

RECEIVED
JUL 26 2018

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

ZONING BOARD
OF APPEALS

TOWN OF STURBRIDGE
ZONING BOARD OF APPEALS

Property Owner Betty Rae Poppo
 Property Address 6 Cormack Road Sturbridge 01566
 Mailing Address 22 Englewood Road, Longmeadow MA 01106
 Telephone 413 426-3891 Email betty@brpgrenier.com
 Deed Reference 57149 Page 195 Purchase Date 4/21/1972
 Assessor's Map # 228-04444-0000 \$25.00 Fee/Check # \$25-/#2707

1. Complete the required, existing and proposed conditions:

Zoning District RR

	Zoning Requirements	Existing Conditions	Proposed Conditions
Minimum Lot Area	1 Acre	6.534	6.534
Minimum Frontage	150'	60.52	60.52
Maximum % Lot Coverage	15%	10%	10%
Minimum Front Setback	ok 30' 30'	30'	30'
Minimum Side Setbacks	ok 20' 20'	2 1/2' 50'	2 1/2' 50'
Minimum Rear Setback	20'	70'	70'
Maximum Mean Height Allowed	35'	18'	18'
Maximum # of Stories Allowed	2	1	1

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

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:

SEASONAL Cottage

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

The neighborhood contains similar structures on similar sized lots.

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. A portion of the roof line was changed from flat to pitched during a recent renovation. The contractor did not obtain a permit. I am now obtaining permits after the fact.

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.

Betty Lee Poppel
Signature of Owner

7/24/2018
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

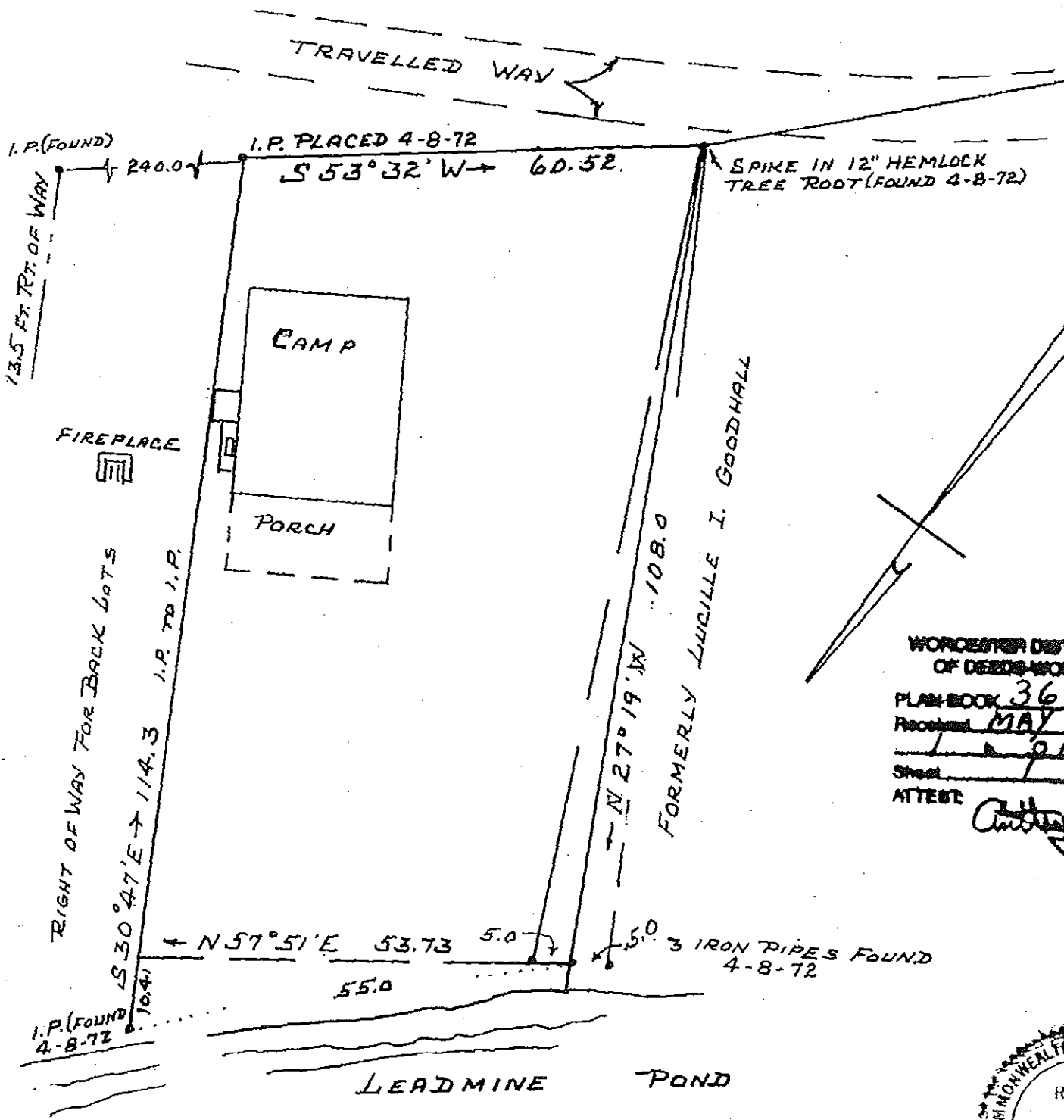
Does increase the non-conforming nature and requires a
 Special Permit and a

Variance from the Zoning Board of Appeals including but not limited to the following:

Zoning Board Chairman

Date

APR 24 1 02 PM
 WORCESTER DISTRICT
 REGISTRY OF DEEDS



PLANNING BOARD APPROVAL
 UNDER SUBDIVISION CONTROL
 LAW NOT REQUIRED

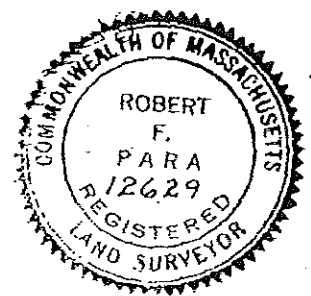
Glenn J. Cipriani, Jr.
Kenneth F. Boland
Robert C. Pickford
 MAJORITY OF THE BOARD 4-17-72

STURBRIDGE
 PLANNING BOARD

WORCESTER DISTRICT REGISTRY
 OF DEEDS WORCESTER, MA
 PLAN BOOK 364 PLAN 6
 Received MAY 24 1972
 1 2 3 4 5 6 7 8 9 10 11 12
 Sheet
 ATTEST

Anthony J. Gault
 Register

PLAN OF LAND
 IN
 STURBRIDGE MASS.
 SURVEYED FOR
 STANLEY J. CZYZEWSKI
 SCALE 1"=20' APRIL 8, 1972
 Robert F. Para LAND SURVEYOR



DETAIL OF EAST PROP. LINE

Request for Determination at 6 Cormack Road

BEFORE



AFTER

