



# Town of Sturbridge

Zoning Board of Appeals  
301 Main Street  
Sturbridge, MA 01566

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

Revised 6-2022

Date: February 14, 2024

Fee: \$25.00 Check #: 11945

Applicant: The Blanchard Family Trust, Charles Blanchard, Trustee

Mailing Address: 26 Farquhar Road

Phone #: (774) 289-3071

Email Address: chasblanchard@msn.com

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

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

Phone #: \_\_\_\_\_

Email Address: \_\_\_\_\_

Property Address: 26 Farquhar Road

Property Owner: The Blanchard Family Trust

Mailing Address: 26 Farquhar Road, Sturbridge, MA 01566

Phone #: (774) 289-3071

Email Address: chasblanchard@msn.com

Assessors Map # 270-03415

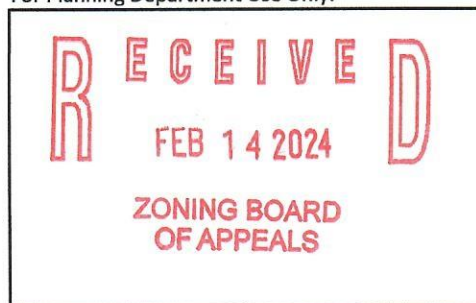
Parcel # 26

Zoning Dist. SR

Deed Reference: BK.61110 Pg. :

Purchase Date: 1978

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	3/4 ac	1.286 ac		No Change	
Minimum Frontage	125	145.98		No Change	
Maximum % Lot Coverage	15	3		3.2	
Minimum Front Setback	30	109		No Change	
Minimum Side Setback	15	2	81	N/C	N/C
Minimum Rear Setback	15	125		No Change	
Maximum Mean Height Allowed	35	32		No Change	
Maximum # of Stories	2	2		No Change	

Services available to the subject property:	Existing	Proposed
Type of water services (i.e. municipal water or private well)	Town Water	No Change
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	Town Sewer	No Change
Type of storm drainage (i.e. sewers, ditches, swales or other means)		No Change

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

Yes

No



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

Singe Family Residential Dwelling

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

Suburban Residential single-family houses, Multi-family Houses

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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:**

A Special Permit to construct a garage on a portion of an existing concrete pad was granted by the Zoning Board of Appeals on February 15, 2023. The dimensions of the garage as approved are 28 feet by 24 feet. The garage is now being designed and it was found that in order to use the side door when cars are parked in the garage the depth must be 28 feet. The side setback granted by the Special Permit remains the same.

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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.

*Charles T. Blanchard*

February 14, 2024

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 required a

\_\_\_\_\_ Special Permit and/or

\_\_\_\_\_ Variance from the Zoning Board of Appeals

Zoning Board Chairman

Date