

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: May 23, 23 Fee: \$25.00 Check #: 519

Applicant: Matthew Tuttle

Mailing Address: 18 Tantasqua Shore dr Sturbridge ma

Phone #: 978-361-5798 Email Address: Tuttlehomes@gmail.com

Lic. Professional/Agent: N/A

Mailing Address: _____

Phone #: _____ Email Address: _____

Property Address: Same

Property Owner: Same

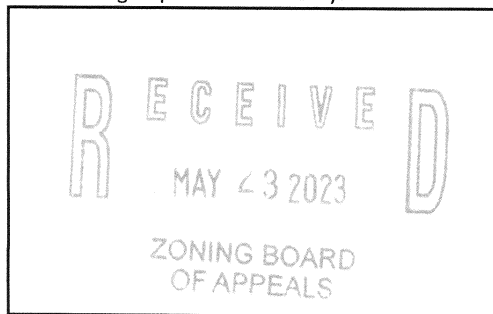
Mailing Address: Same

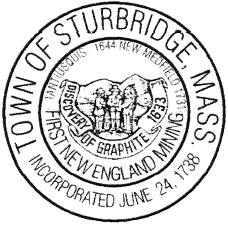
Phone #: Same Email Address: Same

Assessors Map # 633 Parcel # 0146-018 Zoning Dist. RR

Deed Reference: 66350/154 Purchase Date: 10/21/21

For Planning Department Use Only:





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1. Complete the required, existing and proposed conditions:

| | Zoning Requirements | Existing Conditions | | Proposed Conditions | |
|-----------------------------|---------------------|---------------------|-----|---------------------|-----|
| Minimum Lot Area | 1 acre | .25 | | " | |
| Minimum Frontage | 150' | 100.77 | | " | |
| Maximum % Lot Coverage | 15% | 11.35% | | 11.35% | |
| Minimum Front Setback | 30' | 47' | | 47' | |
| Minimum Side Setback | 20' | 35' | 24' | 35' | 24' |
| Minimum Rear Setback | 20' | 30' | | 30' | |
| Maximum Mean Height Allowed | 35' | 15" | | " | |
| Maximum # of Stories | 2 | 2 | | " | |

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

2. Is this property presently compliant with Title V?

Yes

No



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3. Describe the current usage of this lot:

Single Family Residence

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

Single Family Residence

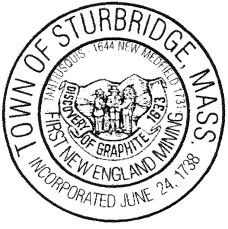
5. Describe the proposed construction, identifying all items for which a building permit will be applied, including any demolition, reconstruction and new construction, the location and description of any footprint additions, additional floors, accessory attached or unattached buildings, driveways, lot clearings and plantings:

CONSTRUCTION WILL CONSIST OF CUTTING INTO THE
RIGHT FRONT ROOF APPROXIMATELY 15'-17' FEET
AND PLACING IN A SHED DOOR. THERE WILL BE
NO EARTH WORK OR EXPANSION OF THE HOUSE FOOTPRINT.

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.



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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.

Matthew A. Jew
Signature of Owner

5/23/23
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