

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

TOWN OF STURBRIDGE
ZONING BOARD OF APPEALS

Property Owner Paula Brunell
 Property Address 44 Camp Rd Sturbridge, MA 01566
 Mailing Address SAME
 Telephone 58-344-6198 Email Gwen@antanavica.net
 Deed Reference 97508 Purchase Date 8/28/20
 Assessor's Map # 2313 \$25.00 Fee/Check # _____

1. Complete the required, existing and proposed conditions:

Zoning District SR

	Zoning Requirements	Existing Conditions		Proposed Conditions	
Minimum Lot Area	32670	44482		44482	
Minimum Frontage	125	62.49		62.49	
Maximum % Lot Coverage	15%	2.75%		5.95%	
Minimum Front Setback	30	3.3		3.3	
Minimum Side Setbacks	15	61.1	61.1	61.1	61.1
Minimum Rear Setback	15	68.5		98	
Maximum Mean Height Allowed	35	20		28	
Maximum # of Stories Allowed	2 1/2	1 1/2		2	

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

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:

Primary residence

5. Describe the character of the abutting properties, neighborhood and zoning district: **Suburban Residential**

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. 32' X 24' Addition to existing dwelling.

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.



Signature of Owner

5/10/22

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