

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: 3 21 23 Fee: \$25.00 Check #: 473
Applicant: <u>Gerald V. Farinella</u> Mailing Address: <u>221</u> Fiske Hill Rd. Phone #: <u>508.341-1346</u> Email Address: <u>JFarinella 71@gmail.com</u>
Lic. Professional/Agent:
Mailing Address:
Phone #: Email Address:
Property Address: 221 Fiske Hill Road Property Owner: Suzanne & Gerald Farinella Mailing Address: 221 Fiske Hill Rd. Phone #: 508-341-1340 Email Address: JFarine 1/a 71 @ gmail.com
Assessors Map # 280-02254.21 Parcel # Zoning Dist
Deed Reference: Book 66999 Purchase Date: 2013
For Planning Department Use Only:



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	.94 Aure	.94 Acre
Minimum Frontage	150'	167.49'	167.49'
Maximum % Lot Coverage	15%	6.45%	7.72%
Minimum Front Setback	30'	82'	74'
Minimum Side Setback	20'	46' R72'	46' R 56'
Minimum Rear Setback	20'	60'	. 53'
Maximum Mean Height Allowed	35'	15'-10"	15'-10"
Maximum # of Stories	2	1	N/A

Services available to the subject property:	Existing	Proposed
Type of water services	D .: 1	$\boldsymbol{\rho} \cdot \boldsymbol{A}$
(i.e. municipal water or private well)	Private	Private
Type of sewage disposal		
(i.e. municipal sewage disposal or private		P. +
septic system)	Private	Private
Type of storm drainage	n la	10
(i.e. sewers, ditches, swales or other means)	N/I	N/11
	/	

2. Is this property presently compliant with Title V?



] No



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3. Describe the current usage of this lot:

nome residential <u>Tam 11</u> 4. Describe the character of the abutting properties, neighborhood and zoning district: . Simi and house

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:

Sedroom bedroom to Dose Xisting Minus tusta 4 c to o rea toundation unde.

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.

Dull/

Signature of Owner

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

Owner Owner Address Owner City State Lip ANDERSON CHARLES 225 FISKE HILL ROAD STURBRIDGE MA 01566 ARENA KEVIN L 205 FISKE HILL ROAD STURBRIDGE MA 01566 SILVESTRI ANTHONY 16 BEAUDRY ROAD STURBRIDGE MA 01566 SILVESTRI ANDREW A 127 GIFFORD ROAD STURBRIDGE MA 01566 Isted are record owners as they appear on the most recent applicable tax list. Ist. 1 1 or responsible for errors or omissions. RE: M.G.L Chapter 40A, Section 11 1 1 1 ILL ROAD ILL ROAD ILL ANT	Owner Owner Address Owner City State Zip ANDERSON CHARLES 225 FISKE HILL ROAD STURBRIDGE MA 01566 ARENA KEVIN L 231 FISKE HILL ROAD STURBRIDGE MA 01566 SILVESTRI ANTHONY 16 BEAUDRY ROAD STURBRIDGE MA 01566 SILVESTRI ANTHONY 127 GIFFORD ROAD STURBRIDGE MA 01566 SILVESTRI ANTHONY 127 GIFFORD ROAD STURBRIDGE MA 01566 Isted are record owners as they appear on the most recent applicable tax list. Isted are record owners as they appear on the most recent applicable tax list. Isted are record owners as they appear on the most recent applicable tax list. Isted are record owners as they appear on the most recent applicable tax list. Isted are record owners as they appear on the most recent applicable tax list. Isted are record ownere tax list. Isted are record owners as							
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