

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

**R E C E I V E D**  
DEC 01 2021  
ZONING BOARD  
OF APPEALS

TOWN OF STURBRIDGE  
ZONING BOARD OF APPEALS

Property Owner FIDAN KURTULUS  
 Property Address 147 CEDAR STREET  
 Mailing Address SAME  
 Telephone 607-272-3743 Email FIDAN@ECONS.UMASS.EDU  
 Deed Reference 65745, PAGE 353 Purchase Date 08/31/2021  
 Assessor's Map # 202-02036-147 \$25.00 Fee/Check # 1965 *pd.*

1. Complete the required, existing and proposed conditions:

Zoning District SR

	Zoning Requirements	Existing Conditions		Proposed Conditions	
Minimum Lot Area	3/4 AC	1.09 AC		1.09 AC	
Minimum Frontage	125'	100.73'		100.73'	
Maximum % Lot Coverage	15	2.53%		3.13%	
Minimum Front Setback	30'	31.6'		31.6/42.8' TO GARAGE	
Minimum Side Setbacks	15'	26.5'	30.8'	26.5'	15.1'
Minimum Rear Setback	125'	70' TO SHED		70' /95' GARAGE	
Maximum Mean Height Allowed	35'	32'		11'	
Maximum # of Stories Allowed	2	2		2/1 GARAGE	

Services available to the subject property:	Existing	Proposed
Type of water services (i.e. municipal water or private well)	<b>MUNICIPAL</b>	<b>MUNICIPAL</b>
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)	<b>NA</b>	<b>NA</b>

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:

**PROPERTY IS A SINGLE FAMILY HOME AND WILL REMAIN**

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5. Describe the character of the abutting properties, neighborhood and zoning district: **RESIDENTIAL AND ZONING IS SR**

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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. WILL BE CONSTRUCTING A 15X24 GARAGE WITH BREEZEWAY.  
GARAGE WILL BE ATTACHED TO BREEZEWAY AND BREEZEWAY ATTACHED TO  
HOME. WILL REMOVE EXISTING HANDICAP RAMP IS THE ONLY DEMO.  
HOME ALREADY HAS EXISTING DRIVEWAY. THERE WILL NOT BE ANY LOT CLEARING.

**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.

*Eden Kuntalis*

Signature of Owner

11/29/2021

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