

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

TOWN OF STURBRIDGE
ZONING BOARD OF APPEALS

Property Owner Pamela Soper
 Property Address 92 Stallion Hill Rd, Fiskdale, MA 01518
 Mailing Address P.O. BOX 134 Sturbridge, MA 01566
 Telephone 508-864-2775 Email tpsoper77@gmail.com
 Deed Reference 4.5302/0267 Purchase Date 1992
 Assessor's Map # 605.02812.092 \$25.00 Fee/Check # 1916

1. Complete the required, existing and proposed conditions:

Zoning District Single Family

	Zoning Requirements	Existing Conditions	Proposed Conditions
Minimum Lot Area	1 acre	22 acres	22 acres
Minimum Frontage	150'	100'	100'
Maximum % Lot Coverage	15%	0.50%	0.57%
Minimum Front Setback	30'	500'	500'
Minimum Side Setbacks	20'	177' 750'	149' 750'
Minimum Rear Setback	20'	1000'	974'
Maximum Mean Height Allowed	35'	20'	20'
Maximum # of Stories Allowed	3	1	1

Services available to the subject property:	Existing	Proposed
Type of water services (i.e. municipal water or private well)	private	private
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	private	private
Type of storm drainage (i.e. sewers, ditches, swales or other means)	swale	swale

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

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

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. new construction - addition for living space. will provide living room and kitchen space.

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.

Pamela Lopez
Signature of Owner

10-4-21
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