

REQUEST FOR DETERMINATION
NON-CONFORMING USE, LOT OR STRUCTURE
ONE AND TWO FAMILY DWELLINGS
(2013)

TOWN OF STURBRIDGE
ZONING BOARD OF APPEALS

Property Owner Russell A. & Denise M. Gendreau
 Property Address 108 Wallace Road
 Mailing Address 108 Wallace Road
 Telephone 508-347-3888 Email hd03fatboy@yahoo.com
 Deed Reference Book 6499 Page 295 Purchase Date 1977
 Assessor's Map # 43 \$25.00 Fee/Check # _____

1. Complete the required, existing and proposed conditions:

Zoning District Suburban Residential

	Zoning Requirements	Existing Conditions	Proposed Conditions
Minimum Lot Area	3/4	.6	N/A
Minimum Frontage	125'	130'	N/A
Maximum % Lot Coverage	15%	6.82%	8.2%
Minimum Front Setback	30'	30'	N/A
Minimum Side Setbacks	15'	12' House	42' Shed
Minimum Rear Setback	15'	65' House	123' Shed
Maximum Mean Height Allowed	35'	30' House	14' Shed
Maximum # of Stories Allowed	2	2	1

Services available to the subject property:	Existing	Proposed
Type of water services (i.e. municipal water or private well)	Private	—
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	Private	—
Type of storm drainage (i.e. sewers, ditches, swales or other means)	N/A	—

2. Is this property presently compliant with Title V?



Yes



No

3. Attach the following and check off:



A Plot Plan Survey, prepared by a Massachusetts licensed land surveyor, including lot lines, a foundation survey of all existing structures and proposed new structures, with setbacks; and the location of wells, septic fields or septic systems.



A current abutter's list, available from the Town Assessor's Office.



A certificate of Taxes Paid from the Director of Taxes.

4. Describe the current usage of this lot:

Residential

5. Describe the character of the abutting properties, neighborhood and zoning district: Residential

6. Describe the proposed construction, identifying all items for which a building permit will be applied, including any demolition, reconstruction and new construction, the location and description of any footprint additions, additional

floors, accessory attached or unattached buildings, driveways, lot clearings and plantings. * 12x30 shed to be used

as a workshop

* Will be placed on a stone base

NOTE TO THE APPLICANT: This ZBA Determination is valid only for those construction activities identified on this application. Any additional building permit applications or activities relating to this property will nullify any determinations under this application. Any misstatement of facts in the application may be grounds for nullification and revocation of the determination. The applicant is responsible for the cost of Public Hearing Notices, to be paid at the Hearing.

Russell A. Gendreau

Signature of Owner

12.27.21

Date

DETERMINATION

Based on the facts presented on this application and after a Site Inspection and Public Hearing, the Zoning Board of Appeals, by majority vote at its meeting on

_____ find that this application:

___ Does not intensify the existing or create additional non-conformities and the owner may apply for a building permit for the described activities as shown on the attached survey forthwith.

___ The ZBA includes the following directives and clarifications to the Building Inspector

OR

___ Does increase the non-conforming nature and requires a

___ Special Permit and a

___ Variance from the Zoning Board of Appeals including but not limited to the following:

Zoning Board Chairman

Date

Building and Lot Coverage % Calculation Worksheet

Sturbridge ordinance requires all zoning permits to include the percentage of building and lot coverage for the property

This worksheet will assist you in calculating those percentages

Step 1: Determine total square footage of property.

Identify lot measurements on your survey. If total square footage is not calculated, identify either:

$$\begin{array}{r} \text{Total Acreage} \quad \underline{0.6} \\ \text{multiply by } x \quad \underline{43,560.00} \\ \hline = \quad \underline{26136} \end{array}$$

or

$$\begin{array}{r} \text{Length} \quad \underline{\hspace{2cm}} \\ \text{Width } x \quad \underline{\hspace{2cm}} \\ \hline = \quad \underline{0} \end{array}$$

Total: 26136

Step 2: Determine building coverage %

A: Combine total existing and proposed square footage of all structures.

	Existing +	Proposed =	Total
House	1506		1506
Shed	180		180
Garage			0
Deck			0
Porch		360	360
Sunroom			0
Other <i>Greenhouse</i>	96		96
TOTAL	1782	360	2142

B: Divide by Total Square Footage.

$$\frac{2142}{26136} = 0.08$$

(from step 1)

C: Multiply by 100.

$$0.08 \times 100 = 8.20\%$$

Building coverage

Step 3: Determine lot coverage % (also known as Impervious Cover).

A: Combine total existing and proposed square footage of all impervious areas

	Existing +	Proposed =	Total
House			0
Shed			0
Garage			0
Deck			0
Porch			0
Sunroom			0
Walkway			0
Sidewalk			0
Patio			0
Driveway			0
**Pool			0
Other			0
TOTAL	0	0	0

B: Divide by Total Square Footage.

$$\frac{0}{26136} = 0.00$$

(from step 1)

C: Multiply by 100.

$$0.00 \times 100 = 0.00\%$$

Lot or Impervious Coverage

**Rounded pool square footage = 1/2 diameter x 1/2 diameter x 3.14

Step 4: Compare to thresholds for appropriate Zone.

Select Zone

Building Coverage

8.20

Impervious Coverage

0.00