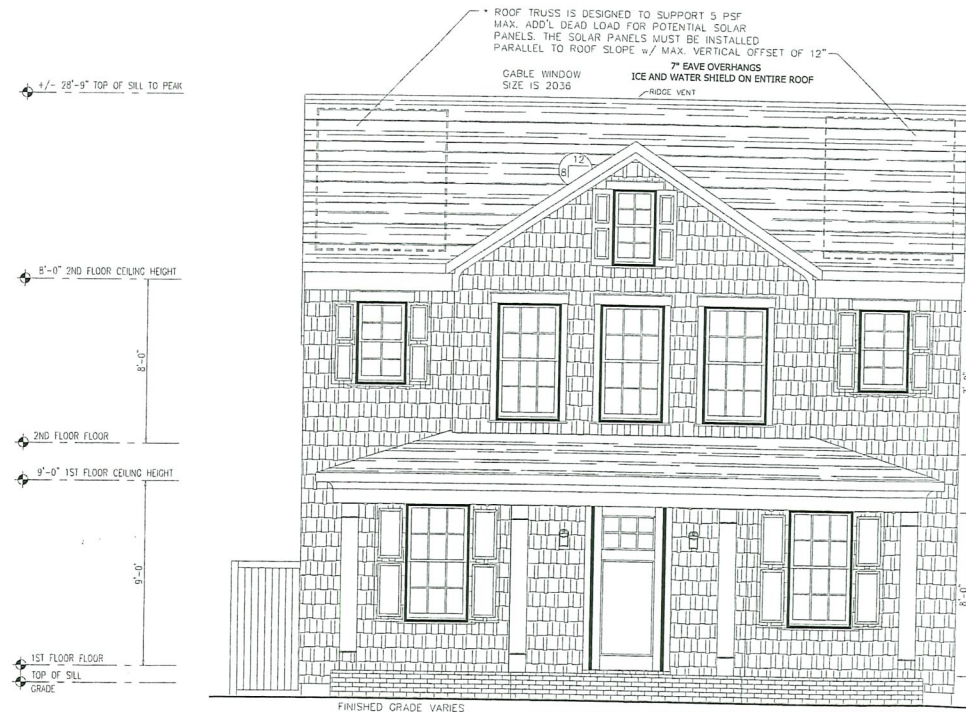
PROPRIETARY AND CONFIDENTIAL
THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL
PROPRIETARY AND CONFIDENTIAL MATERIALS OF CHAMPION.
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ALL ON-SITE CONNECTIONS TO BE
VERIFIED BY THE CONSTRUCTION SUPERVISOR

THERE ARE NO LOT LINE FIRE SEPERATION REQUIREMENTS

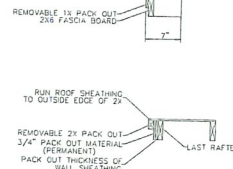
THIS BUILDING IS PREPPED FOR ON-SITE SOLAR PANELS

THIS SITE IS LOCATED IN A STRETCH CODE COMMUNITY



FILE COPY

PREP FOR
NANTUCKET
DETAIL



*DO NOT NAIL SHEATHING THRU
REMOVABLE PACK OUTS*

DRAWING INDEX:	
PAGE NUMBER	DESCRIPTION
1	COVER SHEET
2	ELEVATIONS
3	1ST FLOOR PLAN
4	2ND FLOOR PLAN
5	1ST FLR ELECTRICAL
6	2ND FLR ELECTRICAL
7	PANEL SCHEDULE
8	ELECTRIC INFORMATION
9	FOUNDATION
10	CROSS SECTION
11	CROSS SECTION
12	CRICKET DETAIL
13	VAULT CONNECTION DETAIL
14	WINDOW/DOOR SCHEDULE
15	1ST FLR SHEAR WALL
16	2ND FLR SHEAR WALL
17	WIND BORN DEBRIS
18	TYPICAL PLUMBING (3 pgs)
19	ROOF PRINTS (2 pgs) CC875305, P2019701
20	HEADER CALCULATIONS (10 pgs)
21	WIND CALC'S (24 pgs)
22	HERS MODELING (1 pgs)
23	SITE LOCATION
84	TOTAL PAGES

SITE CONDITIONS:	
GROUND SNOW LOAD:	25 PSF
WIND SPEED:	140 MPH
EXPOSURE:	B
SEISMIC CATEGORY:	B
USE GROUP:	SINGLE FAMILY
CONSTRUCTION TYPE:	VB WOOD FRAME UNPROTECTED

SQUARE FOOTAGE:	
FIRST FLOOR:	1,539 SQ. FT.
SECOND FLOOR:	867 SQ. FT.
BONUS ROOM:	- SQ. FT.
GARAGE:	- SQ. FT.
TOTAL:	2,406 SQ. FT.
OVERALL SIZE	31'-9 1/2" x 51'-7"
MODEL:	TWO STORY

BUILDER / OWNER SIGNATURES:	
ACCEPTED BY:	DATE:
TITLE:	

NOTES:

- ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY
- GRILLS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY (SEE WINDOW MANUFACTURER CATALOG FOR ACTUAL GRILL PATTERN)

FRONT ELEVATION

±/- 28'-6" TOP OF SILL TO PEAK

8'-0" 2ND FLOOR CEILING HEIGHT

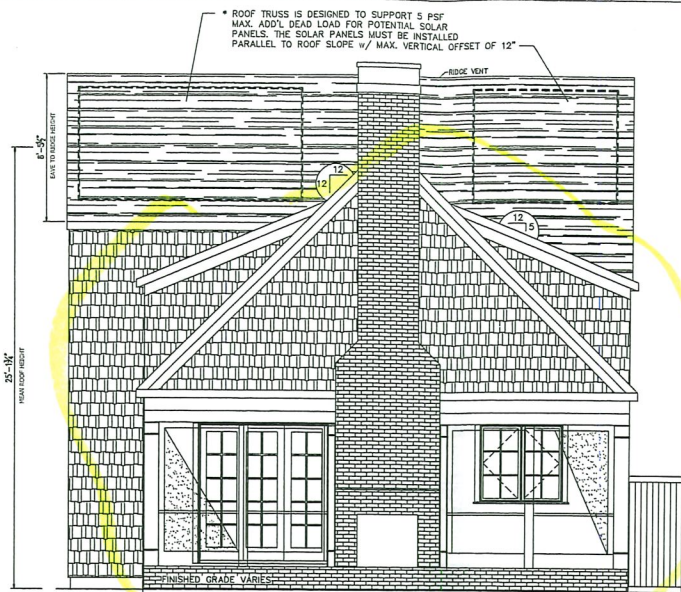
2ND FLOOR FLOOR

8'-0" 1ST FLOOR CEILING HEIGHT

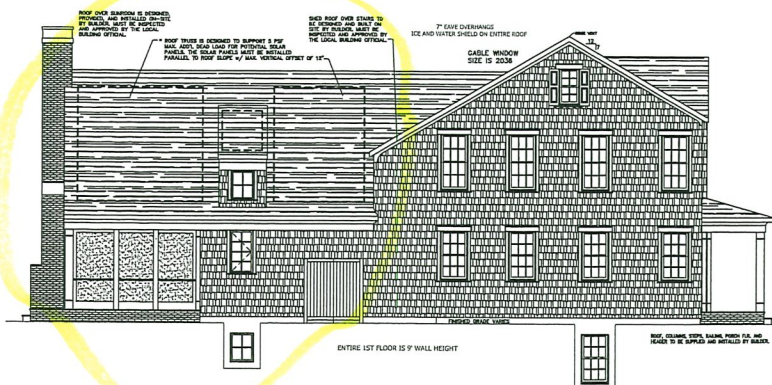
1ST FLOOR FLOOR

TOP OF SILL

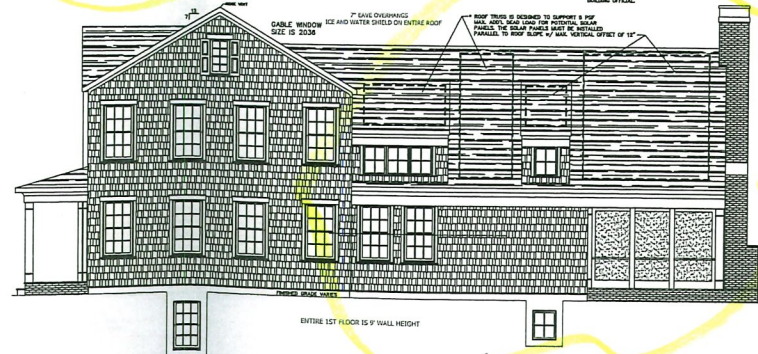
GRADE



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

BUILDER / OWNER SIGNATURES:

ACCEPTED BY:

DATE:

TITLE:

CHAMPION FACTORY 041
CHAMPION MODULAR, INC.
10642 S. SUSQUEHANNA TRAIL
LIVERPOOL, PA 17045
CHAMPION
MODULAR

BRAND:

excel
HOMES

BUILDER:

DREAMLINE MODULAR

CUSTOMER/PROJECT:

SOLTESZ

ENGINEER'S / ARCHITECT'S SEAL



APPROVERS SEAL



MODIFICATIONS

PROJECT:

43059
TWO STORY

TITLE:

ELEVATIONS

DRAWN BY: ST

DATE: 01-07-21

SCALE: AS NOTED

FILENAME: 43059

SHEET:

ELEVATIONS

2

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CHAMPION FACTORY 041
CHAMPION MODULAR, INC.
10642 S. SUSQUEHANNA TRAIL
LIVERPOOL, PA 17045

CHAMPION
MODULAR

BRAND:

excel
HOMES

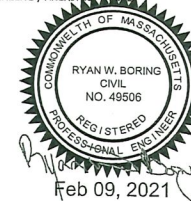
BUILDER:

DREAMLINE MODULAR

CUSTOMER/PROJECT:

SOLTESZ

ENGINEER'S / ARCHITECT:



APPROVERS SEAL



MODIFICATIONS

PROJECT:

**43059
TWO STORY**

TITLE:

**FIRST FLOOR
FLOOR PLAN**

DRAWN BY: ST

DATE: 01-07-21

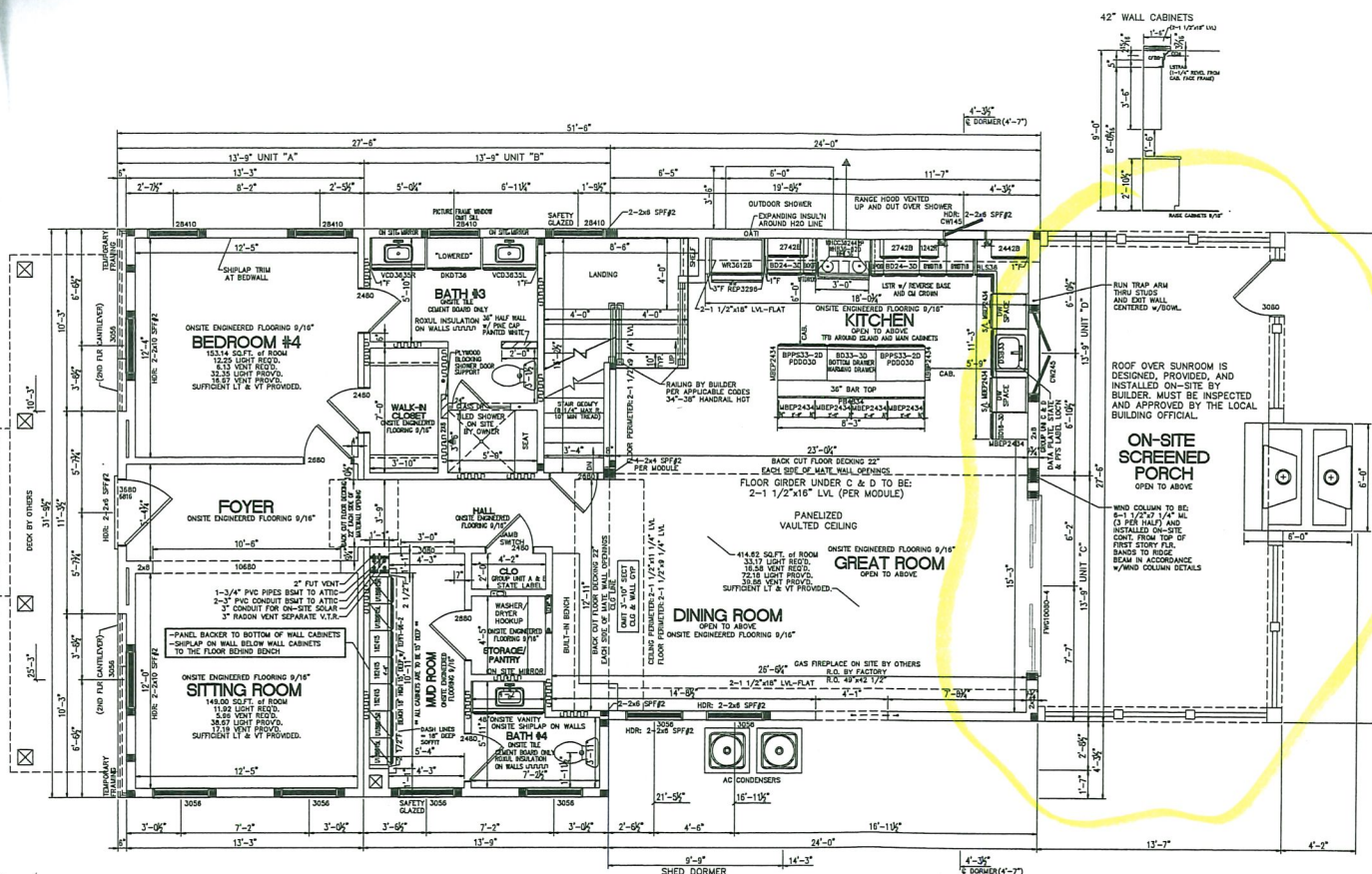
SCALE: 1/8" = 1'-0"

FILENAME: 43059

SHEET:

1ST FLR
3

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- NOTES:
- 2x8 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
 - 9'-0" CLO W.T.
 - 2x10 SFF#2 FLOOR JOISTS @ 16" O.C.
 - ROOF SYSTEM TO BE 15" O.C.
 - ANDERSEN 400 SERIES WINDOWS
 - RANGE HOOD AND BATH FANS ARE VENTED TO EXTERIOR.
 - BASED ON 140 MPH WIND LOAD & EXPOSURE
 - SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY; 25 PSF GROUND SNOW LOAD
 - BUILDER SHALL SUPPLY AND INSTALL WHOLE HOUSE VENTILATION w/ A MAX OF 1 GPM. THIS INSTALLATION SHALL BE INSPECTED AND APPROVED BY THE LOCAL JURISDICTION, THE FACTORY TO SUPPLY AND AN ENERGY STAR BATH FAN WITH TIMER
 - BUILDER SHALL SUPPLY AND INSTALL A DUCT TIGHTNESS AND BLOWER DOOR TEST, ALL TESTING MUST BE DONE BY A MASS QUALIFIED PROFESSIONAL

BATH #3 & #4:
ROUGH PLUMB FOR WATER CLOSETS
RAISE THE FLANGES 1/2"
TILE BACKER ON FLOORS

WINDOW HEADERS AND INTERIOR CASED OPENINGS TO ALIGN WITH R.O. OF INTERIOR DOORS @ 8'-0"

ALL FLOORS TO ACCEPT 9/16" FLOORING INCLUDING KITCHEN CABINETS
RAISE CABINETS 1/2" FOR ON-SITE TILE INSTALLATION

* ALL SHOWER COMPARTMENTS TO CONFORM TO 248 CMR 10.10(7)(c) *

MA PUEB / GAS / PLUMBING CODE (2018 CMR) 9TH EDITION
2018 INTERNATIONAL MECHANICAL CODE WITH MA AMENDMENTS
2018 INTERNATIONAL ENERGY CODE WITH MA AMENDMENTS
2020 NATIONAL ELECTRICAL CODE w/ MA AMENDMENTS

- *** A 48-HOUR NOTICE, PRIOR TO THE SET, MUST BE GIVEN TO THE LOCAL BUILDING AUTHORITY, BY THE CSL OF RECORD FOR THIS PROJECT, IF ANY SITE CONNECTIONS ARE CONCEALED PRIOR TO INSPECTION, THE BUILDING OFFICIAL CAN REQUEST REMOVAL OF ELEMENTS THAT CONCEAL THESE CONNECTIONS TO PROVIDE ACCESS.
- *** ALL CONNECTIONS DONE ON-SITE MUST BE INSPECTED BY THE CONSTRUCTION SUPERVISOR
- *** WINDOWS INSTALLED WITHIN 24" OF THE FINISHED FLOOR, THE BUILDER WILL INSTALL WINDOW GUARDS IN ACCORDANCE WITH IRC (2015 IRC, R312.2)

BUILDER / OWNER SIGNATURES:

ACCEPTED BY:

DATE:

TITLE:

CHAMPION FACTORY 041
CHAMPION MODULAR, INC.
10642 S. SUSQUEHANNA TRAIL
LIVERPOOL, PA 17045
CHAMPION
MODULAR

BRAND:

excel
HOMES

BUILDER:

DREAMLINE MODULAR

CUSTOMER/PROJECT:

SOLTESZ

ENGINEER'S / ARCHITECT'S SEAL



APPROVERS SEAL



MODIFICATIONS

PROJECT:

**43059
TWO STORY**

TITLE:

**FOUNDATION
PLAN**

DRAWN BY: ST

DATE: 01-07-21

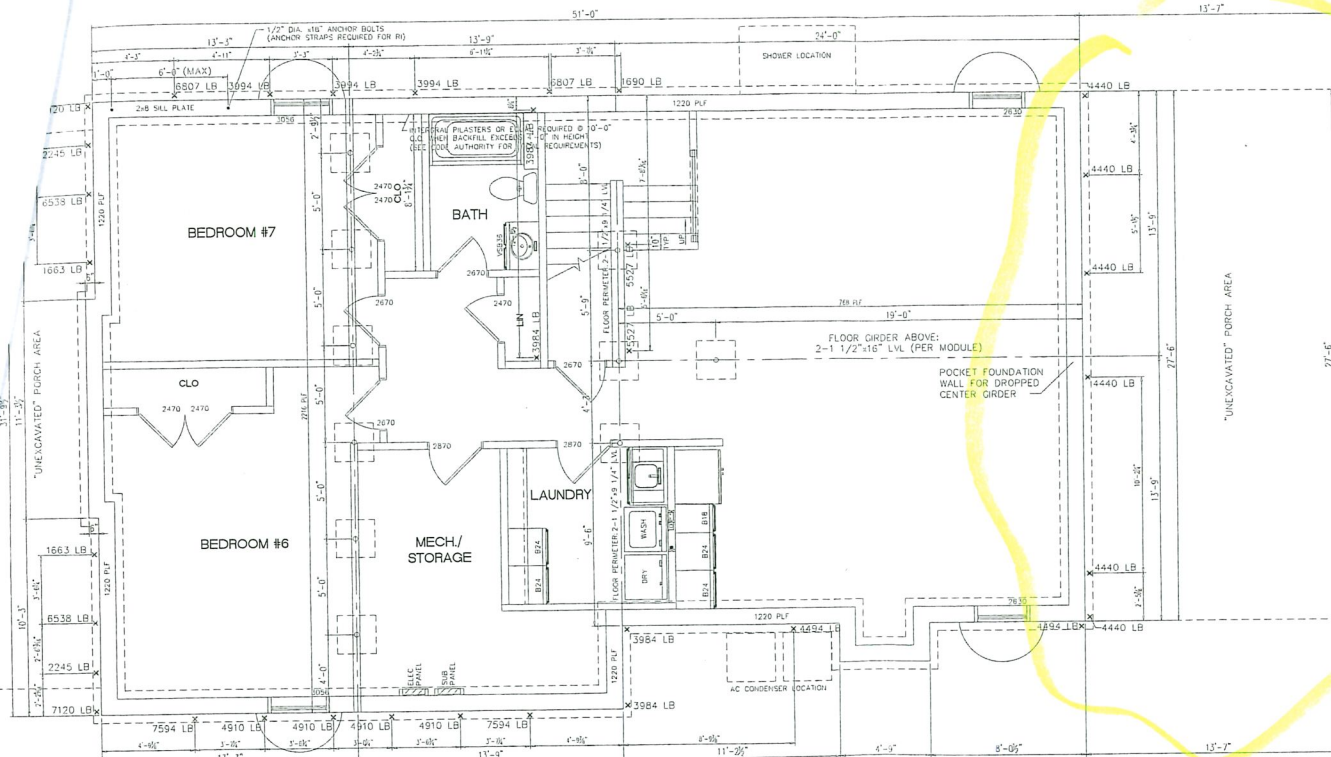
SCALE: 1/8" = 1'-0"

FILENAME: 43059

SHEET:

FOUNDATION
9

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- NOTES:
- 1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
 - 2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF EXCEL HOMES' BUILDER. FOUNDATION WALL, FOOTER, LULLY COLUMNS & REINFORCED CONCRETE UNIT REQUIRED AT CENTER BEARING LOCATIONS.
 - 3) REINFORCED CONCRETE UNIT REQUIRED AT CENTER BEARING LOCATIONS.
 - 4) LULLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULE BASED ON TYPE OF HOUSE.
 - 5) LOCAL SHOW LUMP & MOUTH OF UNIT. ADD'L COLUMNS MAY BE REQUIRED & ARE NOTED ON FLOOR PLAN.
 - 6) LULLY COLUMN SPACING IS BASED ON MIN. 1/2" @ 12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
 - 7) FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES.
 - 8) FOUNDATION DOES REFLECT ADD'L TO WOOD SHEDDERS OF MODULAR UNITS, ALLOWING BREATHING AND SIDING TO OVERHANG THE FOUNDATION IF STYROFOAM IS USED.
 - 9) FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMMODATE.
 - 10) PERMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE - 1/4" @ 16" @ 0.2.
 - 11) INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURER, BUILDER.
 - 12) SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL (GOL TIRE IN BUILT BY MODULAR MANUFACTURER, INC).
 - 13) CRACK SPACE FOUNDATION REQUIRES A MINIMUM 18" @ 24" ACCESS OPENING, INSECT & MOISTURE PROOF SCREENS WITHIN 3" OF CORNERS AND PROVIDE 1/16" OF FLOOR AREA WITH VENTILATION.
 - 14) SEE MODULAR MANUFACTURER'S SUBMISSION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.
 - 15) GPO REPT AND LIGHTS FOR BASEMENT AND CRAWL SPACES PER ALL STATE AND LOCAL CODES.
 - 16) BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS.

FOUNDATION SHALL BE DESIGNED BY A DESIGN PROFESSIONAL WITH KNOWLEDGE OF LOCAL SOILS CONDITIONS. THIS PLAN IS MEANT ONLY TO COMMUNICATE THE DIMENSIONAL AND LOADING INFORMATION TO THE DESIGN PROFESSIONAL SO THE FOUNDATION DESIGN IS COORDINATED WITH THE REQUIREMENTS OF THE MODULAR BUILDING.

THE BUILDER'S RA/PE IS TO DESIGN THE FOUNDATION TO THE LISTED LOADS. THE FOUNDATION MUST BE INSPECTED & APPROVED BY THE LOCAL BUILDING OFFICIAL.

BUILDER / OWNER SIGNATURES:

ACCEPTED BY:

DATE:

TITLE:

CHAMPION FACTORY 041
CHAMPION MODULAR, INC.
10642 S. SUSQUEHANNA TRAIL
LIVERPOOL, PA 17045
CHAMPION
MODULAR

BRAND:
excel
HOMES

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
SOLTESZ

ENGINEER'S / ARCHITECT'S SEAL



APPROVERS SEAL



MODIFICATIONS

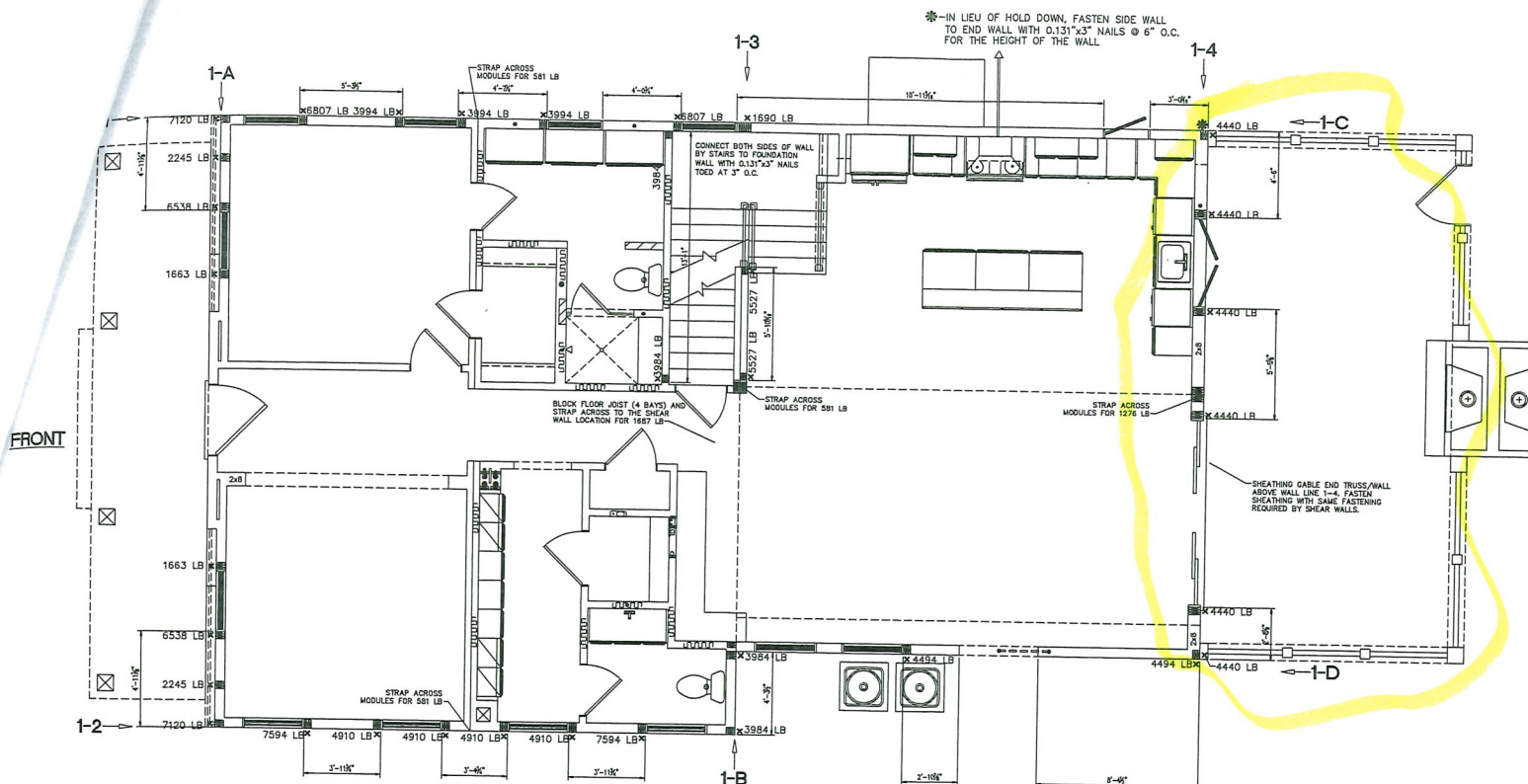
PROJECT:
**43059
TWO STORY**

TITLE:
**FIRST FLOOR
SHEARWALL PLAN**

DRAWN BY: ST
DATE: 01-07-21
SCALE: 3/16" = 1'-0"
FILENAME: 43059

SHEET:
1ST SHEAR
15

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(1-A)	7/16" STRUCTURAL SHEATHING FASTENED WITH 0.131"x2 1/2" NAILS @ 3" o.c. EDGE & 12" o.c. FIELD. NO INTERIOR SHEATHING REQUIRED (DW MAY BE INSTALLED PER APPROVED METHOD)
(1-B)	7/16" STRUCTURAL SHEATHING FASTENED WITH 0.131"x2 1/2" NAILS @ 3" o.c. EDGE & 12" o.c. FIELD. NO INTERIOR SHEATHING REQUIRED (DW MAY BE INSTALLED PER APPROVED METHOD)
(1-1)	7/16" STRUCTURAL SHEATHING FASTENED WITH 0.131"x2 1/2" NAILS @ 3" o.c. EDGE & 12" o.c. FIELD. NO INTERIOR SHEATHING REQUIRED (DW MAY BE INSTALLED PER APPROVED METHOD)
(1-2)	7/16" STRUCTURAL SHEATHING FASTENED WITH 0.131"x2 1/2" NAILS @ 3" o.c. EDGE & 12" o.c. FIELD. NO INTERIOR SHEATHING REQUIRED (DW MAY BE INSTALLED PER APPROVED METHOD)
(1-3)	7/16" STRUCTURAL SHEATHING FASTENED WITH 0.131"x2 1/2" NAILS @ 3" o.c. EDGE & 12" o.c. FIELD. NO INTERIOR SHEATHING REQUIRED (DW MAY BE INSTALLED PER APPROVED METHOD)
(1-4)	7/16" STRUCTURAL SHEATHING FASTENED WITH 0.131"x2 1/2" NAILS @ 3" o.c. EDGE & 12" o.c. FIELD. NO INTERIOR SHEATHING REQUIRED (DW MAY BE INSTALLED PER APPROVED METHOD)
(1-5)	7/16" STRUCTURAL SHEATHING FASTENED WITH 0.131"x2 1/2" NAILS @ 3" o.c. EDGE & 12" o.c. FIELD. NO INTERIOR SHEATHING REQUIRED (DW MAY BE INSTALLED PER APPROVED METHOD)

BUILDER / OWNER SIGNATURES:

ACCEPTED BY:

DATE:

TITLE:



NANTUCKET
TOWN CLERK

2022 JUN 14 PM 2: 14

**TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554**

APPLICATION

Fee: \$450.00

File No. 08-22

Owner's name(s): James & Jennifer Soltesz

Mailing address: 8608 White Post Court, Potomac, MD 20854

Phone Number: 301-948-2750 **E-Mail:** jsoltesz@solteszco.com

Applicant's name(s): SAME

Mailing Address: _____

Phone Number: _____ **E-Mail:** _____

Locus Address: 2 Grey Lady Lane **Assessor's Map/Parcel:** 66 / 701

Land Court Plan/Plan Book & Page/Plan File No.: Plan No. 2017-97

Deed Reference/Certificate of Title: Book 1736, Page 58 **Zoning District** RC-2

Uses on Lot- Commercial: None ☒ Yes (describe) _____

Residential: Number of dwellings 1 Duplex _____ Apartments _____

Date of Structure(s): all pre-date 7/72 _____ or 5/2022

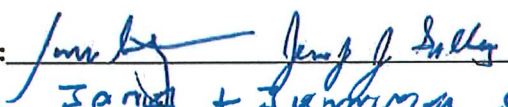
Building Permit Numbers: BLDR-2021-02-1409

Previous Zoning Board Application Numbers: N/A

State below or attach a separate addendum of specific special permits or variance relief applying for:

See separate narrative attached

I certify that the information contained herein is substantially complete and true to the best of my knowledge, under the pains and penalties of perjury.

SIGNATURE:  Owner*

SIGNATURE: _____ Applicant/Attorney/Agent*

*If an Agent is representing the Owner or the Applicant, please provide a signed proof of agency.

OFFICE USE ONLY

Application received on: __/__/__ By: _____ Complete: _____ Need Copies: _____
Filed with Town Clerk: __/__/__ Planning Board: __/__/__ Building Dept.: __/__/__ By: _____
Fee deposited with Town Treasurer: __/__/__ By: _____ Waiver requested: _____
Granted: __/__/__ Hearing notice posted with Town Clerk: __/__/__ Mailed: __/__/__
I&M: __/__/__ & __/__/__ Hearing(s) held on: __/__/__ Opened on: __/__/__
Continued to: __/__/__ Withdrawn: __/__/__ Decision Due By: __/__/__
Made: __/__/__ Filed w/Town Clerk: __/__/__ Mailed: __/__/__

Special Permit Narrative
2 Grey Lady Lane
Special permit Application

Applicants are seeking a Special Permit pursuant to Nantucket Zoning By-Laws Section 139-16C(2) (Intensity regulations to validate an unintentional setback intrusion into the required 5-foot side yard setback area for a newly constructed single-family dwelling. In the alternative, Applicants are seeking relief by Variance pursuant to Section 139-16 to validate the unintentional sideline setback intrusion of approximately one (1) inch at the rear corner of the enclosed porch.

It was discovered during the final as-built survey that a small corner of the integrated rear enclosed porch is sited as close as 4.84 feet from the easterly lot line abutting #4 Grey Lady Lane, a 0.16-foot or approximately 1-inch intrusion for this corner with the majority of that side of the structure conforming as to setback requirements.

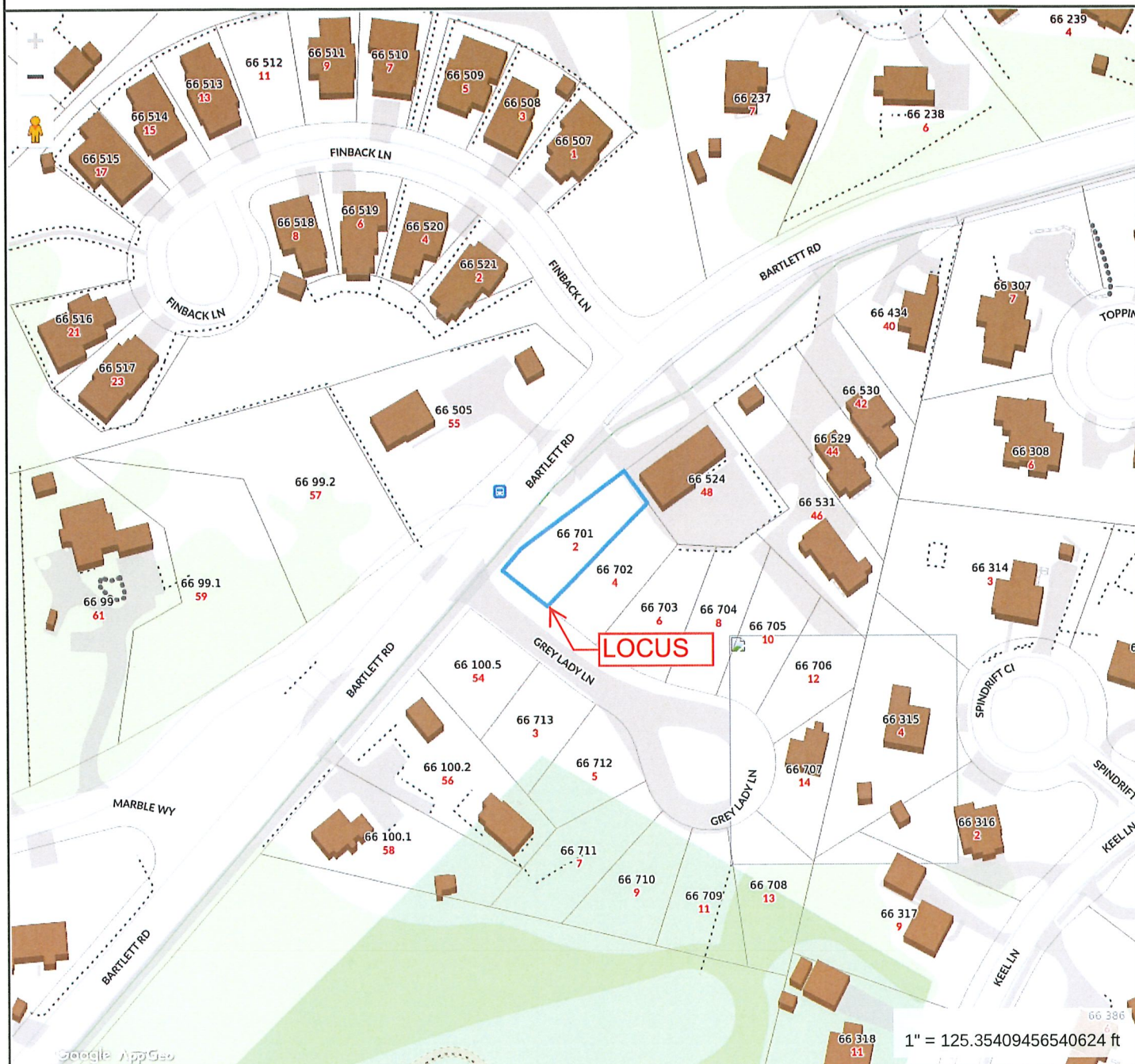
The owner of the property hired Bracken Engineering, Inc. to survey and layout the main house foundation based on the HDC approved plans. The contractor laid out and constructed the structure with the enclosed porch based upon those architectural plans measuring off the existing foundation location. The porch was skewed just enough to result in the actual finished corner of the structure slightly encroaching into the setback. The situation was compounded by the fact that the dwelling is not parallel to the property line. The error was not known until the owner applied for a Certificate of Occupancy with a final survey for the completed project.

The Applicants represent that validating the intrusion meets the standards for a grant of Special Permit relief as it was unintentional and reasonably based upon a licensed survey. After exploring alternatives to correct the intrusion, correction would require substantial structural and architectural changes for a de minimus intrusion. The burden of correcting the intrusion would greatly outweigh any benefit to the abutter, or the neighborhood in general. The intrusion is not discernable to the general public in any case as it is to the rear of the property. In addition, the common lot line with #4 Grey Lady is screened by a 6-foot fence where the intrusion is located.

139-16C(2): The Board of Appeals may grant a special permit to validate unintentional setback intrusions not greater than five feet into a required yard and not closer than four feet from a lot line, provided that it shall first find that the burden of correcting the intrusion substantially outweighs any benefit to an abutter of eliminating the intrusion and, if the intruding structure was so sited after 1990, the siting of the structure was reasonably based upon a licensed survey.

However, should the ZBA find that variance relief is more appropriate, a finding could be made that owing to circumstances relating to the irregular shape of the lot and the angle of the structure to the lot lines, that especially affects this lot and structure, and does not affect the zoning district or the neighbor, a literal enforcement of the provisions of this chapter would involve substantial hardship, particularly financial and architecturally, the “desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such bylaw.” (Section 139-32)

2 Grey Lady Lane - GIS Locus Map



Property Information

Property ID 66 701
Location 2 GREY LADY LN
Owner SOLTESZ JAMES & JENNIFER

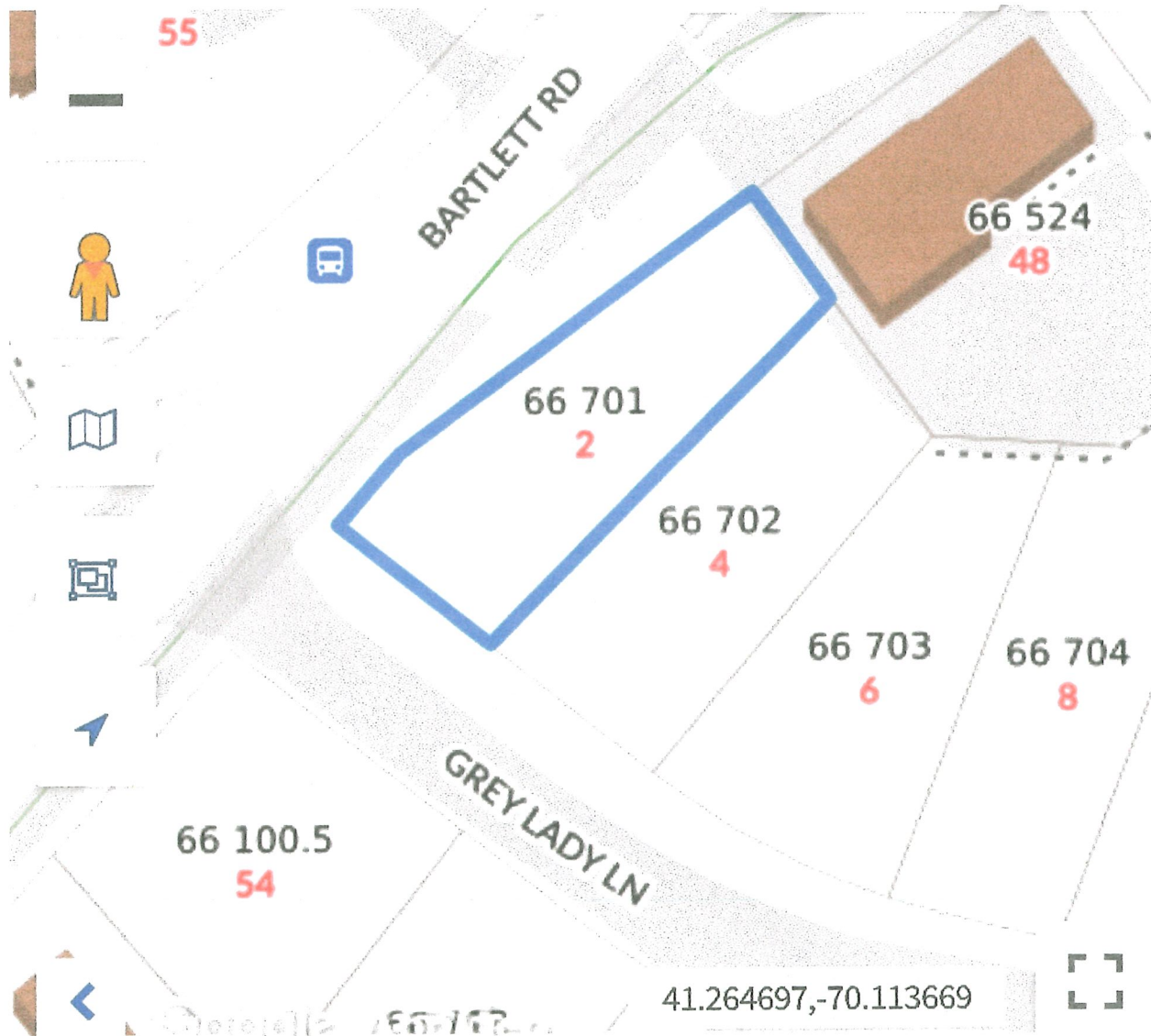


MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 05/31/2022
Data updated Jan. 2021

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.





2 GREY LADY LANE

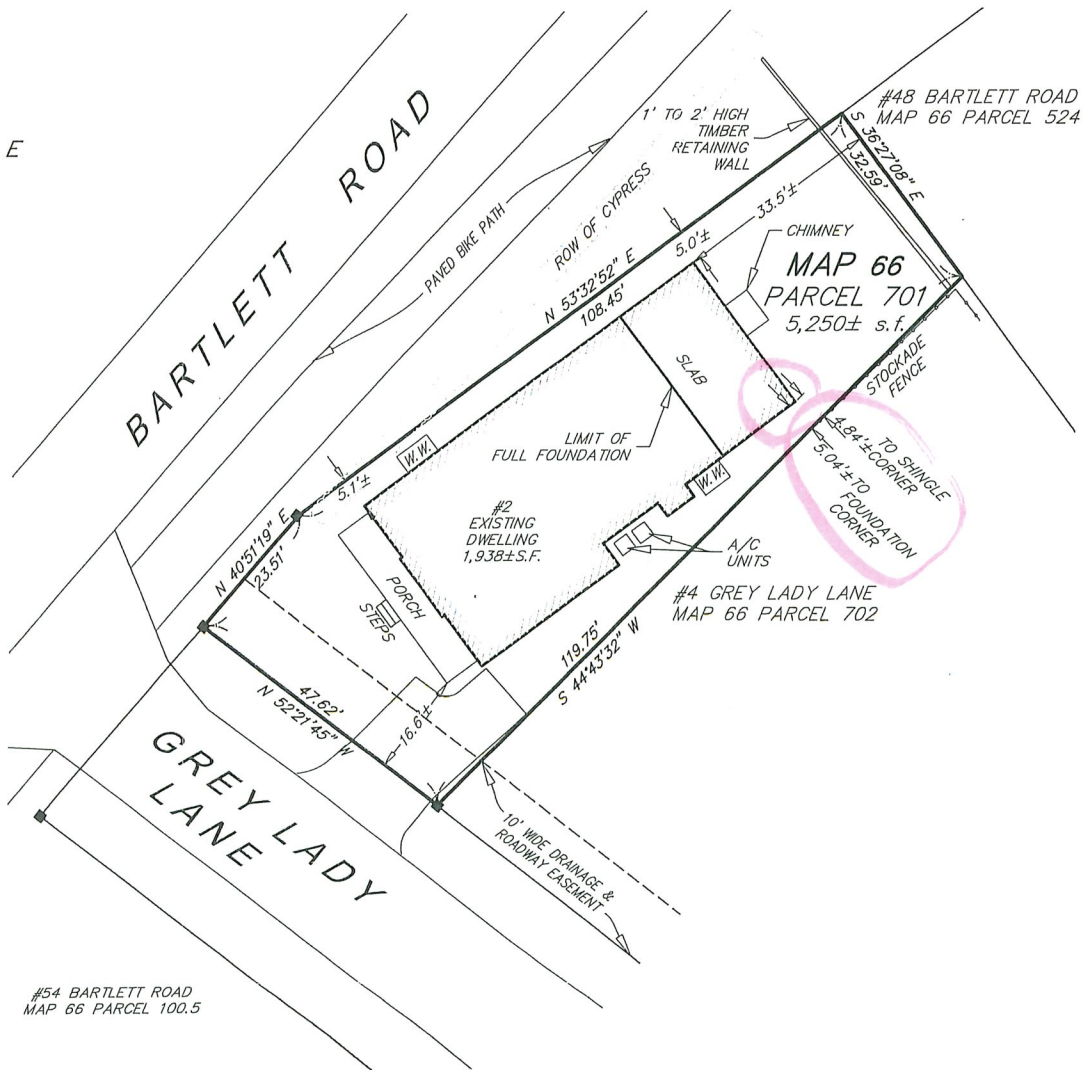










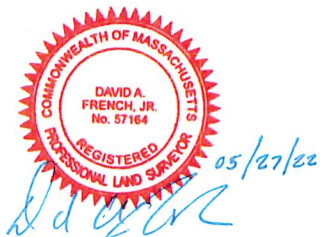


Notes

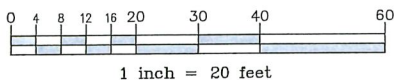
1. LOCUS: #2 GREY LADY LANE
MAP 66 PARCEL 701
2. OWNER: JAMES & JENNIFER SOLTESZ
8608 WHITE POST COURT
POTOMAC, MD 20854
3. DEED REF: Bk: 1736 Pg: 58
4. PLAN REF: PLAN No. 2017-97 (LOT 1)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL
FLOOD HAZARD ZONE.

ZONE: RC-2

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	5,250± s.f.
FRONTAGE:	40'	47.62'
FRONT YARD:	10'	16.6'±
SIDE:	5'	4.84'±
REAR YARD:	5'	33.5'±
GROUND COVER:	50% (MAX)	36.9% (1,938s.f.)



PLAN SCALE



49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

BUILDING AS-BUILT PLAN IN NANTUCKET, MA

Prepared for:

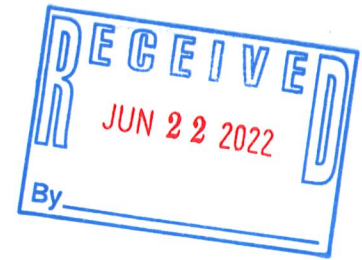
JAMES & JENNIFER SOLTESZ
#2 GREY LADY LANE
MAP 66 PARCEL 701

Date: MAY 27, 2022 Drawn: JMC/DAF/BEI Checked: DFB/AMG

Letters

Nickesha Sheriff

From: Linda Williams <czarinalinda@comcast.net>
Sent: Wednesday, June 22, 2022 3:25 PM
To: Nickesha Sheriff
Subject: FW: 2 Grey Lady Lane



From: Stephen Fitzpatrick <swfitzpatrick@gmail.com>
Sent: Wednesday, June 22, 2022 1:25 PM
To: czarinalinda@comcast.net
Subject: 2 Grey Lady Lane

Town of Nantucket
Board of Appeals
2 Fairgrounds Road
Nantucket, MA 02554

Ref: 2 Grey Lady Lane

I am the owner of 4 Grey Lady Lane. My neighbors, James and Jennifer Soltesz, own 2 Grey Lady Lane. They have applied for a special permit due to encroachment of approximately 1 inch into the side yard setback to our home. There is a 6 foot fence separating our properties.

The encroachment is not for the entire length of the structure, only a corner of their screen porch.

We are supportive of their request and appreciate the opportunity to provide this letter.

Thank you,

--

Stephen Fitzpatrick
203-554-9351 (m)

This email was scanned by Bitdefender

NEW BUSINESS

Harris on Weweeder LLC

File No. 09-22

50 Weweeder Ave

VARIANCE

PAID
JUL 18 2022
PAID
BY: _____

2022 JUL 19 AM 11:10

**TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MA 02554**

APPLICATION

Fee: \$450.00

File No. 09-22

Owner's name(s): **Harris on Weweeder, LLC**

Mailing address: **5 Monohansett Road, Nantucket, MA 02554**

Phone Number: **508-228-0771** E-Mail: **john@gliddenandglidden.com**

Applicant's name(s): **Same**

Mailing Address: **Same**

Phone Number: E-Mail:
Weweeder Ave

Locus Address: **50 ~~Chil Road~~** Assessor's Map/Parcel: **79/15**

Land Court Plan/~~Plan Book & Page~~/Plan File No.: **LC Plan No. 42927-A**

~~Deed Reference~~/Certificate of Title: **Certificate of Title No. 27684**

Zoning District: **LUG-1**

Uses on Lot- Commercial: **No** Yes (describe)

Residential: Number of dwellings: **1** Duplex _____ Apartments _____

Date of Structure(s):

Building Permit Numbers:

Previous Zoning Board Application Numbers:

State below or attach a separate addendum of specific special permits or variance relief applying for:

See attached Addendum A

I certify that the information contained herein is substantially complete and true to the best of my knowledge, under the pains and penalties of perjury.

SIGNATURE: _____ Owner*

SIGNATURE: _____
Applicant/Attorney/Agent*

*If an Attorney or other Agent is representing the Owner or the Applicant, please provide a signed proof of agency.

OFFICE USE ONLY

Application received on: __/__/__ By: _____ Complete: _____ Need Copies: _____
Filed with Town Clerk: __/__/__ Planning Board: __/__/__ Building Dept.: __/__/__ By: _____
Fee deposited with Town Treasurer: __/__/__ By: _____ Waiver requested: _____
Granted: __/__/__ Hearing notice posted with Town Clerk: __/__/__ Mailed: __/__/__
I&M: __/__/__ & __/__/__ Hearing(s) held on: __/__/__ Opened on: __/__/__
Continued to: __/__/__ Withdrawn: __/__/__ Decision Due By: __/__/__
Made: __/__/__ Filed w/Town Clerk: __/__/__ Mailed: __/__/__

Addendum A

The Owner/Applicant, Harris on Weweeder, LLC (hereinafter referred to as "Harris") is the owner of 50 Weweeder Avenue ("the Premises") by virtue of Certificate of Title No. 27684 registered at the Nantucket County Registry District of the Land Court. The Applicant is requesting Variance relief pursuant to Nantucket Zoning Bylaw Section 139-32 (Variances) from the intensity regulations in Section 139-16A., in order to site a proposed pool cabana in the side yard setback as close as 2.7 feet from the side yard lot line in a zoning district that requires a ten (10) foot side yard setback and to increase the allowable ground cover ratio to 7.9% in a zoning district with a maximum ground cover ratio of 7% as shown on the plan entitled, "Proposed Site Plan", prepared by Site Design Engineering, dated May 11, 2022, attached hereto as Exhibit B.

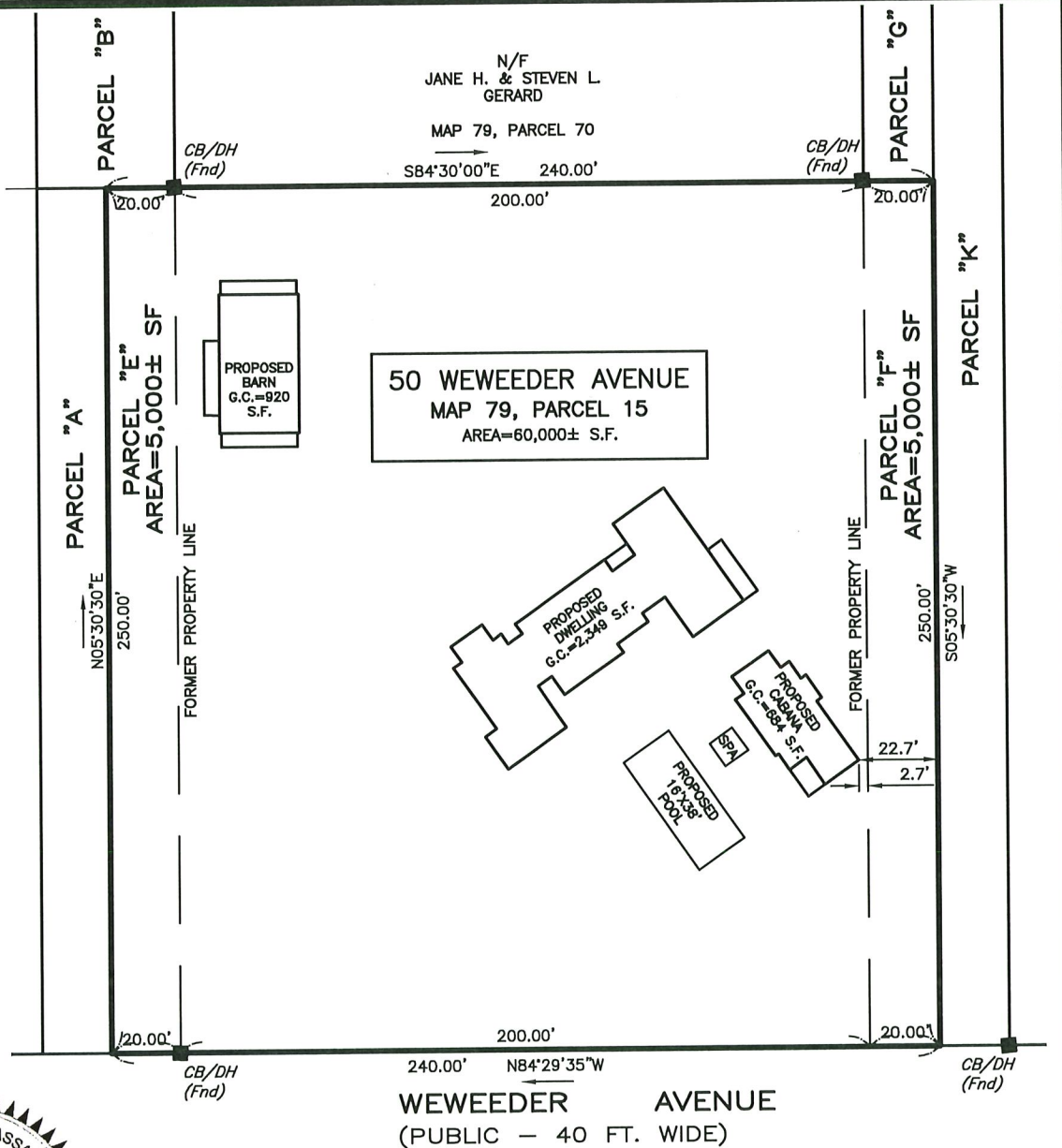
The Premises is subject to an Order of Taking by Eminent Domain of Portions of (Mount) Vernon Street, Waverly Street, and Adams Street as part of the Town of Nantucket "Yard Sale" program. A copy of the Order, which is registered as Document No. 131680 at the Nantucket County Registry District of the Land Court, is attached hereto as Exhibit C. The Town has taken the fee interest in these Paper Streets per this Order of Taking; however, the disposition of the Paper Streets has been stuck at the Land Court. The Premises will receive Parcels E and F, each being 5,000 sf, upon the issuance of a Certificate of Title from the Land Court. The Order of Taking was filed in October 2010, but there has not been any progress in the last 10 years.

The Applicant, who will be the contract purchaser of Parcels E & F on Plan No. 2010-51 (attached hereto as Exhibit D), has been relying on the acquisition of these Paper Streets in order to finish the construction of the single-family dwelling, barn, and pool cabana. Accordingly, the Applicant is requesting Variance relief in order to site the pool cabana on the attached Exhibit B as close as 2.7' from the current side yard lot line; however, upon the acquisition of Parcel F, the pool cabana will comply with the setbacks being as close as 22.7' from the easterly side yard lot line.

Furthermore, the Applicant is requesting Variance relief from the ground cover regulations per Section 139-16 of the Zoning Bylaw. In the event the structures are completed before the Certificate of Title is issued for the Paper Streets and Parcels E & F are conveyed to the Applicant, the Applicant's ground cover ratio will be 7.9% in a zoning district that allows for a maximum ground cover ratio of 7%. However, upon the acquisition of the Paper Streets, the ground cover ratio will be 6.5%.

Therefore, because the Applicant has been patiently waiting for over 10 years for the acquisition of these Parcels E & F, Variance relief is appropriate because of the uniqueness of the Premises in that it abuts two Paper Streets and a literal enforcement of the provisions of the Zoning Bylaw would involve substantial hardship, financial or otherwise, and desirable relief may be granted without substantial detriment to the public good and without nullifying the intent of the Zoning Bylaw.

Exhibit B



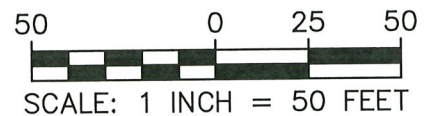
Joseph Marcklinger

J. MARCKLINGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 896
NANTUCKET, MA. 02534
(310) 945-7054

ZONING REQUIREMENTS:

THE SITE IS ZONED LIMITED USE 1 (LUG-1)

LOT AREA	REQUIRED 40,000 S.F.
LOT FRONTAGE	100 FT.
FRONT YARD SETBACK	35 FT.
REAR YARD SETBACK	10 FT.
SIDE YARD SETBACK	10 FT.
MAX GROUND COVER RATIO	7%



**SITE DESIGN
ENGINEERING, LLC.**

11 CUSHMAN STREET, MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

DATE: MAY 11, 2022
PROJ. #: 20010
SCALE: 1"=50'
DRAWN BY: SKD
CHECK BY: DCM

REVISED:

ISSUED FOR:
REVIEW

43

PROPOSED SITE PLAN

50 WEWEEDER AVENUE
ASSESSOR'S MAP 79, PARCEL 15
NANTUCKET, MASSACHUSETTS
PREPARED FOR: HARRIS ON WEWEEDER LLC

Exhibit C



2010 00131680
Cert: 22630 Doc: OOT
Registered: 10/12/2010 02:31 PM



2010 00002748
Bk: 1249 Pg: 141 Page: 1 of 12
Doc: OOT 10/12/2010 02:29 PM

COMMONWEALTH OF MASSACHUSETTS
TOWN OF NANTUCKET
BOARD OF SELECTMEN

ORDER OF TAKING BY EMINENT DOMAIN
OF PORTIONS OF (MOUNT) VERNON STREET,
WAVERLY STREET AND ADAMS STREET

The undersigned being the majority of the duly elected and serving members of the Board of Selectmen of the Town of Nantucket, a body politic and corporate and a political subdivision of the Commonwealth of Massachusetts, having a principal place of business of Town and County Building, 16 Broad Street, Nantucket, Massachusetts ("Town"), acting by authority of Massachusetts General Laws Chapter 40, § 14 and Chapter 79, as amended, Article III, Section 3.3 of the Town Charter, St. 1996, c. 289, § 1, and the vote on Article 76 adopted by the Town at its 2010 Annual Town Meeting (certified copy attached as Exhibit A), and by virtue of every other power and authority hereto enabling us, having complied with all the preliminary requirements prescribed by law, having determined that the taking of the fee in those certain parcels of land comprising portions of (Mount) Vernon Street, Waverly Street and Adams Street as described below ("Parcels") is required for general municipal purposes and access purposes, do hereby adopt and decree this Order of Taking on behalf of the Town and do hereby take from the supposed owners of the Parcels, those who hold easements and other rights to the Parcels, and all their successors, heirs and assigns, as their interests may appear, by the right of eminent domain, the fee in the Parcels, including but not limited to all rights of passage, if any, as follows:

The land shown on a plan containing one (1) sheet and entitled "Plan To Acquire Land For General Municipal Purposes, (Mount) Vernon Street, Waverly Street, and Adams Street in Nantucket, Massachusetts," prepared by Nantucket Surveyors, LLC, dated September 9, 2010 (the "Plan") and filed with the Nantucket County Registry of Deeds herewith as Plan No. 2010-51 and consisting of the following Parcels described on the Plan:

<u>Parcel</u>	<u>Address/Location</u>	<u>Area (±)</u>
Parcel A	13 Irving Street Lots 15-34, Block 168, Pl. Bk. 2, Pg. 60-61	5,000 s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 79, Parcel 72	William D. Strittmatter and Bonnie M Strittmatter	Book 589, Page 116

<u>Parcel</u>	<u>Address/Location</u>	<u>Area (±)</u>
Parcel B	67 Pochick Avenue Lots 5-14, Block 168, Pl. Bk. 2, Pg. 60-61	5,000 s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 79, Parcel 120	NHA Properties, Inc.	Book 928, Page 345
<u>Parcel</u>	<u>Address/Location</u>	<u>Area (±)</u>
Parcel C	69 Pochick Avenue Lots 1-8, Block 169, Pl. Bk. 2, Pg. 60-61	2,000 s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 79, Parcel 119	Jane Heller Gerard and Steven L. Gerard	Book 663, Page 113
<u>Parcel</u>	<u>Address/Location</u>	<u>Area (±)</u>
Parcel D	69R Pochick Avenue Lots 9-14, 35-40, Block 169, Pl. Bk. 2, Pg. 60-61	3,000 s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 79, Parcel 70	Rhoda H. Weinman, as Trustee of 138 Nominee Trust	Book 1001, Page 130
<u>Parcel</u>	<u>Address/Location</u>	<u>Area (±)</u>
Parcel E	50 Weweeder Avenue Lot shown on Land Court Plan 42927-A	5,000 s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 79, Parcel 15	Neil J. Ruther, as Trustee of The Ellery Woodworth Nantucket Trust	Certificate No. 22630

<u>Parcel</u>	<u>Address/Location</u>	<u>Area (±)</u>
Parcel F	50 Weweeder Avenue Lot shown on Land Court Plan 42927-A	5,000 s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 79, Parcel 15	Neil J. Ruther, as Trustee of The Ellery Woodworth Nantucket Trust	Certificate No. 22630

<u>Parcel</u>	<u>Address/Location</u>	<u>Area (±)</u>
Parcel G	69R Pochick Avenue Lots 9-14, 35-40, Block 169, Pl. Bk. 2, Pg. 60-61	3,000 s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 79, Parcel 70	Rhoda H. Weinman, as Trustee of 138 Nominee Trust	Book 1001, Page 130

<u>Parcel</u>	<u>Address/Location</u>	<u>Area (±)</u>
Parcel H	69 Pochick Avenue Lots 1-8, Block 169, Pl. Bk. 2, Pg. 60-61	2,000 s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 79, Parcel 119	Jane Heller Gerard and Steven L. Gerard	Book 663, Page 113

<u>Parcel</u>	<u>Address/Location</u>	<u>Area (±)</u>
Parcel J	75 Pochick Avenue Lot 23 on Land Court Plan 17445-A	2,000 s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 79, Parcel 68	Mark White and Barbara White	Certificate No. 17021

<u>Parcel</u>	<u>Address/Location</u>	<u>Area (±)</u>
Parcel K	54 Weweeder Avenue Lots 21-40, Block 170, Pl. Bk. 2, Pg. 60-61	8,000 s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 79, Parcel 14	Susan Mead, as Trustee of the Block 170 Trust	Book 375, Page 122 and Book 916, Page 175

<u>Parcel</u>	<u>Address/Location</u>	<u>Area (±)</u>
Parcel L	54 Weweeder Avenue Lots 21-40, Block 170, Pl. Bk. 2, Pg. 60-61	2,000 s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 79, Parcel 14	Susan Mead, as Trustee of the Block 170 Trust	Book 375, Page 122 and Book 916, Page 175

<u>Parcel</u>	<u>Address/Location</u>	<u>Area (±)</u>
Parcel M	75 Pochick Avenue Lot 23 on Land Court Plan 17445-A	8,000 s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 79, Parcel 68	Mark White and Barbara White	Certificate No. 17021

<u>Parcel</u>	<u>Address/Location</u>	<u>Area (±)</u>
Parcel N	11 Adams Street Lot 1 on Land Court Plan 39913-A	2,000 s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 79, Parcel 67	Richard J. Diamond and Jeanne A. Diamond	Certificate No. 16968

<u>Parcel</u>	<u>Address/Location</u>	<u>Area (±)</u>
Parcel P	Weweeder Avenue	8,000 s.f.
<u>Assessor ID</u>	<u>Supposed Owner(s)</u>	<u>Title Reference</u>
Map 79, Parcel 13	Town of Nantucket, Frank Bailey, and their heirs, successors and assigns, and owners unknown	Book 81, Page 331

Any and all trees, vegetation, structures and improvements at the Parcels are included in this Order of Taking.

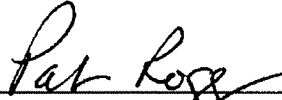
The damages sustained by the supposed owner(s) listed above by reason of this taking of the Parcels are valued and awarded in a resolution of even date adopted by the Board of Selectmen in accordance with Massachusetts General Law Chapter 79, as amended.

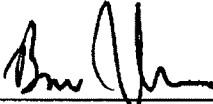
If any party named hereinabove as an owner of any Parcels taken hereby is not a true owner of said Parcels, then the award is made only to the true owner(s) of said Parcels.

[Remainder of Page Intentionally Blank. Signatures Follow on Next Page.]

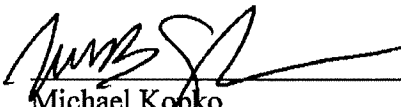
Adopted under seal this 22nd day of September, 2010.

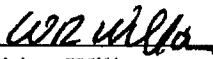
TOWN OF NANTUCKET
BY ITS BOARD OF SELECTMEN


Patricia Roggeveen


Brian Chadwick

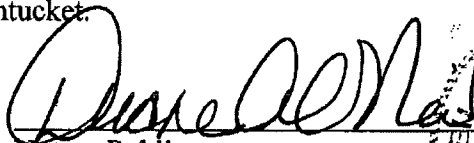

Rick Atherton


Michael Kopko


Whiting Willauer

Commonwealth of Massachusetts
Nantucket County, ss.

On this ^{2th} ~~2nd~~ day of ^{October} ~~September~~, 2010, before me, the undersigned notary public, personally appeared Patricia Roggeveen, Brian Chadwick, Rick Atherton, Michael Kopko and Whiting Willauer, as members of the Board of Selectmen of the Town of Nantucket, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the free act and deed of the Board of Selectmen of the Town of Nantucket.


Notary Public
My commission expires: July 28, 2011

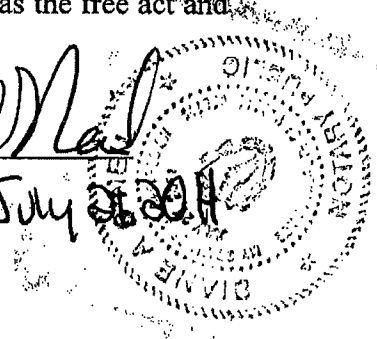
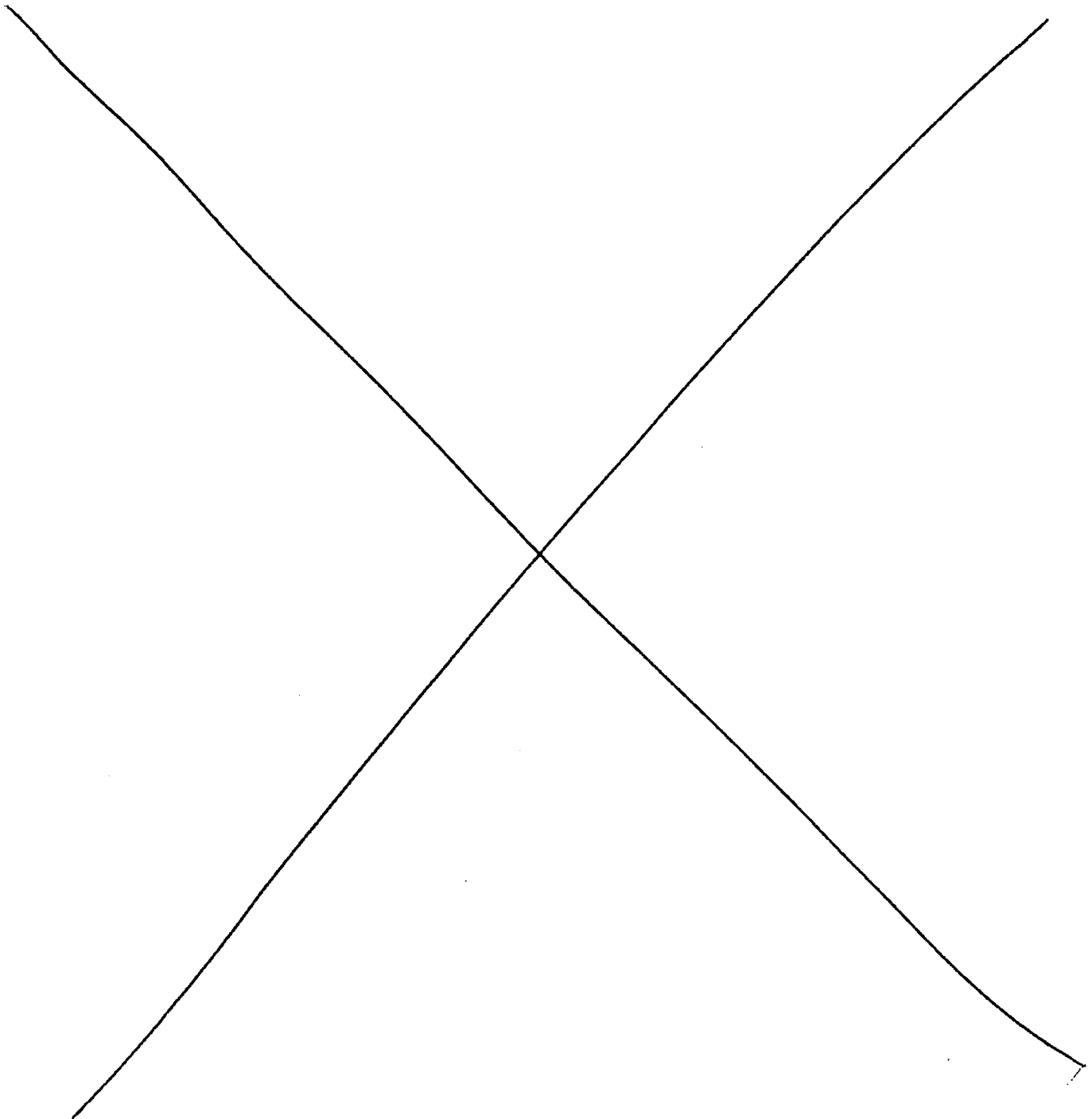


EXHIBIT A

Town Clerk Certified Copy of Town of Nantucket Vote on Article 76 of
the 2010 Annual Town Meeting of the Town of Nantucket



Town of Nantucket

♦♦♦♦♦

OFFICE OF THE TOWN & COUNTY CLERK

16 Broad Street
NANTUCKET, MASSACHUSETTS 02554-3590

Catherine Flanagan Stover, MMC, CMMC
Town & County Clerk

(508) 228-7216
FAX (508) 325-5313
Home: (508) 228-7841
Email: cstover@nantucket-ma.gov
townclerk@nantucket-ma.gov

WEBSITE: <http://www.nantucket-ma.gov>

♦♦♦♦♦

May 6, 2010

TO WHOM IT MAY CONCERN:

I, Catherine Flanagan Stover, duly elected Clerk of the Town and County of Nantucket, hereby certify that the April 5, 2010 ANNUAL TOWN MEETING adopted **Article 76: "Real Estate Acquisition: "Paper" Streets, Surfside"** at the April 6, 2010 adjourned session when ...the adoption of all articles not heretofore acted upon as recommended by the Finance Committee, or as recommended by the Planning Board was duly motioned and seconded.

VOTE: The vote on the motion pursuant to Article 76 as moved by the Finance Committee, was by Unanimous Voice Vote. The motion was adopted.



Catherine Flanagan Stover, MMC, CMMC
Town and County Clerk

ARTICLE 76

(Real Estate Acquisition: "Paper" Streets in Surfside)

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift or eminent domain the fee or lesser interests in all or any portions of twenty (20) unconstructed rights of way in the Surfside area of Nantucket known as Surfside South and identified below, together with any public and private rights of passage, for public ways and/or general municipal purposes:

- Waverly, Mount Vernon, Harriet (formerly known as Prospect) and Hawthorne Streets between the northerly sideline of Nobadeer Avenue and the southerly sideline of Okorwaw Avenue (excluding any portion of Weweeder, Pochick and Pocomo Avenues and Boulevarde);
- Central Street between the northerly sideline of Boulevarde and the southerly sideline of Okorwaw Avenue (excluding any portion of Pochick and Pocomo Avenues);
- Clifford Street between the northerly sideline of Pochick Avenue to the southerly sideline of Pocomo Avenue;
- Irving Street between the northerly sideline of Pochick Avenue and the southerly sideline of Okorwaw Avenue (excluding any portion of Pocomo Avenue);
- Myles Standish (formerly known as Shimmo) and Plum Streets between the northerly sideline of Weweeder Avenue and the southerly sideline of Pochick Avenue;
- Masquetuck Street between the northerly sideline of Nonantum Avenue and the southerly sideline of Pochick Avenue (excluding any portion of Nobadeer and Weweeder Avenues);
- Holly Street between the northerly sideline of Weweeder Avenue and a line 200 feet south and parallel to the southerly sideline of Pochick Avenue;
- Woodbine Street between the northerly sideline of Nonantum Avenue and the southerly sideline of Weweeder Avenue (excluding any portion of Nobadeer Avenue);
- Poplar Street between the northerly sideline of Nonantum Avenue and the southerly sideline of Nobadeer Avenue;
- Laurel Street between the northeasterly sideline of Atlantic Avenue and the southerly sideline of Weweeder Avenue (excluding any portion of Nonantum and Nobadeer Avenues and between the northerly sideline of Masaquet Street and the southerly sideline of Mequash Avenue);
- School Street between the northeasterly sideline of Atlantic Avenue and the southerly sideline of Weweeder Avenue (excluding any portion of Nobadeer Avenue) and between the northerly sideline of Pochick Avenue and the southerly sideline of Mequash Avenue (excluding any portion of Masaquet Avenue);
- Copeland Street between the northerly sideline of Masaquet Street and the southerly sideline of Mequash Avenue;
- Nobadeer Avenue between the easterly sideline of Surfside Road (formerly known as Myrtle Street) and the westerly sideline of Dunham Street (excluding any portions of Naushon Way (formerly known as Cherry Street) Plum Street, Holly Street, Pequot Street (formerly known as Orange Street), Uncatena Street (formerly known as Wannacommet Street), and Myles Standish Street (formerly known as Shimmo Street);
- Mequash Avenue: Between the easterly sideline of Copeland Street and the westerly sideline of Surfside Road (formerly known as Myrtle Street) and between the easterly sideline of Surfside Road (formerly known as Myrtle Street) and the westerly sideline of Naushon Way (formerly known as Cherry Street);

- Pocomo Avenue between the easterly sideline of Assessor Map 79, Parcel 27 to the easterly sideline of Central Street and from the westerly sideline of Hawthorne Street to the easterly sideline of Adams Street;
- Adams Street between the northern sideline of Weweeder Avenue and the southerly sideline of Pocomo Avenue (excluding any portion of Pochick Avenue);

to see if the Town will vote to appropriate, borrow pursuant to applicable statute or transfer from available funds, a sum of money for such purposes; and to take any other actions related thereto.

(Board of Selectmen)

FINANCE COMMITTEE MOTION: Moved that the Board of Selectmen is authorized to acquire by purchase, gift or eminent domain the fee or lesser interests in all or any portions of twenty (20) unconstructed rights of way in the Surfside area of Nantucket known as Surfside South and identified below, together with any public and private rights of passage, for public ways and/or general municipal purposes:

- Waverly, Mount Vernon, Harriet (formerly known as Prospect) and Hawthorne Streets between the northerly sideline of Nobadeer Avenue and the southerly sideline of Okorwaw Avenue (excluding any portion of Weweeder, Pochick and Pocomo Avenues and Boulevard);
- Central Street between the northerly sideline of Boulevard and the southerly sideline of Okorwaw Avenue (excluding any portion of Pochick and Pocomo Avenues);
- Clifford Street between the northerly sideline of Pochick Avenue to the southerly sideline of Pocomo Avenue;
- Irving Street between the northerly sideline of Pochick Avenue and the southerly sideline of Okorwaw Avenue (excluding any portion of Pocomo Avenue);
- Myles Standish (formerly known as Shimmo) and Plum Streets between the northerly sideline of Weweeder Avenue and the southerly sideline of Pochick Avenue;
- Masquetuck Street between the northerly sideline of Nonantum Avenue and the southerly sideline of Pochick Avenue (excluding any portion of Nobadeer and Weweeder Avenues);
- Holly Street between the northerly sideline of Weweeder Avenue and a line 200 feet south and parallel to the southerly sideline of Pochick Avenue;
- Woodbine Street between the northerly sideline of Nonantum Avenue and the southerly sideline of Weweeder Avenue (excluding any portion of Nobadeer Avenue);
- Poplar Street between the northerly sideline of Nonantum Avenue and the southerly sideline of Nobadeer Avenue;
- Laurel Street between the northeasterly sideline of Atlantic Avenue and the southerly sideline of Weweeder Avenue (excluding any portion of Nonantum and Nobadeer Avenues and between the northerly sideline of Masaquet Street and the southerly sideline of Mequash Avenue);
- School Street between the northeasterly sideline of Atlantic Avenue and the southerly sideline of Weweeder Avenue (excluding any portion of Nobadeer Avenue) and between the northerly sideline of Pochick Avenue and the southerly sideline of Mequash Avenue (excluding any portion of Masaquet Avenue);
- Copeland Street between the northerly sideline of Masaquet Street and the southerly sideline of Mequash Avenue;
- Nobadeer Avenue between the easterly sideline of Surfside Road (formerly known as Myrtle Street) and the westerly sideline of Dunham Street (excluding any portions of

Naushon Way (formerly known as Cherry Street) Plum Street, Holly Street, Pequot Street (formerly known as Orange Street), Uncatena Street (formerly known as Wannacommet Street), and Myles Standish Street (formerly known as Shimmo Street);

- Mequash Avenue: Between the easterly sideline of Copeland Street and the westerly sideline of Surfside Road (formerly known as Myrtle Street) and between the easterly sideline of Surfside Road (formerly known as Myrtle Street) and the westerly sideline of Naushon Way (formerly known as Cherry Street);
- Pocomo Avenue between the easterly sideline of Assessor Map 79, Parcel 27 to the easterly sideline of Central Street and from the westerly sideline of Hawthorne Street to the easterly sideline of Adams Street; and
- Adams Street between the northern sideline of Weweeder Avenue and the southerly sideline of Pocomo Avenue (excluding any portion of Pochick Avenue).

BOARD OF SELECTMEN COMMENT: The Board of Selectmen supports the Finance Committee Motion.



NANTUCKET COUNTY Received & Entered
Attest: Jennifer H. Ferreira, Registrar of Deeds

Doc No: 00131680

NANTUCKET COUNTY LAND COURT
REGISTRY DISTRICT

** RECEIVED FOR REGISTRATION **

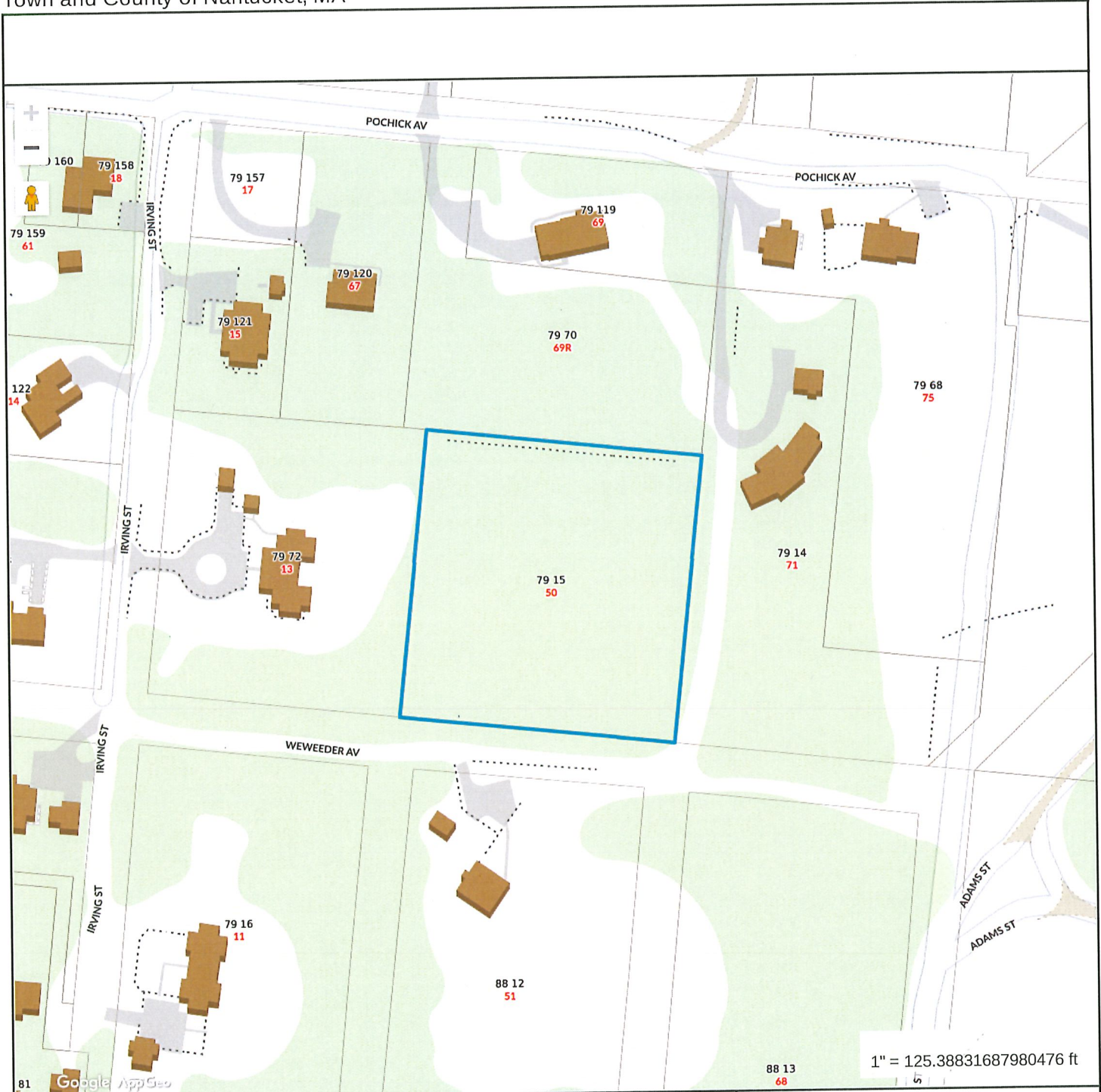
On: Oct 12, 2010 at 02:31P

Document Fee: 225.00 Rec Total: \$225.00

CERTIFICATE No: 22630

Also noted on

CERT 16963
CERT 17021



Property Information

Property ID 79 15
 Location 50 WEWEEDER AV
 Owner HARRIS ON WEWEEDER LLC



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 05/31/2022
 Data updated Jan. 2021

Print map scale is approximate.
 Critical layout or measurement
 activities should not be done using
 this resource.

John Brescher

From: Brian harris <brianharrisack@gmail.com>
Sent: Tuesday, July 5, 2022 3:51 PM
To: John Brescher
Subject: 50 Weweeder ZBA

Hi John, I would like you to represent me on the ZBA for 50 Weweeder. Pls let me know what you need from me?
Thanks, Brian Harris

Town of Nantucket
Zoning Board of Appeals

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....Harris on Weeweeder, LLC
MAILING ADDRESS.....5 Main Street Road, Nantucket, MA
PROPERTY LOCATION.....50 Weeweeder Ave
ASSESSOR MAP/PARCEL.....79/15
SUBMITTED BY.....G. Holden + Brecken, PC

SEE ATTACHED PAGES

I certify that the foregoing is a list of all persons who are owners of abutting property, owners of land directly opposite on any public or private street or way; and abutters of the abutters and all other land owners within 300 feet of the property line of owner's property, as they appear on the most recent applicable tax list (M.G.L. c. 40A, Section 11 and Zoning Code Chapter 40A, Section 139-29B (2).

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of
Nantucket, ou=Assessor's Office,
email=rranney@nantucket-ma.gov, c=US
Date: 2022.06.27 08:14:56 -04'00'

06-27-2022

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBL	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
79	12		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	NANTUCKET AP
79	13		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	WEWEEDER AV
79	14		BRETTLER DOREEN B		18 FRENCH DRIVE	BOYLSTON	MA	01505	71 POCHICK AV
79	15		HARRIS ON WEWEEDER LLC		5 MONOHANSETT RD	NANTUCKET	MA	02554	50 WEWEEDER AV
79	16		KENYON E NILES & JAYNE L		4824 SAINT MARGARETS DR	VERO BEACH	FL	32967	11 IRVING ST
79	67		DIAMOND RICHARD J & JEANNE A TR	DIAMOND RICHARD J & JEANNE A REV TRUST	PO BOX 2644	NANTUCKET	MA	02584	11 ADAMS ST
79	68		WHITE MARK & BARBARA		PO BOX 1251	NANTUCKET	MA	02554	75 POCHICK AV
79	70		GERARD JANE H & STEVEN L		PO BOX 830	REDDING	CT	06896	69R POCHICK AV
79	72		SCHOETTLE DEREK C & CHRISTINE B		27 FOREST AVENUE	MILTON	MA	02186	13 IRVING ST
79	73		HEINTZ PAUL C & JANE D		1239 DENBIGH LANE	RADNOR	PA	19087-4646	12 IRVING ST
79	118		KEPPE DOUGLAS J TR		67 BEDFORD STREET	NEW YORK	NY	10014	27 OKORWAW AV
79	119		GERARD JANE HELLER & STEVEN L		PO BOX 830	REDDING	CT	06896	69 POCHICK AV
79	120		NANTUCKET HOUSING AUTHORITY		PO BOX 3149	NANTUCKET	MA	02584	67 POCHICK AV
79	121		WORTH THE WAIT LLC		4 MORAY LANE	IPSWICH	MA	01938	15 IRVING ST
79	122		HAUSSLEIN ROBERT W	C/O NETS ELECTRONIC TAX SERVICE	MAC X2502-011	DES MOINES	IA	50328-0001	14 IRVING ST
79	154		FOX JOHN E IV & BRIAN TRS		38 LINCOLN ST	HINGHAM	MA	02043	72 POCHICK AV
79	155		ROCKETT JAMES B & DANIEL F		PO BOX 1272	NANTUCKET	MA	02554	70 POCHICK AV
79	156		JACKS MARYELLEN WALKER		70 BEHARRELL ST APT 220	CONCORD	MA	01743	88 POCHICK AV
79	157		NHA PROPERTIES INC		3 MANTA DRIVE	NANTUCKET	MA	02554	17 IRVING ST
79	158		NHA PROPERTIES INC		3 MANTA DRIVE	NANTUCKET	MA	02554	18 IRVING ST
79	159		COYLE MARCIA J		61 POCHICK AVE	NANTUCKET	MA	02554	61 POCHICK AV
79	176		RENNER ERNST W		51 BUCKS CROSSING	TOLLAND	CT	06084	21 IRVING ST
88	9		RIZZIO & HAMILTON LLC		29 PHEASANT RUN	NEW HOPE	PA	18938	10 IRVING ST
88	12		ACK TOW LLC		50 WEWEEDER AVE	NANTUCKET	MA	02554	51 WEWEEDER AV
88	13		NANTUCKET ISLANDS LAND BANK		22 BROAD STREET	NANTUCKET	MA	02554	68 NOBADEER AV
88	14		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	NANTUCKET AP

Count: 26

NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

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16 BROAD ST
NANTUCKET, MA 02554

BRETTLER DOREEN B
18 FRENCH DRIVE
BOYLSTON, MA 01505

HARRIS ON WEEWEEDER LLC
5 MONOHANSETT RD
NANTUCKET, MA 02554

KENYON E NILES & JAYNE L
4824 SAINT MARGARETS DR
VERO BEACH, FL 32967

DIAMOND RICHARD J & JEANNE A TR
DIAMOND RICHARD J & JEANNE A REV
TRUST
PO BOX 2644
NANTUCKET, MA 02584

WHITE MARK & BARBARA
PO BOX 1251
NANTUCKET, MA 02554

GERARD JANE H & STEVEN L
PO BOX 830
REDDING, CT 06896

SCHOETTLE DEREK C & CHRISTINE B
27 FOREST AVENUE
MILTON, MA 02186

HEINTZ PAUL C & JANE D
1239 DENBIGH LANE
RADNOR, PA 19087-4646

KEPPLE DOUGLAS J TR
67 BEDFORD STREET
NEW YORK, NY 10014

GERARD JANE HELLER & STEVEN L
PO BOX 830
REDDING, CT 06896

NANTUCKET HOUSING AUTHORITY
PO BOX 3149
NANTUCKET, MA 02584

WORTH THE WAIT LLC
4 MORAY LANE
IPSWICH, MA 01938

HAUSSLEIN ROBERT W
C/O NETS ELECTRONIC TAX SERVICE
MAC X2502-011
DES MOINES, IA 50328-0001

FOX JOHN E IV & BRIAN TRS
72 POCHICK AVE REV TRUST
38 LINCOLN ST
HINGHAM, MA 02043

ROCKETT JAMES B & DANIEL F
PO BOX 1272
NANTUCKET, MA 02554

JACKS MARYELLEN WALKER
70 BEHARRELL ST APT 220
CONCORD, MA 01743

NHA PROPERTIES INC
3 MANTA DRIVE
NANTUCKET, MA 02554

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NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

Abutters Listing

MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
79	12		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	NANTUCKET AP
79	13		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	WEWEEDER AV
79	14		BRETTLER DOREEN B		18 FRENCH DRIVE	BOYLSTON	MA	01505	71 POCHICK AV
79	15		HARRIS ON WEEWEEDER LLC		5 MONOHANSETT RD	NANTUCKET	MA	02554	50 WEWEEDER AV
79	16		KENYON E NILES & JAYNE L		4824 SAINT MARGARETS DR	VERO BEACH	FL	32967	11 IRVING ST
79	67		DIAMOND RICHARD J & JEANNE A TR	DIAMOND RICHARD J & JEANNE A REV TRUST	PO BOX 2644	NANTUCKET	MA	02584	11 ADAMS ST
79	68		WHITE MARK & BARBARA		PO BOX 1251	NANTUCKET	MA	02554	75 POCHICK AV
79	70		GERARD JANE H & STEVEN L		PO BOX 830	REDDING	CT	06896	69R POCHICK AV
79	72		SCHOETTLE DEREK C & CHRISTINE B		27 FOREST AVENUE	MILTON	MA	02186	13 IRVING ST
79	73		HEINTZ PAUL C & JANE D		1239 DENBIGH LANE	RADNOR	PA	19087-4646	12 IRVING ST
79	118		KEPPLE DOUGLAS J TR		67 BEDFORD STREET	NEW YORK	NY	10014	27 OKORWAW AV
79	119		GERARD JANE HELLER & STEVEN L		PO BOX 830	REDDING	CT	06896	69 POCHICK AV
79	120		NANTUCKET HOUSING AUTHORITY		PO BOX 3149	NANTUCKET	MA	02584	67 POCHICK AV
79	121		WORTH THE WAIT LLC		4 MORAY LANE	IPSWICH	MA	01938	15 IRVING ST
79	122		HAUSSLEIN ROBERT W	C/O NETS ELECTRONIC TAX SERVICE	MAC X2502-011	DES MOINES	IA	50328-0001	14 IRVING ST
79	154		FOX JOHN E IV & BRIAN TRS	72 POCHICK AVE REV TRUST	38 LINCOLN ST	HINGHAM	MA	02043	72 POCHICK AV
79	155		ROCKETT JAMES B & DANIEL F		PO BOX 1272	NANTUCKET	MA	02554	70 POCHICK AV
79	156		JACKS MARYELLEN WALKER		70 BEHARRELL ST APT 220	CONCORD	MA	01743	68 POCHICK AV
79	157		NHA PROPERTIES INC		3 MANTA DRIVE	NANTUCKET	MA	02554	17 IRVING ST
79	158		NHA PROPERTIES INC		3 MANTA DRIVE	NANTUCKET	MA	02554	18 IRVING ST
79	159		COYLE MARCIA J		61 POCHICK AVE	NANTUCKET	MA	02554	61 POCHICK AV
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Letters

**James Conn Hurowitz, M.D., S.M.
Doreen Barbara Brettler, M.D.**

29 July 2022

Andrew V. Vorce, Director of Planning
Town of Nantucket

Via email: avorce@nantucket-ma.gov

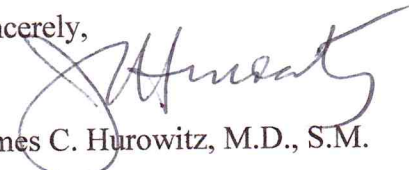
Dear Mr. Vorce:

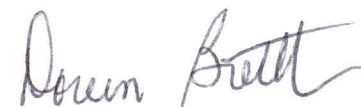
I am writing you in regards to a public notice letter my wife, Doreen Brettler, received yesterday of an item on the August 11 Nantucket zoning board of appeals agenda. This item is "Harris on Weweeder, LLC", File number 09-22. The public notice says that we need to get written comments in by Thursday, August 4. This doesn't leave us much time and that is why I am emailing you right now. I also just called you and left a message, this Friday afternoon.

Mr. Harris' home is directly next to our home, at 71 Pochick Ave. As far as we can tell he has already built this pool cabana. This cabana is on our mutual property border directly abutting our home and back deck. If I am reading the Notice correctly I don't know how he can be applying for a variance now after he has already built it. Nonetheless, we are unconditionally opposed to this. We hope that this will be rejected by the board of appeals. I just planted a series of vegetation between his home and mine at considerable cost, to try to separate our homes even further and lessen the audio and visual negative impact of what has become a four-structure property and swimming pool.

I can be reached at 774-312-1933 if necessary.

Sincerely,


James C. Hurowitz, M.D., S.M.


Doreen B. Brettler, M.D.

End of Packet