

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

TOWN OF STURBRIDGE
ZONING BOARD OF APPEALS

Property Owner _____

Property Address _____

Mailing Address _____

Telephone _____ Email _____

Deed Reference _____ Purchase Date _____

Assessor's Map # _____ \$25.00 Fee/Check # _____

1. Complete the required, existing and proposed conditions:

Zoning District _____

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

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

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:

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

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. _____

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.

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 requires a

____ Special Permit and a

____ Variance from the Zoning Board of Appeals including but not limited to the following:

Zoning Board Chairman

Date