

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

TOWN OF STURBRIDGE
ZONING BOARD OF APPEALS

Property Owner DANIAL J. & MARCIA Wildgrabe
 Property Address 112 WESTWOOD DR.
 Mailing Address _____
 Telephone _____ Email _____
 Deed Reference Book 15832 Page 108 Purchase Date 12/3/93
 Assessor's Map # 678-01641-112 \$25.00 Fee/Check # _____

1. Complete the required, existing and proposed conditions:

Zoning District RURAL RES.

	Zoning Requirements	Existing Conditions	Proposed Conditions
Minimum Lot Area	<u>3/4 ACRE</u>	<u>11761</u>	<u>SAVE</u>
Minimum Frontage	<u>125'</u>	<u>100'</u>	<u>100'</u>
Maximum % Lot Coverage	<u>15%</u>	<u>14.25</u>	<u>14.45</u>
Minimum Front Setback	<u>30'</u>	<u>35'</u>	<u>33'</u>
Minimum Side Setbacks	<u>15'</u>	<u>15 40+</u>	<u>15 40+</u>
Minimum Rear Setback	<u>15'</u>	<u>20+</u>	<u>20+</u>
Maximum Mean Height Allowed	<u>35</u>		
Maximum # of Stories Allowed	<u>3</u>	<u>3</u>	<u>3</u>

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Services available to the subject property:	Existing	Proposed
Type of water services (i.e. municipal water or private well)	WELL	WELL
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	MUNICIPAL SEWAGE	MUNICIPAL SEWAGE
Type of storm drainage (i.e. sewers, ditches, swales or other means)	NONE	NONE

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:

RES

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

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.

Adding A 2' X 12' Bumpout on
FRONT OF HOUSE
Adding ROOF OVER FRONT STEPS

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.



Signature of Owner

6-12-18

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:

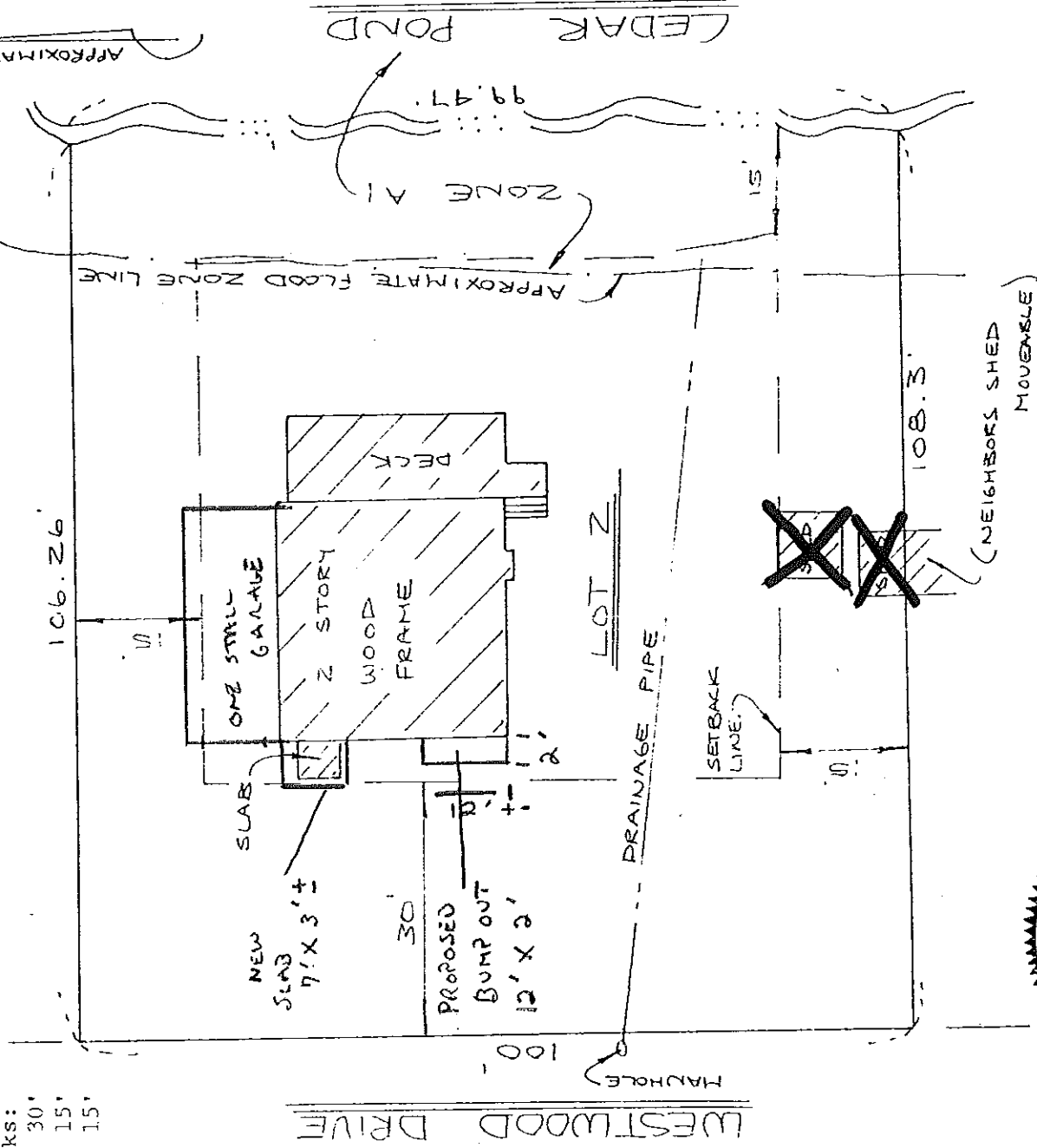
Zoning Board Chairman

Date

TAPE SURVEY

Tape Survey for: Danial J. & Marcia Wildgrube
 Property located at: 112 Westwood Drive, Sturbridge, MA
 Certified to: Bristol Mortgage Corporation
 Zoning: Suburban Residential District
 Min. Area: 3/4 acre
 Min. Frontage: 125'

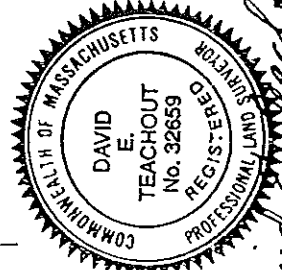
Setbacks:
 Front 30'
 Side 15'
 Rear 15'



NOTE: Subject to rights and restrictions of record.

PLAN

Scale 1" = 20'

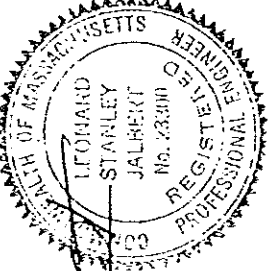


David E. Teachout

This Tape Survey was not made from an instrument survey, is approximate and is for bank purposes only. No representations as to its accuracy are made or implied by the bank. Under no circumstances is this Tape Survey to be used for the location of fences, walls, hedges, etc.

This is to certify that a duly authorized representative of Jalbert Engineering, Inc. examined the premises as described in the legal description furnished. All visible encroachments and visible easements are shown herein including poles, wires and pipe lines. There are no violations of zoning requirements regarding building line offsets. In existence prior to zoning. Neighbors shed appears to encroach onto subject property.

This is to certify that the building shown hereon does not lie within the special flood hazard area as shown on special flood hazard area map: Community: 250337 Panel: 0006B dated: July 19, 1982.



Leonard Stanley Jalbert
 Leonard S. Jalbert, P.E.

December 1, 1993
 Field Inspection

JALBERT ENGINEERING, INC.

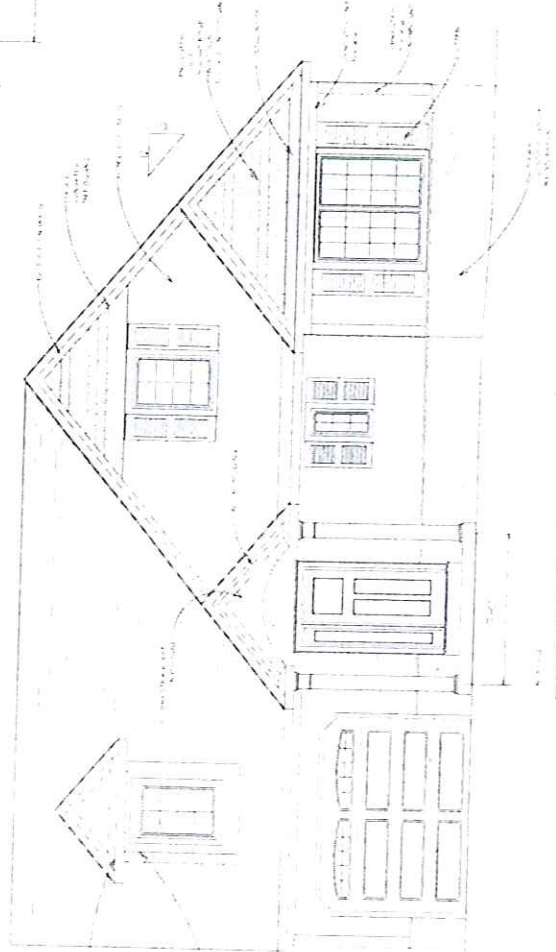
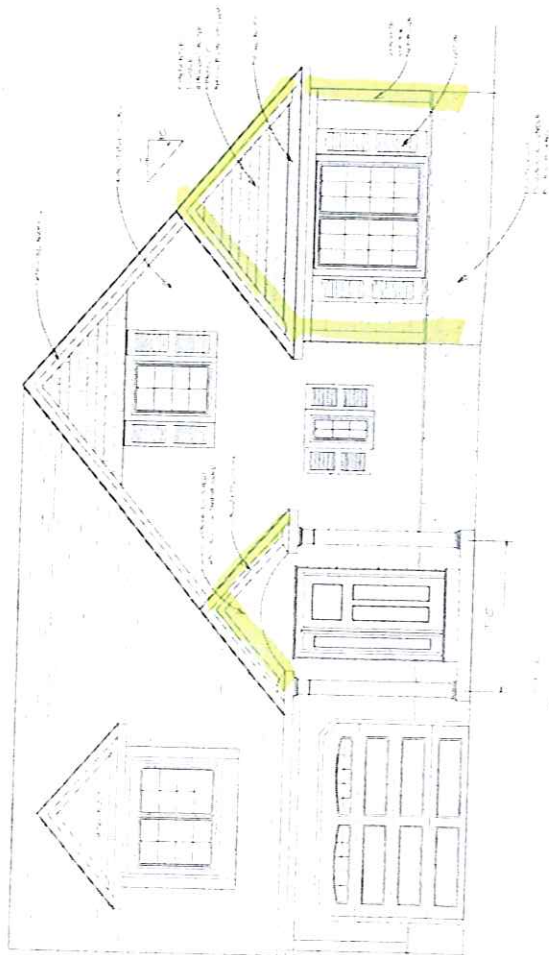
JOB NO. 93699

54 Main Street • Sturbridge, MA 01566-1244 • 508-347-5136 • Fax 508-347-7962

DECK



PROPOSED FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



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ZONING BOARD
OF APPEALS

THE DRAWING BOARD, INC.

PROJECT NO.	DATE
PROJECT NAME	CLIENT
DRAWN BY	CHECKED BY
SCALE	DATE