

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)

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SECTION 2:

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

1. Address of the property in question: 91 Josh Gray Road
2. Name(s) of Owner(s) of Property: Laura Koch
3. Owner's Address: 91 Josh Gray Road
4. Name of Applicant(s): Phillip Baker, Rockwood Design, Inc.
5. Address of Applicant: 1020 Plain St., Suite 320
Marshfield, MA. 02050
6. Applicant's Phone: Home: _____ Work: 781-837-3140
Cell: 781-858-1473 Fax: _____
E-Mail: Kelli@rockwooddesign.com
7. State the Assessor's Map # 58 and Lot # 33-0 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: Add a new 1200 sq.ft. second story
addition over the existing first floor and a new rear and right side 2 story L shaped extension
First Floor: New 5.75' x 12.0' mud room and 20.5' x 13.5' kitchen area.
New Second Floor: 3 bedroom with 2 bathrooms and an open bonus room.

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 & 24 relief from the required rear 50' setback, requesting approval of a proposed 32.5' rear setback from the rear landing/egress and 36' to the rear addition.

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)** Base upon an R-2 zone, the minimum square footage requirement for a lot needs to be 32,670 square feet. Our lot is 8,500 square feet, under size and not a proper area to meet the zoning requirements. Causing a hardship for the home owner needing more living space for family use. In regards to rear setback, we are an existing nonconforming dwelling looking to extend our home keeping the use a single family dwelling.

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:

N/A

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.

N/A

Signed: Laura Koch

Laura L Koch

Owner(s) of Record

All owners must sign

Signed: Phil Baker

PHILIP BAKER

Applicant(s) If Different from owner

All applicants must sign

Signed: _____

Signature of Attorney (if any)

Date: February 9, 2023