

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

TOWN OF STURBRIDGE
ZONING BOARD OF APPEALS

Property Owner Susan and Douglas Purves
 Property Address 131 Shore Road Sturbridge, MA 01566
 Mailing Address 51 Northwoods Rd. NORTH GRANBY, CT 06060
 Telephone 1-860-944-5984 Email Sue.Purves60@gmail.com
 Deed Reference 578-21e14-131 Purchase Date 7/12/17
 Assessor's Map # 578-21e14-131 \$25.00 Fee/Check # _____

1. Complete the required, existing and proposed conditions:

Zoning District SFR Water R

	Zoning Requirements	Existing Conditions		Proposed Conditions	
Minimum Lot Area	32,670sf	12,758sf		No change	
Minimum Frontage	125'	103'		No Change	
Maximum % Lot Coverage	15%	18.7%		No change	
Minimum Front Setback	30'	16.6'		No Change	
Minimum Side Setbacks	15'	11.7'	22'	No Change	No Change
Minimum Rear Setback	15'	53.7'		No Change	
Maximum Mean Height Allowed	2 Story	1.5 Story		2 Story	
Maximum # of Stories Allowed	2	1.5		2	

Services available to the subject property:	Existing	Proposed
Type of water services (i.e. municipal water or private well)	Private	No Change
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	Public	No Change
Type of storm drainage (i.e. sewers, ditches, swales or other means)		

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:

The current use is a single family home. It will remain a single family home. We plan to add a full second story to the home instead of the existing 1.5 story it currently has.

5. Describe the character of the abutting properties, neighborhood and zoning district: The area is a residential lake front area

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. We plan to do a complete house remodel by adding a full second story.

This will include all new windows, doors, siding, decking and rails, electrical

plumbing, heating, flooring, insulation, drywall, paint, etc.

We will not be changing the existing footprint of the home.

Please see provided plans.

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.

DocuSigned by:
Doug Purves
09FFC0738407463

5/31/2022

Signature of Owner

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