



Planning and Land Use Services

Building ▪ Historic District Commission ▪ Planning Board ▪ Zoning Board of Appeals

Date: 04/10/2023
To: Zoning Board of Appeals
From: Billy Saad
Land Use Specialist
RE: Staff Report for 04-13-23 ZBA Meeting

III. APPROVAL OF THE MINUTES: 02/09/23 & 3/11/23

Staff reviewed the minutes. We recommend approval.

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

Pages 22-373

37-21 Kristina & Nicholas Amendolare
Action Deadline: June 22, 2023

8 Bank Street

Williams
Sitting: SM, LB, MO, EA, JM

Applicants are seeking Special Permit relief pursuant to Nantucket 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).

The applicant has submitted new materials on pages 16-27 of the packet.

If the Board is inclined to approve the application, you will need to make the finding that "such extension, alteration, or change shall not be substantially more detrimental than the existing nonconforming structure and/or use to the neighborhood" and that "... the nonconforming setback distance is not made more nonconforming" and "that the extension will not be substantially more detrimental to the neighborhood than the existing nonconformity".

Letters from neighborhood property owners were submitted for your review.

09-22 Harris on Weweeder, LLC

Action Deadline: June 16, 2023

Continued to May 11, 2023

50 Weweeder Avenue

Brescher

Sitting: SM, EA, MO, GT, MP

20-22 Steven L. Cohen & Christopher P. Choma, Trs. 29 Monomoy Rd Nominee Trust,

Cohen

Action Deadline: June 22, 2023

Sitting: SM, LB, EA, JB, JM

Continued to May 11, 2023

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

10-22 Paul P. Moran & Jean M. Moran

4 Washington Ave

Santos

Continued to May 11, 2023

Pages 376-389-373

17-22 Nantucket Cottage Hospital

16 Vesper Lane

Erickson

Applicant is seeking Variance relief pursuant to Nantucket Zoning ByLaw Section 139-16 in order to divide an existing lot, which is nonconforming as to frontage, into two lots, both of which will not meet the required frontage of 50 feet in the CN district. Both lots will be accessed via an easement from Vesper Lane. Locus is situated at 16 Vesper Lane, shown on Assessor's Map 34 as Parcel 72 and shown as Lot 1 with the Nantucket County Registry of Deeds. Evidence of owner's title is recorded in Book 184 and Page 112 with the Nantucket County Registry of Deeds. The site is zoned Commercial Neighborhood (CN).

The Applicant is seeking Variance relief from the required 50' of frontage within the Commercial Neighborhood (CN) zoning district. The locus is an oversized rear lot with no existing frontage. It is accessed by an easement through Gouin Village. Applicant is proposing to divide the lot into 2, one of which will be retained by Nantucket Cottage Hospital and the other conveyed to the Affordable Housing Trust Fund for the development of affordable housing. An access easement for the AHTF lot will be provided through Gouin Village and over the NCH site.

In Appendix A (*Pages 360–371* of the packet), the Applicant has made a compelling argument as to why Variance relief may be granted.

VIII. OTHER

IX. ADJOURNMENT (VOTE WILL BE TAKEN)
