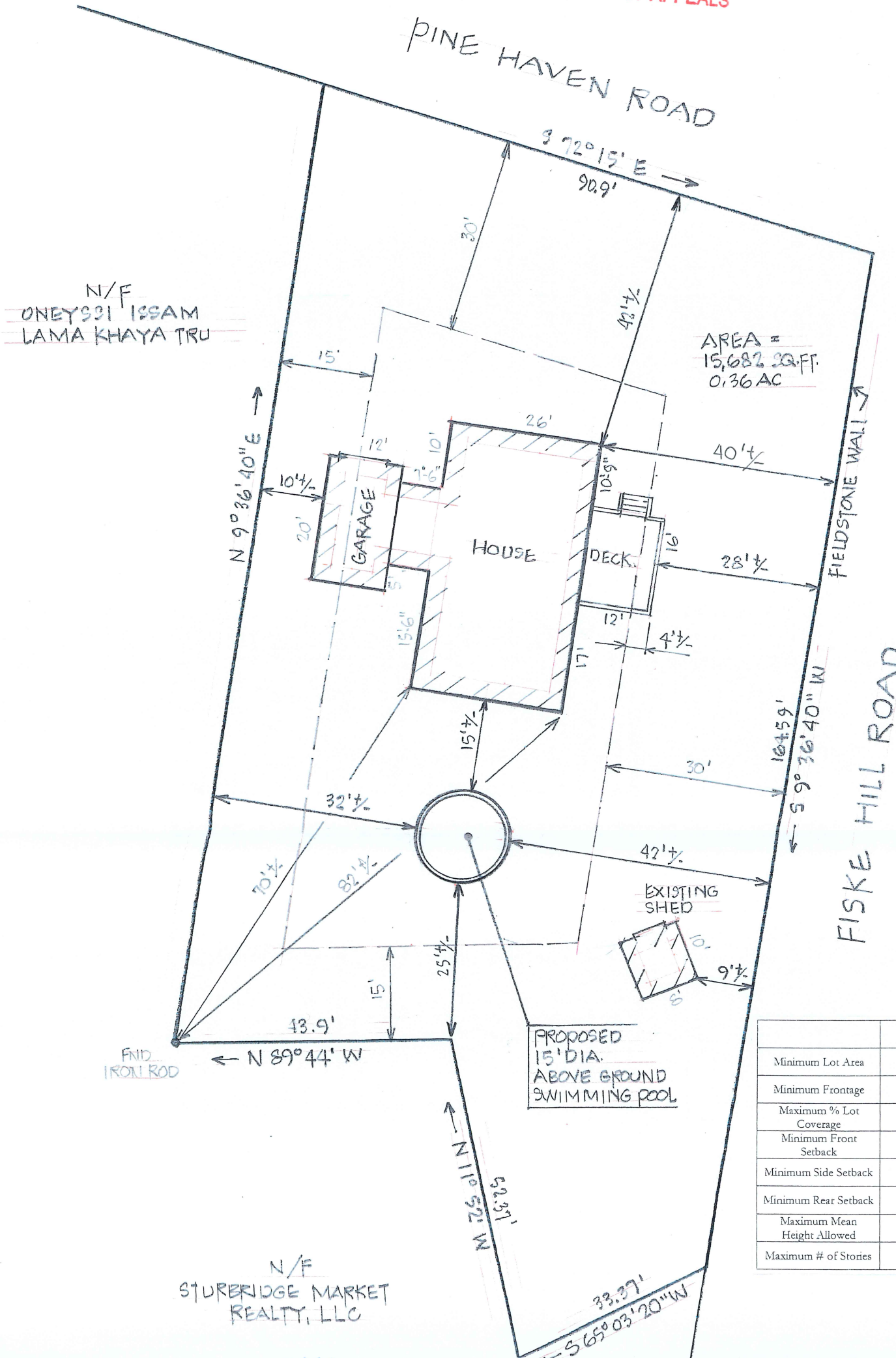


ZONING BOARD OF APPEALS



N/F ONEYS31 ISSAM LAMA KHAYA TRU

ZONING
SUBURBAN RESIDENTIAL
STREET 30'
OTHER 15'

AREA =
15,682 SQ. FT.
0.36 AC

	Zoning Requirements	Existing Conditions	Proposed Conditions
Minimum Lot Area	3/4 AC	0.36 AC.	0.36 AC
Minimum Frontage	125'	90.9'	90.9'
Maximum % Lot Coverage	15%	11%	12%
Minimum Front Setback	30'	42'	42'
Minimum Side Setback	15'	10' 1/2, 23' 1/2	32' 1/2, 42' 1/2
Minimum Rear Setback	15'	55' 1/2	25' 1/2
Maximum Mean Height Allowed	2 STORY	1 STORY	1 STORY
Maximum # of Stories	2	1	1 STORY

N/F STURBRIDGE MARKET REALTY, LLC

Plot Plan
For
Luis A. Gonzalez
Tinamarie A. Gonzalez
1 Pine Haven Road, Sturbridge, MA

Note:
Plot Plan bearing and property line dimensions are as described from the existing property description deed of record. The premises conveyed to the Owners herein by deed and recorded in the Worcester District Registry of Deeds Book 66032 Page 228.

Bertin Engineering, Inc.
39 Elm Street, Southbridge, MA
June 22, 2023