

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

TOWN OF STURBRIDGE
ZONING BOARD OF APPEALS

Property Owner Stanley & Kathryn Iwanicki
 Property Address 21 Lowe Av
 Mailing Address 313 Dale St Chicopee MASS 01020
 Telephone 413-536-7485 Email masslineTRANS@yaho.com
 Deed Reference 56386/189 Purchase Date 11-9-2016
 Assessor's Map # 410-02511-021 \$25.00 Fee/Check # X

1. Complete the required, existing and proposed conditions:

Zoning District Suburban Residential

	Zoning Requirements	Existing Conditions		Proposed Conditions	
Minimum Lot Area	3/4 AC	.12 AC		.12 AC	
Minimum Frontage	125'	50'		50'	
Maximum % Lot Coverage	15%	9.8%		11.88%	
Minimum Front Setback	30'	45'			
Minimum Side Setbacks	15'	17'	10'	17'	11'
Minimum Rear Setback	15'	29		29	
Maximum Mean Height Allowed	35'	16'		16'	
Maximum # of Stories Allowed	2	1		1	

Services available to the subject property:	Existing	Proposed
Type of water services (i.e. municipal water or private well)	private well	no change
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	Public	no change
Type of storm drainage (i.e. sewers, ditches, swales or other means)	None Existing	None Proposed

2. Is this property presently compliant with Title V?

Yes city sewer 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

8 x 8 wood Deck

floors, accessory attached or unattached buildings, driveways, lot clearings and plantings. 8x8 wood Deck

Country Pier # 1 Pad

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.

Steph

Signature of Owner

6/14/2018

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



JALBERT ENGINEERING, INC.

CIVIL ENGINEERS & SURVEYORS

54 Main Street

Sturbridge, Massachusetts 01566-1244

Telephone: (508) 347-5136 • Toll Free: 1-800-339-5136

Fax: (508) 347-7962

JOB No. 16243

MORTGAGE INSPECTION PLOT PLAN

Mortgage Applicants: *Stanley & Kathryn Iwanicki*

Property Location: *21 Long Avenue, Sturbridge, MA*

Certified to: *PeoplesBank & Commonwealth Land Title Insurance Company*

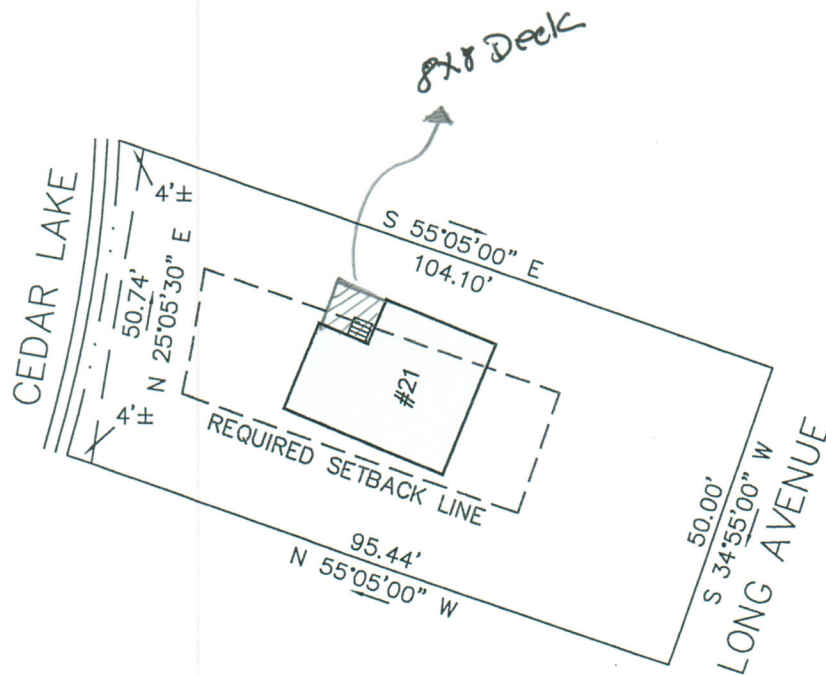
For description: *Deed Book 55209, Page 271*

Zoning: *Suburban Residential*

Min. Area: *3/4 Acre* Frontage: *125'*

Setbacks: *Front: 30', Side: 15', and Rear: 15'*

Inspection Date: *11/15/16*



PLAN

Scale: 1" = 30'

NOTE: This mortgage inspection was prepared specifically for mortgage purposes and is not to be relied upon as an instrument survey. Jalbert Engineering, Inc. accepts no responsibility for damages resulting from said reliance by anyone other than the mortgagee. 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 hereon. This is to certify that there are no violations of zoning requirements