

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: 0 Manzella Court
2. Name(s) of Owner(s) of Property: Manzella + D. Grande Trust
3. Owner's Address: 21 Manzella Court Rockland
4. Name of Applicant(s): Robert Manzella Trustee
5. Address of Applicant: 21 Manzella Court Rockland
6. Applicant's Phone: Home: 781.248.6200 Work: _____
Cell: _____ Fax: _____
E-Mail: _____
7. State the Assessor's Map # 54 and Lot # 29 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: construct a duplex
similar to Abutting Property

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 "Building + Lot Regulations"

A Duplex Requires 65,340 sq feet Lot contains 47,186 sq feet

Lot Area Variance = 18,154 sq feet

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)

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:

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: _____

Owner(s) of Record

All owners must sign

Signed: _____

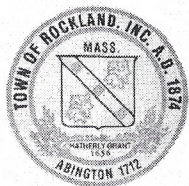
Applicant(s) If Different from owner

All applicants must sign

Signed: _____

Signature of Attorney (if any)

Date: _____



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

March 4, 2021

CERTIFIED ABUTTERS LIST OF MAP 54 – PARCEL 29

0 MANZELLA COURT

BOARD – ZBA

REQUIREMENTS – Abutters, next abutter within 300 ft and directly across a public or private street or way.

CERTIFIED BY: Chrissi MacPherson
Chrissi MacPherson – Senior Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City, ST, Zip
54-29	MANZELLA ROBERT A TRUSTEE MANZELLA & DIGRANDE TRUST	0 MANZELLA CT	21 MANZELLA CT	ROCKLAND, MA 02370
54-16	MANZELLA FRANK	21 MANZELLA CT	21 MANZELLA CT	ROCKLAND, MA 02370
54-21	QUAKER LAKE LLC	213-215 MANZELLA CT	P.O. BOX 301080	BOSTON, MA 02130
54-22	QUAKER LAKE LLC	36-40 MANZELLA CT	P.O. BOX 301080	BOSTON, MA 02130
54-23	CAREY LINDA M TRUSTEE 813 MARKET STREET REALTY TRST	813 MARKET ST	813 MARKET ST	ROCKLAND, MA 02370
54-24	REERA LINDA B	823 MARKET ST	823 MARKET ST	ROCKLAND, MA 02370
54-25	825 MARKET STREET ROCKLAND LLC	825 MARKET ST	87 COLLEGE AVE	MEDFORD, MA 02155
54-26	TOWN OF ROCKLAND TOWN GARAGE HIGHWAY DEPT	841 MARKET ST	841 MARKET ST	ROCKLAND, MA 02370
59-16	QUAKER LAKE LLC	203-205 MANZELLA CT	P.O. BOX 301080	BOSTON, MA 02130
59-17	QUAKER LAKE LLC	193-195 MANZELLA CT	P.O. BOX 301080	BOSTON, MA 02130
59-18	QUAKER LAKE LLC	181-183 MANZELLA CT	P.O. BOX 301080	BOSTON, MA 02130
59-28	TOWN OF ROCKLAND	841-REAR MARKET ST	ATTN BOARD OF SELECTMEN 242 UNION ST	ROCKLAND, MA 02370

Planning Boards: Rockland, Abington, Whitman, Norwell, Hanson, Hanover, Hingham & Weymouth:

Rockland Board of Assessors (Notice of decision only)

The above constitutes a complete list of all parties in interest as found in the most recent tax list, pursuant to Chapter 40A, Section 11, of the General Law.

Lot Area Comparision					
Address	Map	Lot #	Frontage	Sq Ft	Use
24 Manzella Ct Lot Size	54	29	145	47186	
Com. to Neighboring Lots					
37 - 39 Manzella Ct	54	18	90	10319	2 Fm
45 - 47 Manzella Ct	54	19	90	10256	2 Fm
36 - 40 Manzella Ct	54	22	102	8550	2 Fm
215 - 213 Manzella Ct	54	21	112.5	12100	2 Fm
205 - 203 Manzella Ct	59	16	110.5	13882	2 Fm
195 - 193 Manzella Ct	59	17	111.54	18537	2 Fm
183 - 181 Manzella Ct	59	18	104.8	13658	2 Fm
173 - 171 Manzella Ct	59	19	110	23687	2 Fm
165 - 163 Manzella Ct	59	20	110	16945	2 Fm
214 - 212 Manzella Ct	59	15	214.5	13443	2 Fm
196 - 194 Manzella Ct	59	14	110	15914	2 Fm
186 - 184 Manzella Ct	59	13	119.5	17537	2 Fm
174 Manzella Ct	59	12	207.6	12119	Single
150 Manzella Ct	59	11	110	12888	Single
26 DiGrande Dr	59	10	110	12100	Single
16 DiGrande Dr	59	9	110	12100	Single
6 DiGrande Dr	59	8	132	13598	Single
17 DiGrande Dr	59	7	198.3	13259	Single
25 DiGrande Dr	59	6	110	12001	Single
138 Manzella Ct	59	5	116.8	12100	Single
124 Manzella Ct	59	4	215	12244	Single
104 Manzella Ct	59	3	111.2	12880	Single
84 Manzella Ct	59	2	249.2	12244	Single
55 Manzella Ct	54	20	90	10193	Single
65 Manzella Ct	59	1	90	10131	Single
73 Manzella Ct	58	155	110	12297	Single
83 Manzella Ct	58	156	110	18732	Single
95 Manzella Ct	58	157	110	16681	Single
107 Manzella Ct	58	158	110	12147	Single
115 Manzella Ct	59	25	110	29174	Single
125 Manzella Ct	59	24	110	14893	Single
137 Manzella Ct	59	23	110	12191	Single
141 Manzella Ct	59	22	110	12191	Single
155 Manzella Ct	59	21	110	12153	Single
813 Market St	54	23	165	28220	Single w in law
799 Market St	54	14	167	13551	Single
21 Manzella Ct	54	16	240	63560	Single
Total			4797.44	578475	
Total 37 lots					
Average per lot			129.6 ft	15,634.5 sq ft	

