

TOWN OF ROCKLAND
ZONING BOARD OF APPEALS
APPLICATION FOR A PUBLIC HEARING

SECTION 1:

A. I/We hereby apply for a public hearing before the Zoning Board for the following:
(Check all that are applicable)

- ☒ Application for Dimensional Variance
- ☐ Application for a Use Variance
- ☐ Application for a Section 6 Finding
- ☐ Special Permit for Use permissible by Special Permit
- ☐ Appeal from a Decision of the Zoning Enforcement Officer
- ☐ Comprehensive Permit (Chapter 40B)

SECTION 2:

B. Answer all of the following questions that pertain to your application:

1. Address of the property in question: 44 Clark Road
2. Name(s) of Owner(s) of Property: Anthony Mari & Marie O'Donnell
3. Owner's Address: 44 Clark Road, Rockland, MA 02370
4. Name of Applicant(s): Christopher O'Donnell d/b/a O'Donnell Construction
5. Address of Applicant: 30 Jackson Road
Scituate, MA 02066
6. Applicant's Phone: Home: 781 545-0783 Work: _____
Cell: 781 264-3917 Fax: _____
E-Mail: kodonnell601@gmail.com
7. State the Assessor's Map # 50 and Lot # 085 of the property.
8. State the Zoning District in which the property is located: R2
9. Explain in-depth what you are proposing to do: _____

Please see attached sheet.

10. Describe in detail any existing variance(s) or special permit(s) pertaining to this property. Copy/copies must be obtained at the Town Clerk's Office and must be attached to this application:

NONE

11. List all applicable sections of the Zoning Bylaw that pertains to this application:

415-22 B. (2)

12. If you are applying for a dimensional variance, state in detail any specific condition that effects the shape, soil, topography or structures on your lot that specifically effects your lot and does not effect the zoning district as a whole, and why these conditions cause a hardship to the land that warrants the granting of a variance **(use a separate piece of paper if necessary)**

Please see attached sheet.

13. If this is an application for a special permit, describe in detail the permit you are seeking and provide the Board with specific information as to how the proposed use will meet the Performance Standards of the Zoning By-Laws of Rockland:

9. Explain in-depth what you are proposing to do:

We are proposing to build a 6' x 14' one-story addition to the right side of the house. The reason for the addition is to widen the existing bathroom 1 ½ feet and the adjacent bedroom 4 ½ feet.

The existing bathroom is not wide enough for a washer and dryer (please see attached photo of the current situation). Making the bathroom wider to accommodate a washer and dryer involves widening it to the right into the existing bedroom which is already very small. In turn, the bedroom will need to be widened so there is room to walk around the bed and to place a dresser into the bedroom.

We will need a dimensional variance of 3.3 feet to build this 6' addition to the right side. Currently there is a 27.7' setback. Ordinarily the side setback dimension requirement for Zone Res2 is 15 feet but because this is a corner lot, the Zoning By Law 415-22 B. (2) comes into play changing the side set back requirement from 15' to 25'.

12. If you are applying for a dimensional variance, state in detail any specific condition that effects the shape, soil, topography of structures on your lot that specifically effects your lot and does not effect the zoning district as a whole, and why these conditions cause a hardship to the land that warrants the granting of a variance.

The specific condition is that 44 Clark Road is a corner lot. Per the Zoning By Law 415-22 B (2) referred to above, the side yard of a corner lot shall have a side yard equal in width to the minimum front yard requirement of any adjoining lot fronting on the side street. The minimum side yard setback shall be 15 feet.

The front setback in Zone R2 is 25-feet. Ordinarily the side setback in Zone R2 is 15 feet.

We easily meet the 15' minimum setback referred to in the last sentence of 415-22 B. (2). We are short 3.3 feet regarding the minimum front yard requirement of any adjoining lot fronting on the side street that is also discussed in this by law.

We have tried to think of anywhere else we could put the washer and dryer and couldn't come up with any place else that makes sense. The cellar is a crawlspace. This is quite a hardship on the owners, Anthony and Marie, and needs to be corrected. It is for this reason we come to the Zoning Board for the purpose of being granting a variance.

14. If this is an appeal from a decision of the Zoning Enforcement Officer, state in detail the grounds upon which you claim that the Zoning Enforcement Officer/ Building Inspector's decision was in error. _____

Signed: _____

Matthew Blumell

Owner(s) of Record

All owners must sign

Signed: _____

Alan Olden

Applicant(s) If Different from owner

All applicants must sign

Signed: _____

Signature of Attorney (if any)

Date: _____

7/27/21