

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: 57 School St. Rockland Ma
2. Name(s) of Owner(s) of Property: Eric M + Lisa J. Urrutia
3. Owner's Address: 57 School St. Rockland Ma
4. Name of Applicant(s): Eric M. Urrutia
5. Address of Applicant: 57 School St. Rockland Ma.
6. Applicant's Phone: Home: _____ Cell: 617-694-4961
Work: 617-694-4961 Fax: _____
E-Mail: EUrrutia@McC-gill.com
7. State the Assessor's Map # 40 and Lot # 148 of the property.
8. State the Zoning District in which the property is located: R4
9. Explain in-depth what you are proposing to do: Adding a one car
garage to existing home. Car area will be 16' x 17'
workshop/storage area 20' x 19'
Additional living space above garage - Bedroom 16' x 17'
Game room 16' x 11', Bar area 9'0" x 8', Bathroom 7' x 8'
Stairwell plus landings 4' x 19'

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:

415-22 Rear Setback - Zoning Bylaw states should be 15 ft.
We would like to request a variance of 4.03' which would
leave 10.97' to the property line

415-22 West Side Setback - Zoning Bylaw states should be 15 ft.
Once proposed addition is built the distance will be 6.56 ft
We are asking for a variance of 8.44 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)

There will be no hardship
to the land. The west wall will be exposed to the studs for
electrical & plumbing. The driveway asphalt will be removed
to pour foundation for addition. 36' x 16' in front to 36' x 30'
in back. It will be built to match the existing architecture.
garage on ground level and additional living space on
second level.

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: Eric Hunter

Eric Hunter

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: 7-30-24