

CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (L.U.G.-3)

MINIMUM LOT SIZE: 120,000 S.F.
MINIMUM FRONTAGE: 200 FT.
FRONT YARD SETBACK: 35 FT.
REAR/SIDE SETBACK: 20 FT.*
GROUND COVER % : 3%

*REF. 139-33E.(2)(a)

EXISTING:

65,151 S.F.±
SEE PLAN
SEE PLAN
SEE PLAN
3.1% ± (1,998 S.F.)

NOTE: GROUND COVER OF
2,000 S.F. ALLOWED FOR
PREEXISTING NONCONFORMING
LOTS PER 139-33E.(1)(b).

LEGEND

dhCB ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND

72-37.1
N/F
MARTINA V. MLADENOVA
SEAN DURIN
Cert. #27481
L.C.C. 5004-48, LOT 745
#5 CHUCK HOLLOW ROAD

LYONS LANE
50.00' WIDE- PRIVATE

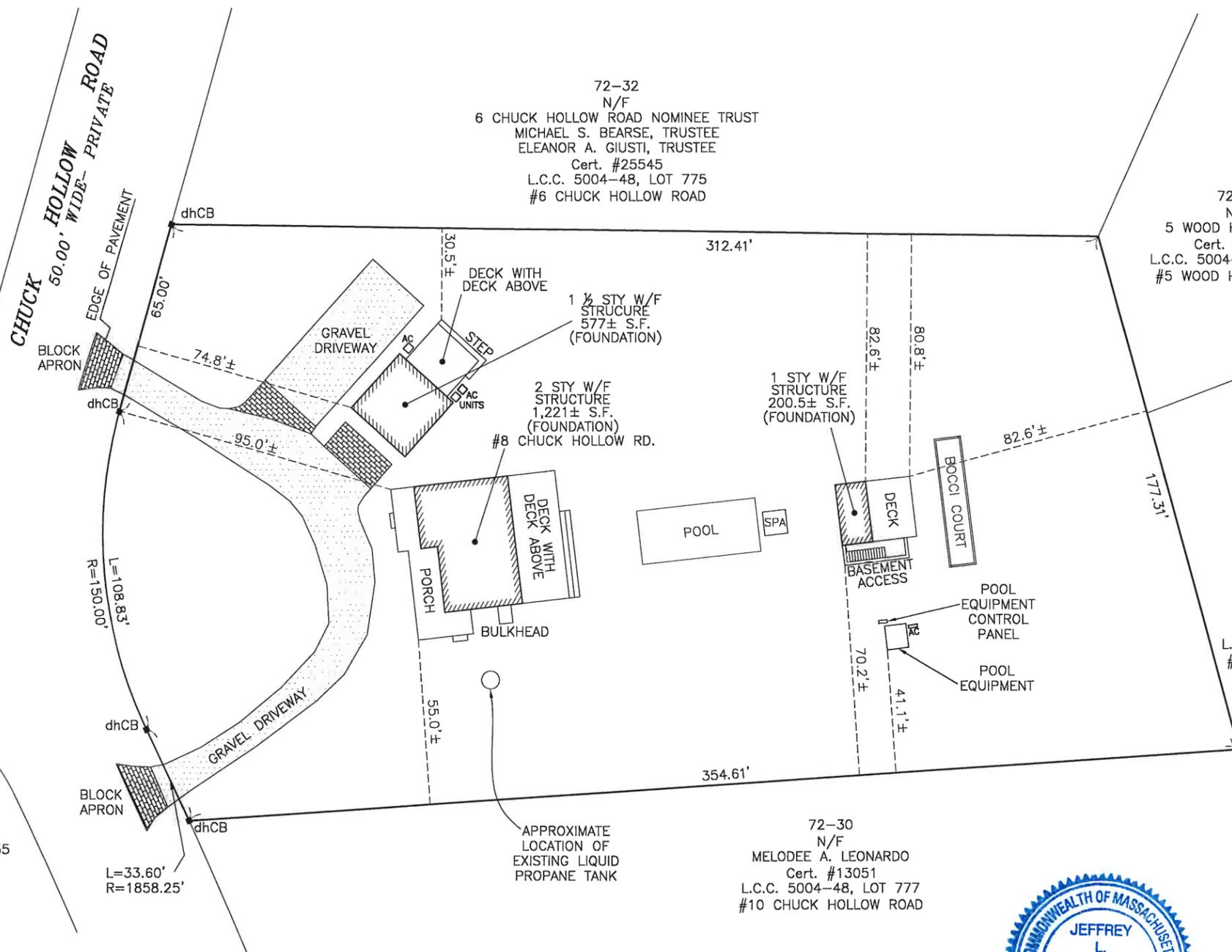
72-39
N/F
JOSEPH A. LOPIANO
MARY K. LOPIANO
Cert. #21317
L.C.C. 5004-48, LOT 755
#31 LYONS LANE

72-32
N/F
6 CHUCK HOLLOW ROAD NOMINEE TRUST
MICHAEL S. BEARSE, TRUSTEE
ELEANOR A. GIUSTI, TRUSTEE
Cert. #25545
L.C.C. 5004-48, LOT 775
#6 CHUCK HOLLOW ROAD

72-19
N/F
5 WOOD HOLLOW LLC
Cert. #28316
L.C.C. 5004-48, LOT 788
#5 WOOD HOLLOW ROAD

72-20
N/F
PATRICIA KELLY
PHILIP B. KELLY
Cert. #28750
L.C.C. 5004-48, LOT 787
#7 WOOD HOLLOW ROAD

72-30
N/F
MELODEE A. LEONARDO
Cert. #13051
L.C.C. 5004-48, LOT 777
#10 CHUCK HOLLOW ROAD



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.

ASSESSOR MAP: . . 72 . . , PARCEL: . . 31 . . .

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 20' DATE: November 06, 2024

Owner: **ACK15CHR LLC**
Cert. of Title: #29082 Plan: L.C.C. 5004-48, LOT 776
Locus: #8 CHUCK HOLLOW ROAD

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

