

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: 603 Liberty Street
2. Name(s) of Owner(s) of Property: Michael Bonina
3. Owner's Address: 603 Liberty Street
4. Name of Applicant(s): Michael Bonina
5. Address of Applicant: 603 Liberty Street
6. Applicant's Phone: Home: N/A Work: (617) 436-3900
Cell: (617) 201-7044 Fax: _____
E-Mail: _____
7. State the Assessor's Map # 30 and Lot # 63 of the property.
8. State the Zoning District in which the property is located: R-3
9. Explain in-depth what you are proposing to do: Replace existing front porch, which serves as an 11' 3" wide entry way with a porch that matches with width of the house.

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:

Article V 415-22.4
& 415-89.1

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)

The residence is situated 4'-5' off the property line, so the house itself does not meet the sideyard requirements. For the porch to match the house, it would also not meet the 15' requirement

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

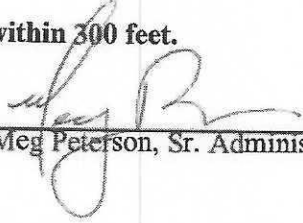
May 11, 2023

CERTIFIED ABUTTERS LIST OF MAP 30 PARCEL 63 603 LIBERTY STREET

BOARD – ZBA

REQUIREMENTS – Abutters within 300 feet.

CERTIFIED BY:


Meg Peterson, Sr. Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City
30-63	BONINA MICHAEL	603 LIBERTY ST	603 LIBERTY ST	ROCKLAND MA 02370
29-70-630	DONOVAN DANIELLE & NASER ADAM	630 LIBERTY ST	630 LIBERTY ST	ROCKLAND MA 02370
29-70-632	GRAVES JOHN M JR	632 LIBERTY ST	632 LIBERTY ST	ROCKLAND MA 02370
29-71	LEDOUX J & NORKUS A TRS C/O LEDOUX JANNELLE L &	614 LIBERTY ST	101 LEDGE ST	NASHUA NH 03060
29-72	LEBARRE SARAH & RUSSELL	604 LIBERTY ST	604 LIBERTY ST	ROCKLAND MA 02370
29-73	POLLIS VANESSA A	592 LIBERTY ST	592 LIBERTY ST	ROCKLAND MA 02370
29-144	MCCARTHY MICHAEL P & KIM SUSAN	586 LIBERTY ST	586 LIBERTY ST	ROCKLAND MA 02370
29-148	CADARETTE JASON P & MCCARTHY MELISSA K	614-REAR LIBERTY ST	580 LIBERTY ST	ROCKLAND MA 02370
29-155	PHIPPS MARK E & PHIPPS NORMA	636 LIBERTY ST	636 LIBERTY ST	ROCKLAND MA 02370
30-60	MERRITT PATRICIA A LIFE ESTATE	635 LIBERTY ST	635 LIBERTY ST	ROCKLAND MA 02370
30-61	AMELANG RUTH B TR RUTH B AMELANG TRUST	631 LIBERTY ST	PO BOX 656	N SCITUATE MA 02060
30-62	NELSON MICHAEL S & LORETTA A	617 LIBERTY ST	617 LIBERTY ST	ROCKLAND MA 02370
30-64	HAYES BRIAN & LINZIE	593 LIBERTY ST	593 LIBERTY ST	ROCKLAND MA 02370
30-65	CROSSMAN DANIEL	579 LIBERTY ST	579 LIBERTY ST	ROCKLAND MA 02370
30-66	SNEE RICHARD M & JULIE A	74 JOHN SMITH LN	74 JOHN SMITH LN	ROCKLAND MA 02370
30-85	POIRIER MARILYN M/ TRUSTEE 675 LIBERTY ST REALTY TRUST	675 LIBERTY ST	675 LIBERTY ST	ROCKLAND MA 02370
30-93	STEVENS ROBERT	597 LIBERTY ST	597 LIBERTY ST	ROCKLAND MA 02370
34-117	CADARETTE JASON P & MCCARTHY MELISSA K	580 LIBERTY ST	580 LIBERTY ST	ROCKLAND MA 02370
35-1	REAGAN THOMAS E & MARCIA M	571 LIBERTY ST	571 LIBERTY ST	ROCKLAND MA 02370

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

Rockland Board of Assessors (Notice of decision only)



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Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

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.

Any person or entity that is requesting an abutters' list where the subject property abuts or is located within 300 feet of the town's boundary line with another town is advised to obtain a certified abutters' list for abutters and abutters to abutters within 300 feet in the adjoining town.

LIST IS VALID FOR 90 DAYS