

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: 4-24-23 Fee: \$25.00 Check #: _____

Applicant: Robert/Melanie Doerr

Mailing Address: 23 Whittemore Rd, Sturbridge, MA 01566

Phone #: 586-243-2349 Email Address: rob_rt@yahoo.com

Lic. Professional/Agent: Joseph Levesque III, land surveyor

Mailing Address: 43 Glendale Rd, Sturbridge, MA 01518

Phone #: 508-868-0041 Email Address: joe@l-geo.net

Property Address: 23 Whittemore Road

Property Owner: Robert/Melanie Doerr

Mailing Address: 23 Whittemore Rd, Sturbridge, MA 01566

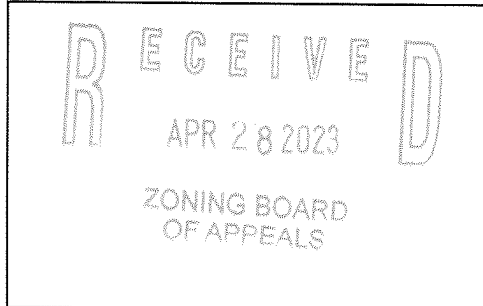
Phone #: 586-243-2349 Email Address: rob_rt@yahoo.com

Assessor number: 680-02937-023

Assessors Map # _____ Parcel # _____ Zoning Dist. suburban residential/

Deed Reference: _____ Purchase Date: 7/30/2021 rural residential

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	43,560SF	191,724SF		UNCHANGED	
Minimum Frontage	150'	127.91'		"	
Maximum % Lot Coverage	15%	1.5%		"	
Minimum Front Setback	30'	57.1'		"	
Minimum Side Setback	20'	17.5'	±21 [†]	"	"
Minimum Rear Setback	20'	704.6'		"	
Maximum Mean Height Allowed	35'	26' 0"		Left side/garage ht is increasing by 6' 1"	
Maximum # of Stories	2	2		UNCHANGED	

*there is an accessory structure (shed) located 17.7' off the right side lot line

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

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, residential

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

The subject property is located on a heavily treed, paved road of all single family homes on one acre or larger lots. The neighborhood and zoning district are similiar, with some larger undeveloped areas.

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:

The project partially demolishes the upper portion of a garage attached to left side of the house, which will be rebuilt to increase its height and create living space for a family room in the area above. *Please note that the left rear corner of that existing structure extends 2 1/2' into the left side setback, a pre-exisiting non-conforming condition, and the reason for this application. The foundation footprint will not change, only the height of the existing structure.* The project also includes remodeling the existing breezeway that connects the garage to the main house into a mudroom and laundry room and improving access from it to the garage and the rebuilt room above.

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.

4/28/2023

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