

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

TOWN OF STURBRIDGE
ZONING BOARD OF APPEALS

Property Owner ALAN + MARY HUSSEY
 Property Address 65 WESTWOOD DRIVE
 Mailing Address same
 Telephone 508-347-7780 Email breeze4god@yahoo.com
 Deed Reference 6902/371 Purchase Date 12/19/79
 Assessor's Map # 21/65 \$25.00 Fee/Check # 4120

1. Complete the required, existing and proposed conditions:

Zoning District SR

	Zoning Requirements	Existing Conditions	Proposed Conditions
Minimum Lot Area	3/4 acre	21.35 ac.	21.35
Minimum Frontage	125'	90.94' + 50'	90.94' + 50'
Maximum % Lot Coverage	15%	.359	1.030
Minimum Front Setback	30'	300'	300'
Minimum Side Setbacks	15'	700' 1400'	700' 1400'
Minimum Rear Setback	15'	120'	120'
Maximum Mean Height Allowed	35'	10'	10'
Maximum # of Stories Allowed	2	1	1

Services available to the subject property:	Existing	Proposed
Type of water services (i.e. municipal water or private well)	WELL	WELL
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)	none	none

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:

Single Family home

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

Neighborhood is comprised of SFH on smaller lots - many have accessory structures such as garages, sheds, etc.

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. Carport as shown on site plan
18' x 18'

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.

Alan Murray
Signature of Owner

3/8/21
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

10/26/17



