



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: 3-30-23 Fee: \$25.00 Check #: 1010

Applicant: Charles Kodytt
Mailing Address: Po Box 79, Spencer, Ma, 01562
Phone #: 774-644-1429 Email Address: CKody82@gmail.com

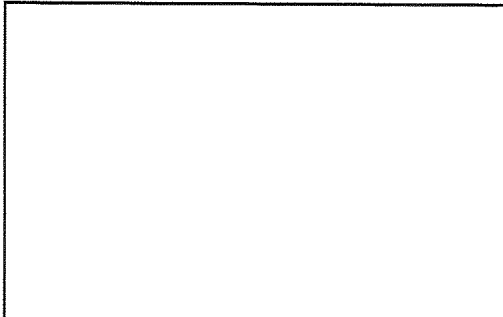
Lic. Professional/Agent: Charles Kodytt
Mailing Address: PO Box 79, Spencer, Ma, 01562
Phone #: 774-644-1429 Email Address: CKody82@gmail.com

Property Address: 145 cedar street
Property Owner: Pat Ballard
Mailing Address: 145 cedar street, Sturbridge, Ma, 01518
Phone #: 774-289-2302 Email Address: none

Assessors Map # Book - 4648 / Page - 0297 Parcel # 202-02036-145 Zoning Dist. Suburban residential

Deed Reference: _____ Purchase Date: 4-18-2001

For Planning Department Use Only:





Town of Sturbridge

Zoning Board of Appeals
 301 Main Street
 Sturbridge, MA 01566

1. Complete the required, existing and proposed conditions:

	Zoning Requirements	Existing Conditions	Proposed Conditions
Minimum Lot Area	(32,670 sqft) 47,831 3/4 acre x	47,831 sqft	47,831 sqft
Minimum Frontage	125' *	101'	101'
Maximum % Lot Coverage	15% x	1.8% x	1.8% x
Minimum Front Setback	30'	36'	36'
Minimum Side Setback	15'	20' 31'	20' 31'
Minimum Rear Setback	15'	478'	464'
Maximum Mean Height Allowed	35'	28'	28'
Maximum # of Stories	# 2 stories	# 2 stories	# 2 stories

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

2. Is this property presently compliant with Title V?

Yes

No



Town of Sturbridge

Zoning Board of Appeals
301 Main Street
Sturbridge, MA 01566

3. Describe the current usage of this lot:

single family Home.

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

residential single family Homes.

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:

Build a 14x16' Deck on the Back of a House, no Demolition or Digging required.

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.



Town of Sturbridge

Zoning Board of Appeals
301 Main Street
Sturbridge, MA 01566

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.

RAJ R. M...

Signature of Owner

3-30-23

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