

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: 161 Central Street
2. Name(s) of Owner(s) of Property: Llewellyn & Elizabeth Wyman, Trustees of the Wyman Family Trust
3. Owner's Address: 161 Central Street, Rockland, MA
4. Name of Applicant(s): Llewellyn & Elizabeth Wyman
5. Address of Applicant: 161 Central Street, Rockland, MA 02370
6. Applicant's Phone: Home: _____ Work: _____
Cell: 617-851-0437 Fax: _____
E-Mail: _____
7. State the Assessor's Map # 55 and Lot # 44 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:
Using the existing property as a 2 family.
Previously approved as an in-law apartment. No
new construction or alterations are proposed

Rockland Zoning Board Application

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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:

~~Var~~ Variance from May 28, 1987 to allow the addition of an in-law apartment and from the square footage requirements. Recorded in Plymouth County Registry of Deeds Book 8602 Page 159.

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

S. 415-4, 415-22 (lot size for multi-family) ;

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: _____

Stephen Wyman
Kingston A Wyman

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: _____

8-17-2022



JAN 12 1987

Rockland Zoning Board of Appeals

Rockland, Massachusetts 02370

A public hearing was held at 7:40 P.M. on May 28, 1987, on the petition of Llewellyn Wyman of 161 Central St., Rockland, TO ALLOW,

THE ADDITION OF AN IN-LAW APARTMENT
24' by 28' TO MY HOUSE.*

* amended to include a variance from the square footage requirements.

MEMBERS PRESENT: Full members Robert Banta (Chairman), Anton Laterna (Secretary), Stanley Cleaves, Edward Sayian; Associate members Rita Howes, Alan McPhee, Joseph Bouchard.

MEMBERS VOTING: Laterna, Sayian, McPhee, Cleaves, Howes.

DECISION: The Board voted to GRANT the requested relief.

VOTING ON THE DECISION: Mrs. Howes made a motion to GRANT, seconded by Mr. Sayian. The vote of the Board was UNANIMOUS.

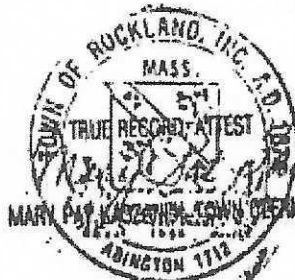
REASONS FOR THE DECISION: The Board found uniqueness in the shape of the house, with hardship arising out of that uniqueness. Addition cannot be located in any other place. Addition will provide privacy for family members as older children take up residence.

Granting will not be detrimental to public good, and, since the variance will be only for 3,000 square feet, granting will not substantially derogate from the intent or purpose of the Zoning Bylaw.

NOTICE: (1) This decision may be appeal to Superior Court pursuant to Chapter 40A, Section 17. Said appeal must be filed within 20 days after this decision is filed with the Town Clerk. (2) Chapter 40A, Section 11, states in part that no variance or special permit shall take effect until the Town Clerk certifies that 20 days have elapsed and no appeal has been filed. (3) This Board certifies that copies of this decision have been filed with the Planning Board, as well as with the Town Clerk.

For the Board,

Robert Banta
Robert Banta
Chairman



BOX 8602 MAE160



TOWN OF ROCKLAND

MASSACHUSETTS 02370

AND

TOWN CLERK

TEL. 871-1892

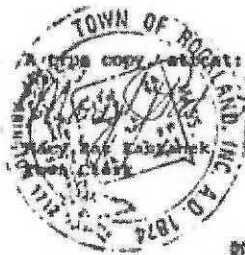
242 UNION STREET
ROCKLAND, MASSACHUSETTS 02370

July 25, 1988

To whom it may concern:

This is to certify that 20 days have elapsed from the date this certificate was issued by the Zoning Board and that no appeal has been filed in this office.

Property of: Llewellyn Wyman
161 Central Street
Rockland, Massachusetts



REC'D JUL 25 1988 AT 3-48 PM AND RECORDED