



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: 2/21/24

Fee: \$25.00 Check #: 4133

Applicant: Mark Renaud

Mailing Address: P.O. Box 57 Sturbridge MA 01566

Phone #: 774-230-6073 Email Address: renaud40@verizon.net

Lic. Professional/Agent: _____

Mailing Address: _____

Phone #: _____ Email Address: _____

Property Address: 48 Beach Ave.

Property Owner: Mark Renaud

Mailing Address: P.O. box 57 Sturbridge MA 01566

Phone #: 774-230-6073 Email Address: _____

Assessors Map # 135-02152-078 Parcel # _____ Zoning Dist. Residential

Deed Reference: Poc# 29512 Purchase Date: 3/30/18

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	3/4 acre	17,500 sq ft 0.40 acre	
Minimum Frontage	125'	west 100 feet	Stays the Same
Maximum % Lot Coverage	15%	7%	Same
Minimum Front Setback	30'	west 40 feet	Same
Minimum Side Setback	15'	South 26' North 37'	23'6" Same
Minimum Rear Setback	15'	East, 102'	Same
Maximum Mean Height Allowed	35'	15.3'	17.6'
Maximum # of Stories	2	Single Story	None

Services available to the subject property:	Existing	Proposed
Type of water services (i.e. municipal water or private well)	private well	
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	Municipal Sewerage	
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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3. Describe the current usage of this lot:

Personal residence

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

~~Four~~ Three abutting properties are private 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:

Removal of entire existing roof structure (approximately 1,400 sq. ft. of shingles, sheathing, and rafters). Remove a 12' foot section of western exterior wall, and a 14' foot section of southern wall. Remove 12' x 14' of existing floor, including floor joist. Construct new floor area adding a 2.6' x 14' center even past existing foundation. Construct new walls with new windows. Construct new roof system (approx. 1,967 sq. ft.) rafters, sheathing, and shingles. Contain all waste and remove.

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.

Mark Parnall
Signature of Owner

2/21/24
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