



# Town of Sturbridge

Zoning Board of Appeals  
301 Main Street  
Sturbridge, MA 01566

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REQUEST FOR DETERMINATION  
NON-CONFORMING USE, LOT OR STRUCTURE  
ONE AND TWO FAMILY DWELLING

Revised 6-2022

Date: \_\_\_\_\_ Fee: \$25.00 Check #: \_\_\_\_\_

Applicant: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email Address: \_\_\_\_\_

Lic. Professional/Agent: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email Address: \_\_\_\_\_

Property Address: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email Address: \_\_\_\_\_

Assessors Map # \_\_\_\_\_ Parcel # \_\_\_\_\_ Zoning Dist. \_\_\_\_\_

Deed Reference: \_\_\_\_\_ Purchase Date: \_\_\_\_\_

For Planning Department Use Only:



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## 1. Complete the required, existing and proposed conditions:

	Zoning Requirements	Existing Conditions		Proposed Conditions	
Minimum Lot Area					
Minimum Frontage					
Maximum % Lot Coverage					
Minimum Front Setback					
Minimum Side Setback					
Minimum Rear Setback					
Maximum Mean Height Allowed					
Maximum # of Stories					

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

## 2. Is this property presently compliant with Title V?

☐ Yes

☐ No



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**3. Describe the current usage of this lot:**

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

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**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:**

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**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.



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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.

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**Signature of Owner**

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**Date**

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## 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

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**Zoning Board Chairman**

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**Date**