

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

**TOWN OF STURBRIDGE  
ZONING BOARD OF APPEALS**

Property Owner \_\_\_\_\_  
 Property Address \_\_\_\_\_  
 Telephone \_\_\_\_\_ Email Address \_\_\_\_\_  
 Deed Reference \_\_\_\_\_ Purchase Date \_\_\_\_\_  
 Assessor's Map # \_\_\_\_\_ Lot # \_\_\_\_\_ \$25.00 Fee - Ckeck # \_\_\_\_\_

1. Complete the required, existing and proposed conditions in the following matrix.

Zone _____	Required	Existing Conditions	Proposed Conditions
Lot _____			
Area _____	_____	_____	_____
Frontage _____	_____	_____	_____
% Coverage _____	_____	_____	_____
Setbacks			
Frontage _____	_____	_____	_____
Side _____	_____	_____	_____
Rear _____	_____	_____	_____
Height in feet _____	_____	_____	_____
Stories _____	_____	_____	_____
	Basement:		
	Water	_____	_____
	Sewer	_____	_____

2. Is the 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 on this lot:

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

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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 clearing and plantings.

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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 application 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 \_\_\_\_\_ finds 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



# Town of Sturbridge

*Barbara A. Barry, Finance Director*

Department/Board/Committee: \_\_\_\_\_

Please verify outstanding tax/fee status for the following property owner:

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

Property Location: \_\_\_\_\_

Please be advised that all taxes:

- The license/permit may be released.
- The license/permit may not be released.

\_\_\_\_\_  
Finance Director

\_\_\_\_\_  
Date