

**R E C E I V E D**  
 MAR 03 2022

**ZONING BOARD  
 OF APPEALS**

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

TOWN OF STURBRIDGE  
 ZONING BOARD OF APPEALS

Property Owner Brian Juliano  
 Property Address 43 Abrams Drive Sturbridge, MA  
 Mailing Address 107 Hampden Road, Somers, CT 06071  
 Telephone 860-930-4466 Email mapleleafcarp@gmail.com  
 Deed Reference 48991/0186 Purchase Date 5/18/2012  
 Assessor's Map # 103-02418-043 \$25.00 Fee/Check # 909

1. Complete the required, existing and proposed conditions:

Zoning District SR

	Zoning Requirements	Existing Conditions		Proposed Conditions	
Minimum Lot Area	3/4	1.06		1.06	
Minimum Frontage	125	0		0	
Maximum % Lot Coverage	15	10.78		11.04	
Minimum Front Setback	30	121		121	
Minimum Side Setbacks	15	74	183	Of deck - 84	Of deck - 193
Minimum Rear Setback	15	221		211	
Maximum Mean Height Allowed	35	24		N/A	
Maximum # of Stories Allowed	2	2		N/A	

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 lot

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

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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. Add a 10' x 12' deck off of the second story of the existing garage.

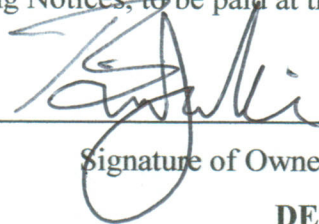
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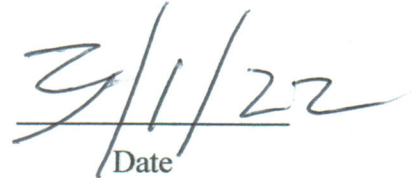
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**NOTE TO THE APPLICANT:** This ZBA Determination is valid only for those construction activities identified on this application. Any additional building permit applications or activities relating to this property will nullify any determinations under 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, to be paid at the Hearing.

  
\_\_\_\_\_  
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