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HAND DELIVERED

May 26, 2022

Town Clerk Town of Rockland Zoning Board of Appeals 242 Union Street Rockland, MA 02370

RE: 808 Market Street, Rockland, MA. Assessors Map 54, Parcel 7

Dear Sir/Madam,

Enclosed herewith for filing please find:

- 1. Application for Variance, including Exhibit A (13 copies)
- 2. 13 copies of the full sized plan and one plan 11×17
- 3. Check for \$2000.00 for the filing fee
- 4. Certified Abutter's list for the Town of Rockland.
- 5. Photographs
- 6. Two business sized envelopes addressed to each abutter with postage thereon.
- 7. Two stamped envelopes to my office for advertising and the decision mailing w postage
- 8. Two certified mail envelopes addressed to the applicant/owner including the green card and receipt. Postage stamp (\$8.95) for each included.

Would you kindly see that this matter is scheduled for hearing as soon as possible with the Zoning Board of Appeals.

Thank you for your attention to this matter. Please let me know if you have any questions.

Sincerely,

Edward W Valanzola EWV/sm / Encls.

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

SE	CT	ION 1:
-	I/V	We hereby apply for a public hearing before the Zoning Board for the following: neck all that are applicable)
	(01	tech 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)
CIT		TORY 2.
		ION 2: swer all of the following questions that pertain to your application:
	1.	Address of the property in question: 808 Market St. Rockland MA
	2.	Name(s) of Owner(s) of Property: 808 Market ST, LLC
	3.	Owner's Address: 808 Market St., Rockland, MA 02370
		Name of Applicant(s):Same as owner
	5.	Address of Applicant: See #3
	6.	Applicant's Phone: Home: Work: 508-339-078/ Cell: Fax: 508-339-0500 E-Mail: 200/lawgrp.com
		State the Assessor's Map # 54 and Lot # 7 of the property.
	8.	State the Zoning District in which the property is located: R-2
	9.	Explain in-depth what you are proposing to do:
		Requesting Variance for lot area for 2 family existing home. 32,670 prequired for each unit Lot area is 40,678 See Exhibit "A"

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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:		
	N/A		
11.	List all applicable sections of the Zoning Bylaw that pertains to this application: Section 415-22 Building and lot regulations		
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) See Exhibit A		
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:		

how h

	N/A
Signe	de l'app
Signe	By its Attorney Edward W. Valanzola
Own	808 Market St, LLC er(s) of Record
CAMIR	All owners must sign
Signe	d: X
	Eliviano Henkert, MGR.
	Applicant(s) If Different from owner All applicants may sign
Signe	de July
D	Signature of Attorney (if any) Edward W. Valanzola May 2021
Date:	10129

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EXHIBIT "A"

RE: 808 Market Street, Rockland, MA

This application is for a variance from the following section of the Rockland Zoning By-Laws:

• § 415-22 Lot Area 32,670 sq ft required per unit (2 family)

Proposed Area 40,678 sq ft.

• Existing 2 family residential property.

• Zone – R-2

In support of this application the applicant states as follows:

- 1. The lot is shown on a plan filed herewith.
- 2. The lot is in the R-2 zoning. Two family residential units are permitted in the R-2 zone.
- 3. When the property was purchased by the applicant on October 4, 2021, it was occupied as a 2 family home.
- 4. Unit 1 was occupied by the applicant's family. Unit 2 was occupied by Rodrigo, Patricia and Enzo Guedes.
- 5. Unit 1 has 3 bedrooms, a kitchen, 2 livings rooms and a bathroom.
- 6. Unit 2 has 2 bedrooms, a kitchen, living room and a bathroom.
- 7. The property has 2 gas meters and 2 electric meters visible from the front of the property. See photographs attached.
- 8. The home on the property has 2 entrances. One is numbered 1 and the other numbered 2. See photographs attached.
- 9. When the applicant purchased the property he was provided with a mortgage inspection plan. That plan, attached hereto, states that "THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO THE PROPERTY LINES."
- 10. When the applicant purchased the property he had no reason to check on the zoning since the house clearly appeared to be a 2 family home in a zone /area that allows 2 family homes. Apparently, the property was divided in 2010 (ANR plan signed by the Planning Board) and a new single family home was built on the new Lot B. See ANR plan attached hereto. Nothing on the ANR plan, which is recorded at the registry of deeds, indicates that Lot A (808 Market Street), that has the 2 family home on it, is or would become non-compliant as a 2 family home.

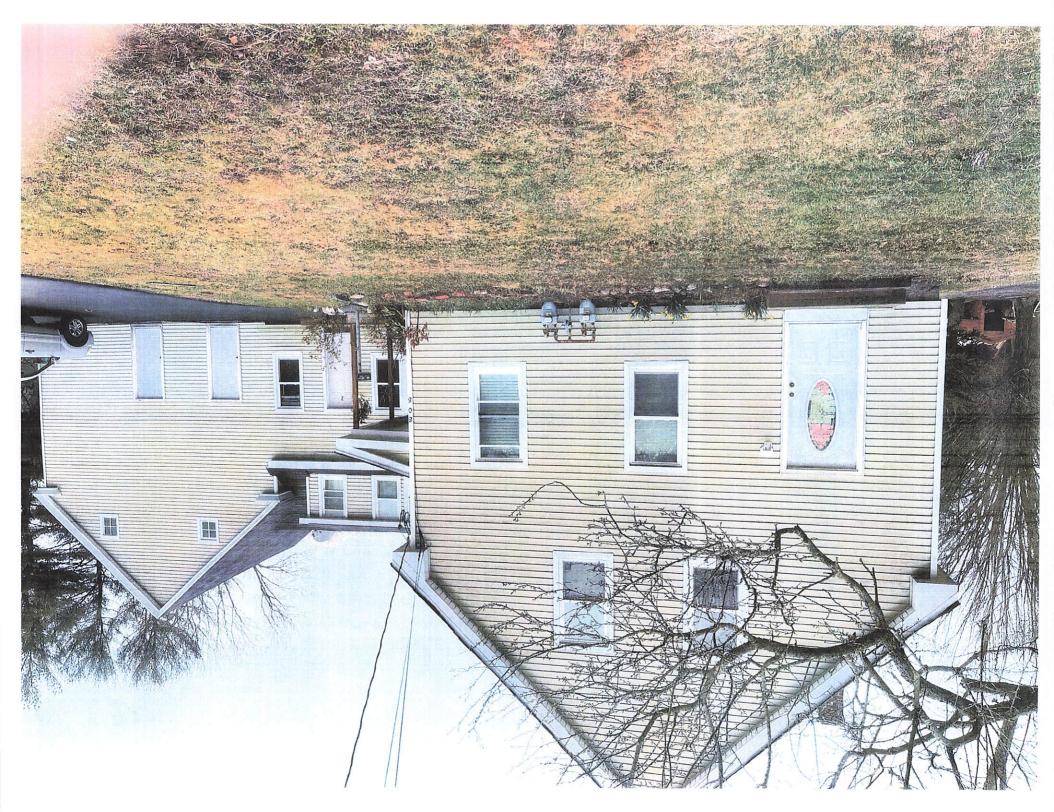
- 11. The home will complies in all respects with zoning except for the relief requested by this application.
- 12. Site constraints present a hardship for the applicant. The shape of the lot and lot area from the 2010 division make it impossible for the applicant to comply with the by law.
- 13. The relief requested will not cause substantial detriment to the public good or impair the purposes and intent of the By-Law or impact the general area. The variance can be granted without nullifying or substantially derogating from the intent or purpose of the Zoning By-Law.

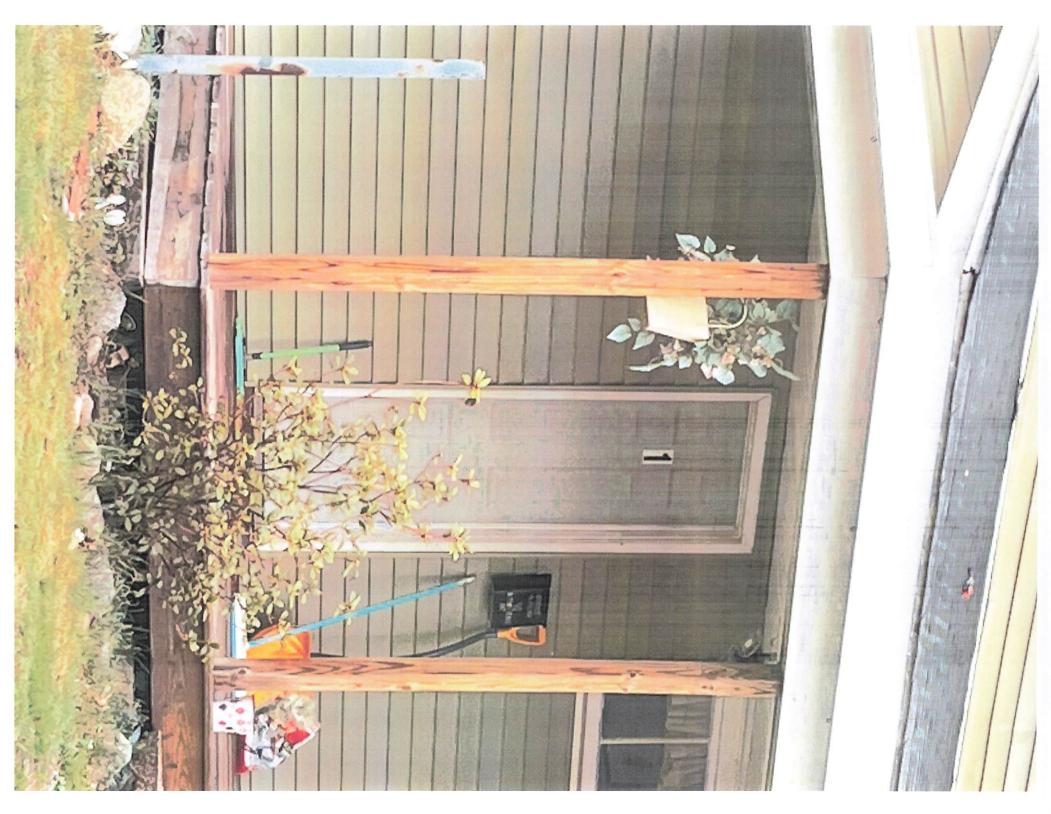
Respectfully submitted, The Applicant/Owner 808 Market ST, LLC By its attorney,

Edward W. Valanzola, Esq. Valanzola Law Group 273 Chauncy Street Mansfield, MA 02048 P (508) 339-0781 F (508) 339-0500

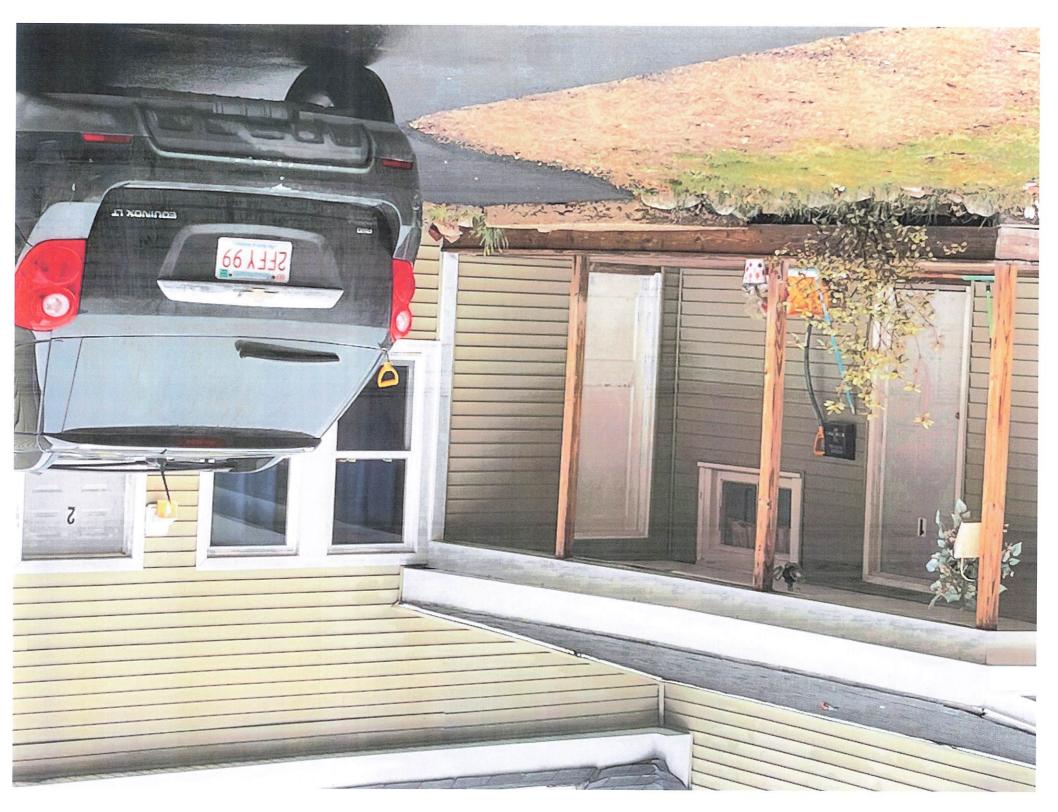
E: ed@vlawgrp.com

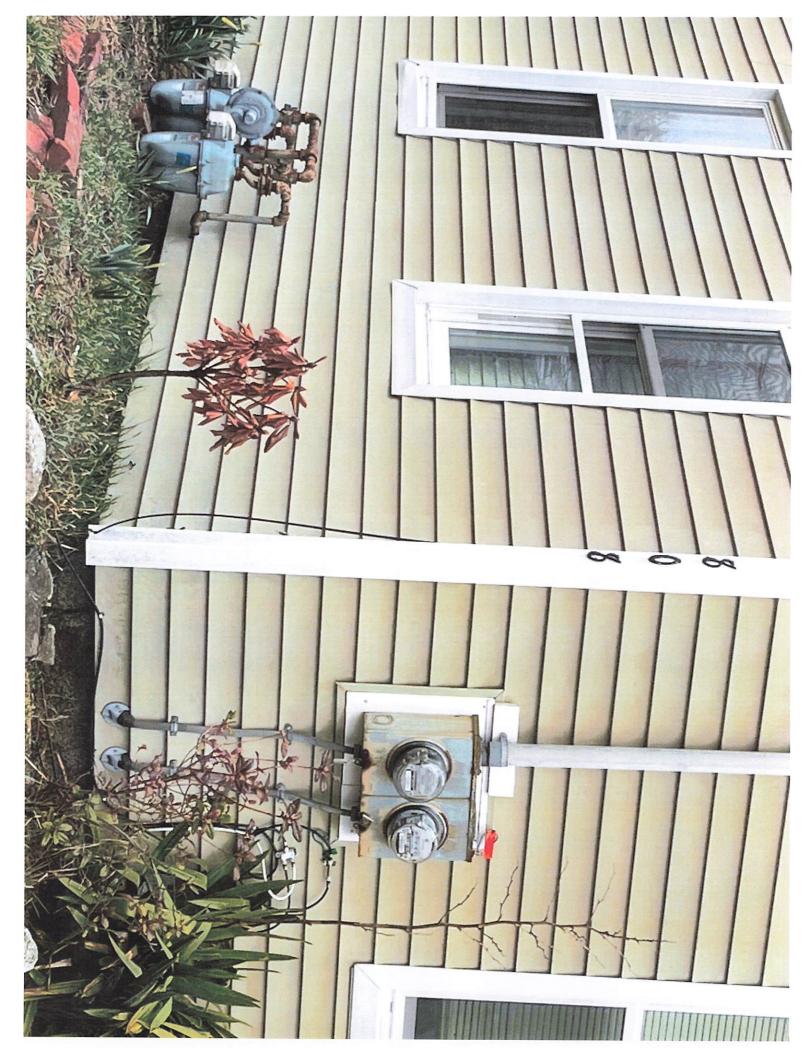
May 19, 2022











AB # 09 CT N

ABL

REGISTERED LAND SURVEYORS P.O. Box 70702

> Quinsigamond Village Station WORCESTER, MA 01607 508-752-8050 (PHONE) 508-752-8004 (FAX)

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REGISTRY PLYMOUTH

REQUESTED BY:

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(\$) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINES (UNLESS OTHERMSE NOTED IN DRAWING BELOW).

NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SKRUBS. LOCATION OF THE STRUCTURE(\$) SHOWN HEREON IS EITHER IN COMPLANCE WITH LOCAL ZONING FOR PROPERTY LINE OFTSET REQUIREMENTS, OR IS EXEMPT FROM MOLATION ENFORCEMENT ACTION UNDER MASS. GL. TITLE WIL CHAP, AQA, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROMODED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.

MORTGAGE INSPECTION PLAN

LENDER HENKERT

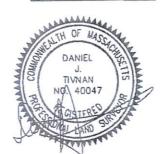
NAME

LOCATION 808 MARKET STREET

ROCKLAND. MA

SCALE 1" 80

DATE 10-01-21



DEED BOOK/PAGE 42878/344

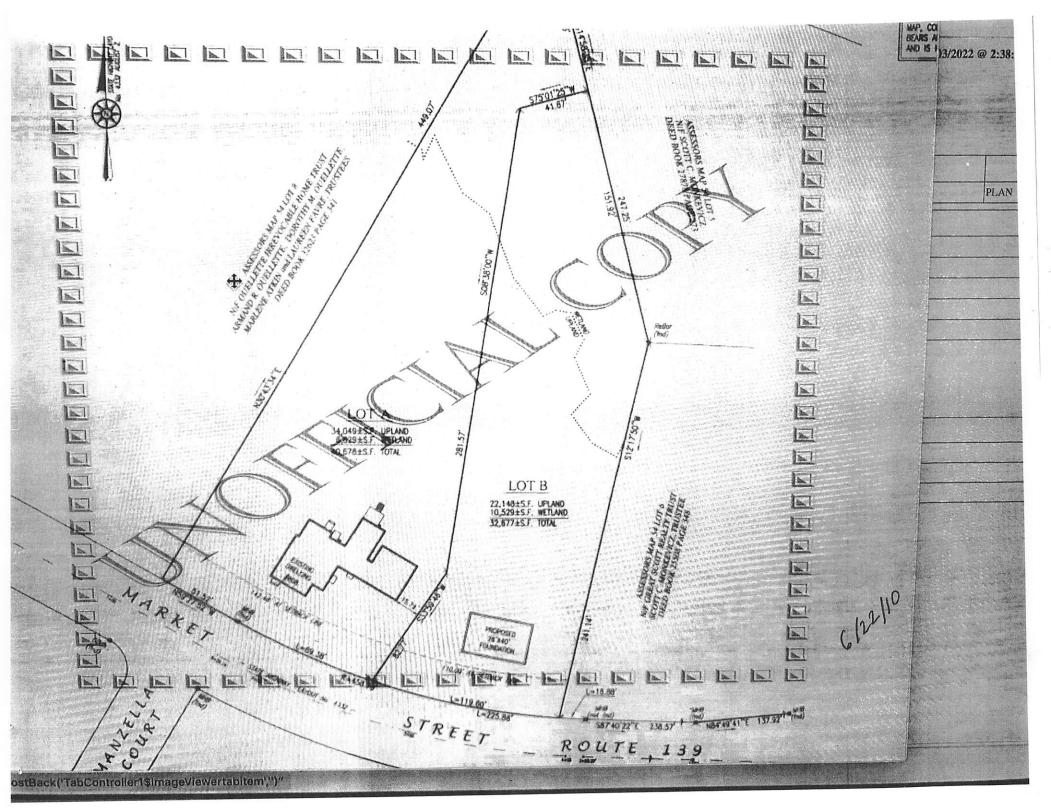
PLAN BOOK/PLAN 56/594

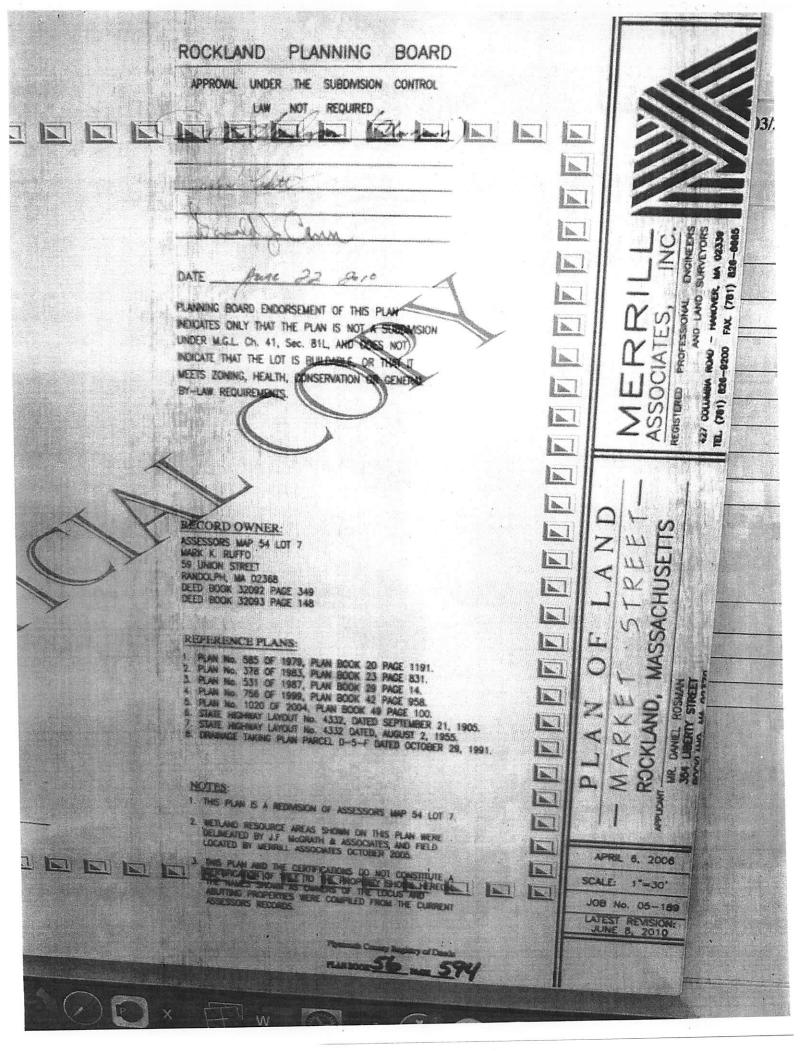
WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA, SEE FEMA MAP:

ото 07-06-2021

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY FEMA AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.









ZONING DATA -

DISTRICT: R-2

MINIMUM REQUIREMENTS:

LOT AREA TOTAL

LOT AREA UPLAND

LOT FRONTAGE

FRONT YARD

SIDE YARD

REAR YARD

32,670 S.F.

22,000 S.F.

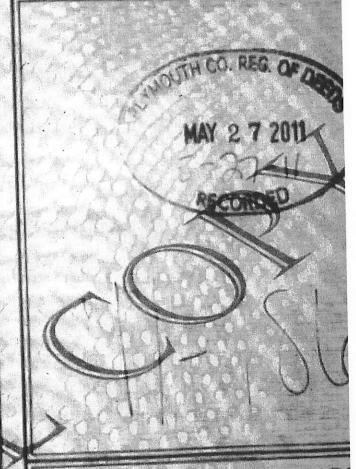
110 FT

25 FT

50 FT

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN LOCATED IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 250281 00038, WHICH BEARS AN EFFECTIVE DATE OF JULY 19, 1982 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA



FOR REGISTRY US