



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: 4/29/2024

Fee: \$25.00 Check #: _____

Applicant: TIMOTHY & MARY HARTPENCE

Mailing Address: 143 WARRENTON WAY SIMPSONVILLE SC 29681

Phone #: 864 915-0111 Email Address: adamsandelm@yahoo.com

Lic. Professional/Agent: _____

Mailing Address: _____

Phone #: _____ Email Address: _____

Property Address: 20 GOODRICH RD STURBRIDGE

Property Owner: TIMOTHY & MARY HARTPENCE

Mailing Address: 143 WARRENTON WAY SIMPSONVILLE SC 29681

Phone #: 864 915-0111 Email Address: adamsandelm@yahoo.com

Assessors Map # 44 Parcel # 20 Zoning Dist. RR

Deed Reference: 309-04424-020 Purchase Date: 2018

For Planning Department Use Only:



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3. Describe the current usage of this lot:

PERSONAL - residential

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

PERSONAL USE WITH ONE VACANT
STATE OWNED LOT

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:

WE ARE REQUESTING COVER AND SCREEN OUR
EXISTING DECK.

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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1. Complete the required, existing and proposed conditions:

	Zoning Requirements	Existing Conditions		Proposed Conditions	
Minimum Lot Area	1	.47 acre		.47 acre	
Minimum Frontage	150'	126.22		126.22	
Maximum % Lot Coverage	15%	6.26%		6.26%	
Minimum Front Setback	30'	3'		3'	
Minimum Side Setback	20'	L 7'	R 55'	L 7'	R 55'
Minimum Rear Setback	20'	170'		170'	
Maximum Mean Height Allowed	35'	18'		18'	
Maximum # of Stories	2	1		1	

Services available to the subject property:	Existing	Proposed
Type of water services (i.e. municipal water or private well)	Private Well	same
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	Private Septic	same
Type of storm drainage (i.e. sewers, ditches, swales or other means)	none	none

2. Is this property presently compliant with Title V?

Yes

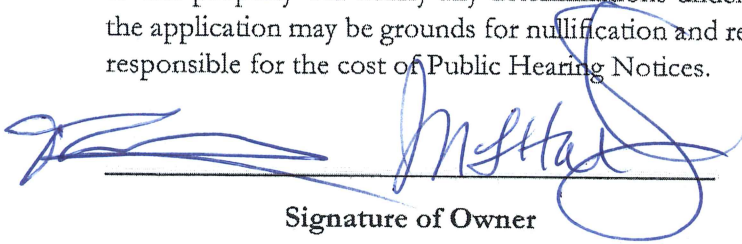
No



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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.



Signature of Owner

4/29/2024

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