

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

TOWN OF STURBRIDGE
ZONING BOARD OF APPEALS

Property Owner Alan Robert Kossack / Applicant - Stephen J. Comtois II
 Property Address 584 Main Street, Fiskdale, MA 01518
 Mailing Address 113 Main Street, Sturbridge, MA 01566
 Telephone 508-450-1864 Email stephencomtois@aol.com
 Deed Reference 21954/0169 Purchase Date 10-18-99
 Assessor's Map # 415-02328-584 \$25.00 Fee/Check # 6832

1. Complete the required, existing and proposed conditions:

Zoning District CT

	Zoning Requirements	Existing Conditions		Proposed Conditions	
Minimum Lot Area	10,000 sq/ft	6,534 sq/ft		6,534 sq/ft	
Minimum Frontage	100'	86.55'		86.55'	
Maximum % Lot Coverage	30%	22.9%		20.14%	
Minimum Front Setback	25'	17.13'		21.65'	
Minimum Side Setbacks	10'	30.23	0.14	6.79	30.37
Minimum Rear Setback	10'	3.05'		19.7'	
Maximum Mean Height Allowed	35'	25'		28'	
Maximum # of Stories Allowed	3	3		2	

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

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:

Existing Two Family

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

Commercial/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.

Demolition of existing building and replacing with proposed
plan in existing footprint

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.

DocuSigned by:
Anita Palmaccio (conservator)
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Signature of Owner

9/22/2021
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