

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: 6-12-23 Fee: \$25.00 Check #: 2666

Applicant: Tinamarie and Luis Gonzalez

Mailing Address: 1 PinetHaven Rd

Phone #: 508 981-9594 Email Address: tinagonzalez97045@gmail.com

Lic. Professional/Agent: NORM PERRON, PROJ MGR/ CONST SPRVGR

Mailing Address: 39 ELM ST, SOUTHBRIDGE, MA 01550

Phone #: 508-765-0195 Email Address: NPERRON@BERTINEENGINEERING-NE.COM

Property Address: 1 PinetHaven Rd

Property Owner: Tinamarie and Luis Gonzalez

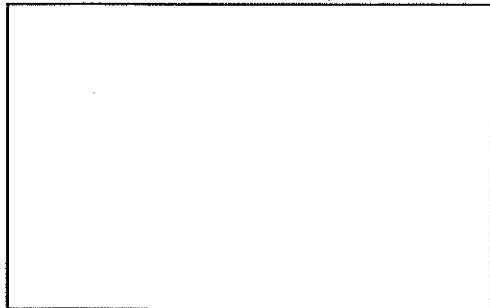
Mailing Address: 1 PinetHaven Rd

Phone #: 508 981-9594 Email Address: tinagonzalez97045@gmail.com

Assessors Map # 513-03552-001 Parcel # — Zoning Dist. SUBURBAN RESIDENTIAL

Deed Reference: 66032 / 227 Purchase Date: 9/10/2021

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 AC.	0.36 AC	0.36 AC
Minimum Frontage	125'	90.9'	90.9'
Maximum % Lot Coverage	15%	11%	12 2/3%
Minimum Front Setback	30'	42'	42'
Minimum Side Setback	15'	10' 1/2 23' 1/2	(32' 1/2 42' 1/2)
Minimum Rear Setback	15'	55' 1/2	POOL AREA 25' 1/2
Maximum Mean Height Allowed	1 STORY	1 STORY	1 STORY
Maximum # of Stories	2	1	1 STORY

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

CATCH BASINS/MH

CATCH BASIN/MH

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:

RESIDENTIAL / SINGLE FAMILY

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 15' DIA. ABOVE GROUND POOL @ REAR OF EXISTING HOUSE

15' +/- FROM REAR OF EXISTING HOUSE

32' +/- FROM WEST PROPERTY LINE

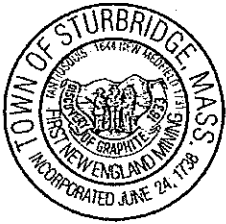
42' +/- FROM EAST PROPERTY LINE (FISKE HILL RD SIDELINE)

25' +/- FROM REAR (SOUTHERLY) PROPERTY LINE

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.

Teri Marie Gonzalez

Signature of Owner

6-12-23

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