

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

TOWN OF STURBRIDGE
ZONING BOARD OF APPEALS

Property Owner VtJ LLC
 Property Address 21 Whitmore Rd
 Mailing Address 15 Vinnie Way, Shrewsbury, MA 01545
 Telephone 508-825-3569 Email Kempton.rose@yahoo.com
 Deed Reference _____ Purchase Date 1/31/22
 Assessor's Map # 680 \$25.00 Fee/Check # _____

1. Complete the required, existing and proposed conditions:

Zoning District Suburban Residential (SR)

with water & sewer

	Zoning Requirements	Existing Conditions		Proposed Conditions	
Minimum Lot Area	1/2 acre	1.88 acre		1.88 acre	
Minimum Frontage	125'	100'		100'	
Maximum % Lot Coverage	15%	5%		5%	
Minimum Front Setback	30'	90.2		90.2	
Minimum Side Setbacks	15'	46.6	30.8	46.6	30.8
Minimum Rear Setback	15'	712'		712'	
Maximum Mean Height Allowed	35'	23'		28'	
Maximum # of Stories Allowed	2	2		2	



Services available to the subject property:	Existing	Proposed
Type of water services (i.e. municipal water or private well)	municipal	municipal
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	municipal	municipal
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:


Residential home

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

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. Demo 2nd floor + roof. Reconstruct 2nd floor with 3 bedrooms + 1 full bath. Install new roof. Demo 1st floor + reconstruct 1st floor (new kitchen, livingroom, diningroom, den + full bath. Clean lot by trimming trees + clearing overgrown bushes. Refurbish front + rear decks

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.



Signature of Owner

3/8/22

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