



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: 04/16/2024

Fee: \$25.00 Check #: 112

Applicant: Nicholas Cantara

Mailing Address: 24 Cedar Lake Drive Sturbridge, MA 01566

Phone #: 7744024301

Email Address: ncantara117@gmail.com

Lic. Professional/Agent: N/A

Mailing Address: _____

Phone #: _____

Email Address: _____

Property Address: 24 Cedar Lake Drive Sturbridge, MA 01566

Property Owner: Nicholas Cantara

Mailing Address: 24 Cedar Lake Drive Sturbridge, MA 01566

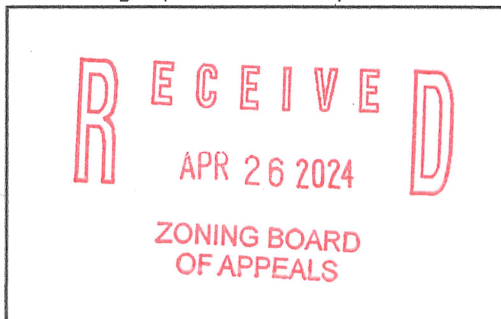
Phone #: 774-402-4301

Email Address: ncantara117@gmail.com

Assessors Map # 198-02437-024 Parcel # _____ Zoning Dist. SR

Deed Reference: 64051/106 Purchase Date: 12/22/2020

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	32,640 sf	3,736 +/-		3,736 +/-	
Minimum Frontage	125'	80'		80'	
Maximum % Lot Coverage	15%	19.7%		19.3%	
Minimum Front Setback	30'	12.2'		12.5'	
Minimum Side Setback	20'	5.1'	5.1'	5.1'	5.1'
Minimum Rear Setback	20'	75.5'		65.2'	
Maximum Mean Height Allowed	35'	2 ST.		2 ST.	
Maximum # of Stories	2	2		2	

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

Residential

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

Front of property is round about roadway, neighboring Residential dwellings on each side. Rear of property consists of yard area abutting lake water-frontage.

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:

Adding additional flooring to second floor including 96 sqft of new construction. Roof will have dormers constructed and walls/rooms will be added to second floor. first floor will gain additional 96 sq.ft. Demo will consist of removal of Roofing materials, walls, flooring to add new construction

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.

J. W. C. [Signature]

Signature of Owner

4/16/2024

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