



# Town of Sturbridge

Zoning Board of Appeals  
301 Main Street  
Sturbridge, MA 01566

REQUEST FOR DETERMINATION  
NON-CONFORMING USE, LOT OR STRUCTURE  
ONE AND TWO FAMILY DWELLING

Revised 6-2022

Date: 1/23/2023 Fee: \$25.00 Check #: cash

Applicant: James + Darlene Yiznitsky

Mailing Address: 18 Crow Hill Rd, Mansan, MA 01057

Phone #: 413-374-1540 Email Address: darlene@interstatekitchens.com

Lic. Professional/Agent: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email Address: \_\_\_\_\_

Property Address: 28 Mc Gargle Road

Property Owner: James + Darlene Yiznitsky

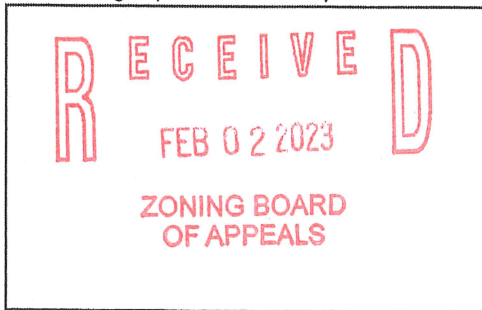
Mailing Address: 18 Crow Hill Rd, Mansan, MA 01057

Phone #: 413-374-1540 Email Address: darlene@interstatekitchens.com

Assessors Map # 430-04054-088 Parcel # 88 Zoning Dist. rural residential

Deed Reference: 53753/0248 Purchase Date: 5/22/2015

For Planning Department Use Only:





# Town of Sturbridge

Zoning Board of Appeals  
 301 Main Street  
 Sturbridge, MA 01566

1. Complete the required, existing and proposed conditions:

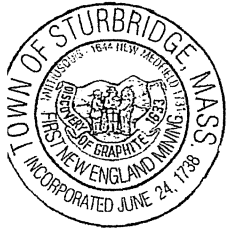
	Zoning Requirements	Existing Conditions		Proposed Conditions	
Minimum Lot Area	1 acre	17,381 SF		17,381 SF	
Minimum Frontage	150'	98.97'		98.97'	
Maximum % Lot Coverage	15%	13.46%		13.46%	
Minimum Front Setback	30'	93.2		93.2	
Minimum Side Setback	20'	54.2	11.1	54.2	11.1
Minimum Rear Setback	20'	17' 7"		17' 7"	
Maximum Mean Height Allowed	35'	20'		24'	
Maximum # of Stories	2	2		2	

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

2. Is this property presently compliant with Title V?

Yes

No



# Town of Sturbridge

Zoning Board of Appeals  
301 Main Street  
Sturbridge, MA 01566

---

3. Describe the current usage of this lot:

residential

---

---

---

---

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

rural residential single family residents one and two story homes.

---

---

---

---

5. 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:

Please see attached description.

---

---

---

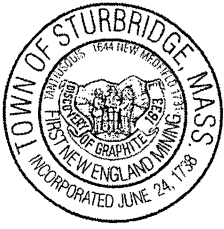
---

---

---

6. 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.



# Town of Sturbridge

Zoning Board of Appeals  
301 Main Street  
Sturbridge, MA 01566

---

**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.

*[Handwritten Signature]*  
Signature of Owner

1/23/2023  
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 required a

\_\_\_\_\_ Special Permit and/or

\_\_\_\_\_ Variance from the Zoning Board of Appeals

\_\_\_\_\_  
Zoning Board Chairman

\_\_\_\_\_  
Date

1. Remove First floor rear bathroom and back porch approx size 15'8" X 5'2" for purpose of installation of piers under the main body of cottage. This will also allow for new piers under bath and porch. Bathroom and Porch to be rebuilt same size and same location.
2. Removal of first floor front porch approx. size 24' X 9'9" for purpose of installation of piers under main body of cottage and piers under the porch area. The porch area to be rebuilt same size and same location. Porch will be raised to be level with main floor of cottage approx. 6".
3. The existing roof will be reworked to allow for a shed roof dormer towards the front and rear of cottage. Approx. size is 15'6" X 24' per drawings supplied.
4. Replace roof after all construction is complete.