

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: 05/24/2023 Fee: \$25.00 Check #: 6803

Applicant: WILLIAM GRUDZIEN

Mailing Address: 3 DOUTY RD FISKDALE MA 01518

Phone #: 774-757-8442 Email Address: _____

Lic. Professional/Agent: N/A

Mailing Address: _____

Phone #: _____ Email Address: _____

Property Address: 3 DOUTY RD FISKDALE MA 01518

Property Owner: WILLIAM & DENISE GRUDZIEN

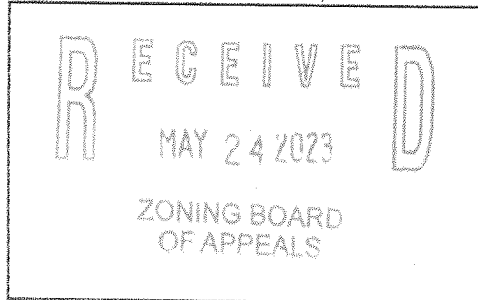
Mailing Address: 3 DOUTY RD FISKDALE MA 01518

Phone #: 774-757-8442 Email Address: BGRUD1212@CHARTER.NET

Assessors Map # 245-02748-003 Parcel # 3 Zoning Dist. RR

Deed Reference: 15094/0292 Purchase Date: 4/15/1993

For Planning Department Use Only:





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3. Describe the current usage of this lot:

SINGLE FAMILY HOME ON LOT. 2 STORY SALTBOX

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

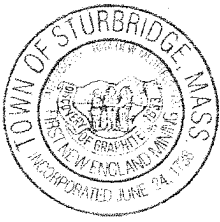
ALL ABUTTERS ARE SINGLE FAMILY HOMES

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:

Proposed addition will be a 500 sq ft single story addition to go directly off back of home. 200 sq ft will be replacing and staying on the same footprint of an existing deck. The deck and bulkhead will be removed. The addition will be placed on piers due to ground conditions. No full foundation will be needed. There will be no vegetation disturbed and no trees or shrubs removed as it will be on same footprint of deck as well as off back of the house onto existing lawn. The addition will not be any closer to the plot lines. as the current footprint of the deck will be followed and minimum disturbance for new piers.

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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1. Complete the required, existing and proposed conditions:

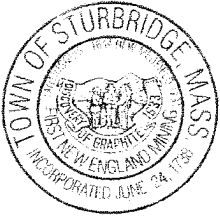
	Zoning Requirements	Existing Conditions	Proposed Conditions
Minimum Lot Area	1 acre	1.1 acre	1.1 acre
Minimum Frontage	150	287.47	287.47
Maximum % Lot Coverage	15%	3%	3.52%
Minimum Front Setback	30	67.62	67.62
Minimum Side Setback	20	183.11/14.70	183.11/14.70
Minimum Rear Setback	20	78.81	75.50
Maximum Mean Height Allowed	35'		
Maximum # of Stories	2	2	Addition 1 story

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

2. Is this property presently compliant with Title V?

Yes

No



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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.

William J. [Signature]

Signature of Owner

5/24/23

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