



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: 11/29/2022 Fee: \$25.00 Check #: 4112

Applicant: GARY APHER c/o GA SIDING & WINDOWS, INC
Mailing Address: 308 MAIN ST. OXFORD MA 01540
Phone #: 774/276-0435 Email Address: GASIDING@gmail.com

Lic. Professional/Agent: GARY APHER HIC-180467
Mailing Address: 308 MAIN ST. OXFORD MA 01540
Phone #: 774/276-0435 Email Address: GASIDING@gmail.com

Property Address: 11 FARQUHAR RD STURBRIDGE MA
Property Owner: JAY AND SAM BOUCHER
Mailing Address: 11 FARQUHAR RD STURBRIDGE MA
Phone #: 508/367-7791 Email Address: ELEGANCE436@gmail.com
SLN827@yahoo.com

Assessors Map # 270-2955-011 Parcel # _____ Zoning Dist. SR
Deed Reference: 54103/282 Purchase Date: 2015

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	1/2 Acre	0.50 acres		0.50 acres	
Minimum Frontage	125'	100'		100'	
Maximum % Lot Coverage	15%	10.41%		13.02%	
Minimum Front Setback	30'	33.5		33.5	
Minimum Side Setback	15'	21.3	16.1	21.3	15
Minimum Rear Setback	15'	138'		120.6'	
Maximum Mean Height Allowed	35ft	24'		24'	
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)	Public	Public
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	Sewer	Sewer
Type of storm drainage (i.e. sewers, ditches, swales or other means)		

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 HOME

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

Single family residential

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:

DEMO AS NEEDED, BUILD AND ADDITION TO INCLUDE FRAMING,
ROOFING, WINDOWS, DOORS, ELECTRIC, PLUMBING, INSULATION, INTERIOR
FINISH PER ARCHITECT PLANS ATTACHED

6. Attach the following and check off:

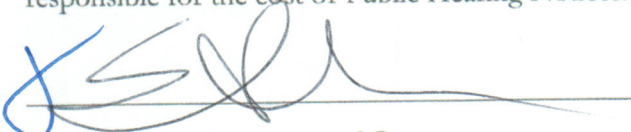
- A Plot Plan Survey, prepared by a Massachusetts licensed land surveyor, including lot lines, a foundation survey of all existing structures and proposed new structures, with setbacks; and the location of wells, septic fields or septic systems.
- A current abutter's list, available from the Town Assessor's 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.


Signature of Owner

11/30/02
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