

**For Official Use:**

Date of Receipt: \_\_\_\_\_

Received By: \_\_\_\_\_

File Number: \_\_\_\_\_

Date of Approval: \_\_\_\_\_

Completed: \_\_\_\_\_

Not Completed: \_\_\_\_\_

**Part A. General Information**

1. NAME OF REGISTERED OWNER LUIS A. & TINAMARIE A. GONZALEZ

Address 1 PINE HAVEN ROAD

City STURBRIDGE State MA Zip Code 01566

Telephone No. 774-241-0333 H. / 508-981-9594 C.

Email Address \_\_\_\_\_

2. NAME OF APPLICANT/ AGENT NORM PERRON / BERTIN ENG.

Address 39 ELM ST.

City SOUTHBRIIDGE State MA Zip Code 01550

Telephone No. 508-765-0195

Email Address nperron@bertinengineering-me.com

3. MATTERS RELATED TO THE APPLICATION SHOULD BE ADDRESSED TO (check one or more):

Owner

Applicant/Agent

4. PROOF OF OWNERSHIP ACCOMPANYING APPLICATION: (check one):

Copy of front page of deed

Parcel Registry

**R E C E I V E D**  
AUG 09 2023

ZONING BOARD  
OF APPEALS

**Part B. Details of Application**

5. Location of Subject Property

Municipal Address: 1 PINE HAVEN RD, STURBRIDGE, MA

Lot(s): 513-03552-001 Plan: \_\_\_\_\_

Assessment Lot Number(s): \_\_\_\_\_

6. Is the subject property subject to any easements, rights-of-way, or other rights over adjacent properties (i.e. mutual driveway)?

Yes

No

7. Existing use of Property: SINGLE FAMILY/RESIDENTIAL

8. Date of construction of all existing and proposed buildings and structures on the subject property:

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

9. Nature of Relief Requested:

Special Permit pursuant to Article/Section 300-15.2  
300-18.2(2) of the Zoning

Ordinance/Bylaw which authorizes THE ZBA

to permit A CHANGE OR ALTERATION OF A PRE-EXISTING NON-CONFORMING STRUCTURE

Detailed explanation of request:

PRESENT WOOD FRAMED DECK @ LEFT SIDE OF EXISTING HOUSE  
THAT WAS CONSTRUCTED WITHOUT A BUILDING PERMIT. THE  
PRESENT WOOD DECK HAS BEEN CONSTRUCTED WITHIN THE 30' MIN.  
SETBACK FROM FISKE HILL ROAD. THE OWNERS MR & MRS GONZALEZ

ARE REQUESTING A SPECIAL PERMIT & FINDINGS FROM THE ZONING BOARD OF APPEALS - TO APPROVE THE PRESENT 23' 1/2" SETBACK FROM THE ELSKE HILL ROAD SIDELINE.

10. Evidence to support grant of special permit:

Because of the reasons set forth below, the special permit request will be in harmony with the intent and purpose of the Zoning Ordinance/Bylaw:

THE AREA CONTAINS A SINGLE FAMILY RESIDENTIAL STRUCTURE WITH VARIOUS DECKS & PORCHES THAT HAVE BEEN ADDED OVER TIME. THE SETBACK TO ELSKE HILL ROAD IS CONSISTANT WITH THE NEIGHBORHOOD.

Because of the reasons set forth below, the special permit requested will meet the additional requirements of the Zoning Ordinance/Bylaw as follows:

ALL OTHER SETBACKS AND LOT COVERAGE REQUIREMENTS SPECIFIED IN THE BYLAW WILL BE MET.



*An application will not be considered complete and will not be accepted by the Zoning Board of Appeals for its action until all required documentation/information has been submitted to the Town Planner and filed with the Town Clerk.*

**Incomplete applications will be automatically rejected and returned to the applicant.**

Applications should be submitted to:

Town of Sturbridge Planning Department  
Center Office Building  
301 Main Street  
Sturbridge, MA, 01566  
508-347-2508

Applicants are *strongly* encouraged to schedule a submitted meeting with the Town Planner.