

TO: Town of Rockland / ZBA  
FROM: Ed Kimball  
RE: 83 Concord St.  
DATE: June 12, 2025

Members of the ZBA board, please see revised drawings, we were able to work with both the architect and surveyor of record to address your concerns raised at the previous public hearing.

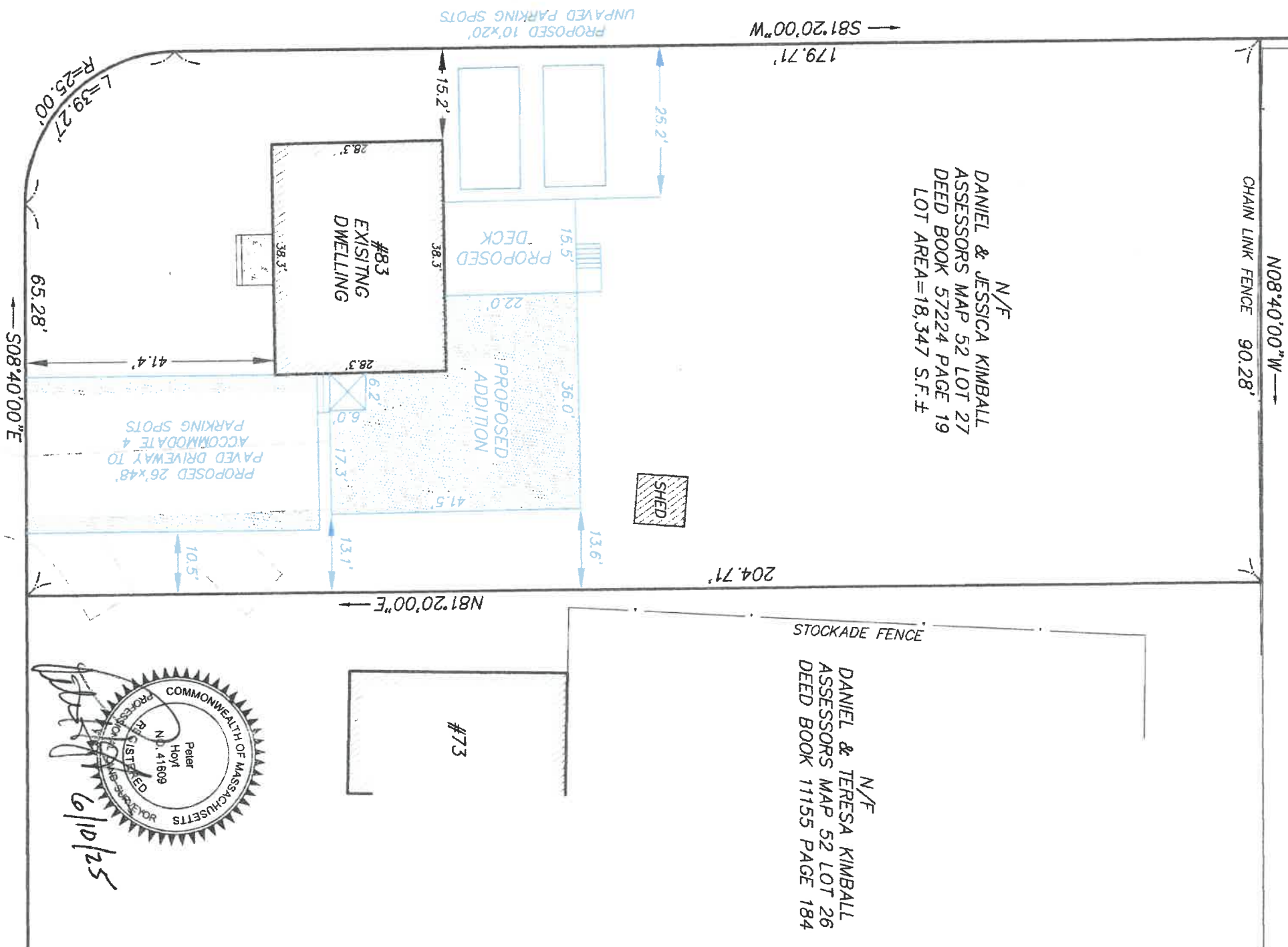
**Brief Summary of Revisions:**

1. Reduced width of proposed addition by 2 feet to now comply with side yard setback of 13' for this lot
2. Moved proposed addition back 2 feet from Concord St., added the 2 feet we previously reduced on the side to the rear, thereby creating enough space to accommodate up to 4 parking spots for new proposed driveway while also maintaining the 10' side buffer for same
3. Reduced the size of proposed rear shared deck to comply with the 25' frontage setback from John Dunn Memorial Drive, whereas this is a corner lot. Thereby allowing space for 2 unpaved parking spots with access from John Dunn Memorial Drive.
4. We believe we addressed the concerns of the board for Concord St. side lot setback, frontage setback from John Dunn Memorial Drive, driveway buffer on Concord St. and space for 6 parking spots
5. We are seeking variance to convert single family residence located in R4 Zone to a two family residence.



N/F  
CALVARY CHAPEL OF BOSTON  
ASSESSORS MAP 52 LOT 53  
DEED BOOK 16358 PAGE 286

# JOHN A. DUNN MEMORIAL DRIVE



GRAPHIC SCALE



## CONCORD STREET

### ZONING NOTE:

THE PROPERTY IS LOCATED IN A RESIDENTIAL 4 (R-4) DISTRICT

Sheet Title

## PLOT PLAN OF LAND

PERKINS ENGINEERING, INC

1287 WASHINGTON STREET

WEYMOUTH, MASSACHUSETTS 02189

TEL: 781-740-3600

Project Name

83 CONCORD STREET  
ROCKLAND, MASSACHUSETTS  
PLYMOUTH COUNTY

Prepared for

JOHN BALDWIN

Scale

1"=10'

Date

06/10/2025

Fig. No.

1

SEE SHEET A1 FOR DRAWING INDEX

IF PRINTED ON 11X17, ALL SCALE IS HALF.

CONTRACTOR TO VERIFY ALL DIMENSIONS  
AND SETBACKS PRIOR TO CONSTRUCTION

KIMBALL RESIDENCE  
83 CONCORD STREET  
ROCKLAND, MA 02370  
CELL:  
EMAIL:

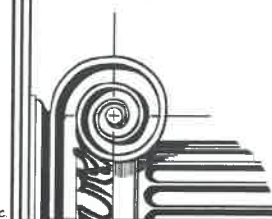
DESIGNER:

ROCKWOOD DESIGN, INC.  
 1020 PLAIN STREET - SUITE 320  
 MARSHFIELD, MA 02050  
 PHONE: (781)-837-3140  
 FAX: (781)-837-3126  
 EMAIL: PHIL@ROCKWOODDESIGN.COM  
 WEBSITE: WWW.ROCKWOODDESIGN.COM

STRUCTURAL  
ENGINEER:

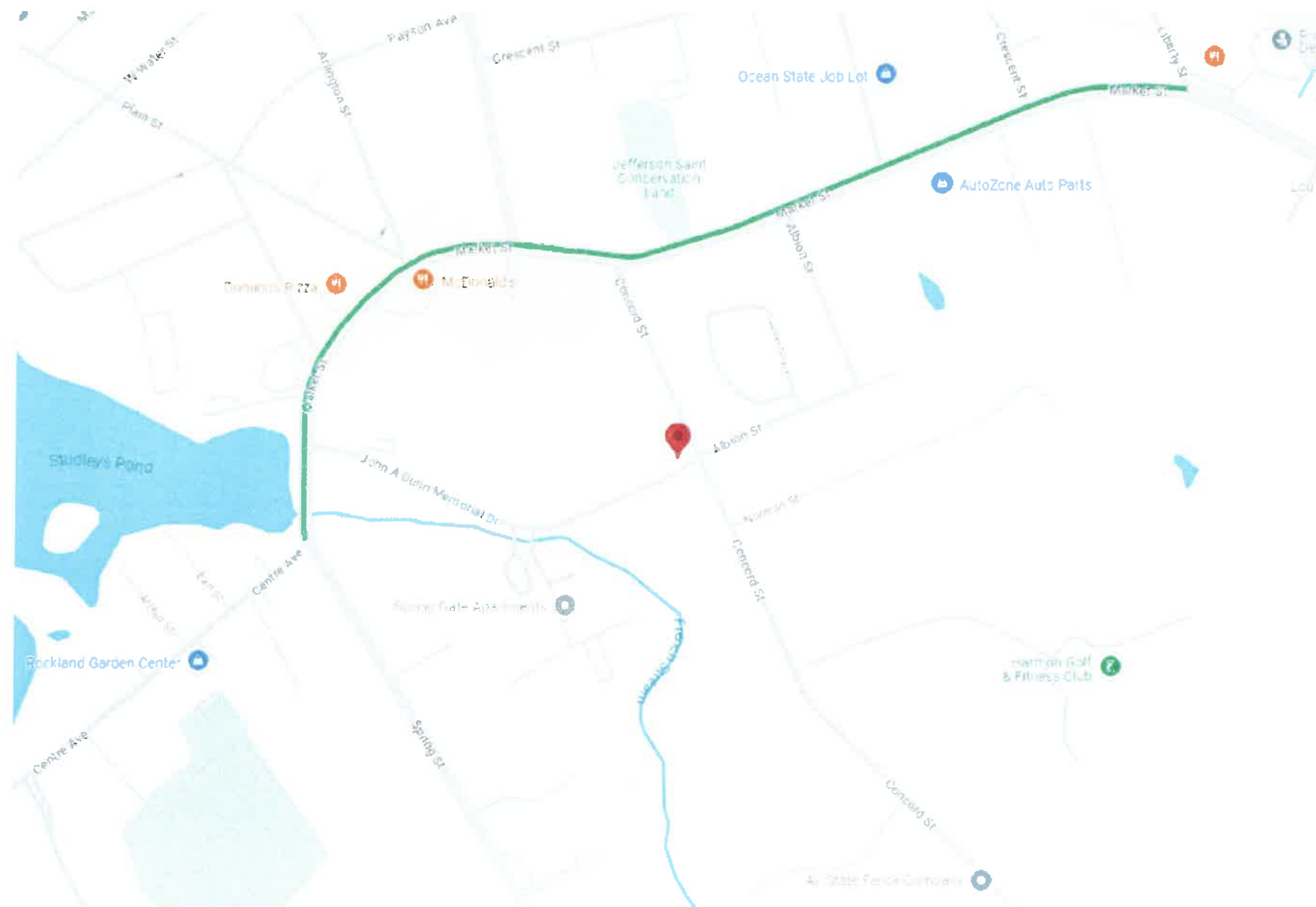
**Rockwood  
Design, Inc.**

**Design, Inc.**  
11020 Plain Street - Suite 320  
Marshfield, MA 02050  
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Website: www.rockwooddesign.com



PROGRESS SET - 5/30/2025

83 CONCORD STREET  
ROCKLAND, MA 02370



## LOCUS MAP

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SEE SHEET A1 FOR DRAWING INDEX

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FOR ALL STRUCTURAL DETAILS



EXISTING LEFT ELEVATION  
SCALE: 1/4"=1'-0"



EXISTING FRONT ELEVATION  
SCALE: 1/4"=1'-0"

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
|          |      |             |
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|          |      |             |
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TITLE: EXISTING FRONT & LEFT ELEVATION

PROJECT: KIMBALL RESIDENCE  
83 CONCORD STREET  
ROCKLAND, MA 02370

Rockwood  
Design, Inc.  
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Website: www.rockwooddesign.com

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A2  
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1'-11 1/2"  
T.O. RIDGE  
T.O. JOIST  
B.O. JOIST  
1'-5 1/2"  
T.O. JOIST  
B.O. JOIST  
1'-11 1/2"  
1ST FLOOR  
B.O. JOIST



EXISTING RIGHT ELEVATION  
SCALE: 1/4"=1'-0"



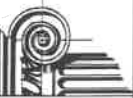
EXISTING REAR ELEVATION  
SCALE: 1/4"=1'-0"

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TITLE  
EXISTING REAR & RIGHT ELEVATION

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83 CONCORD STREET  
ROCKLAND, MA 02370

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1'-1 1/2"  
T.O. RIDGE  
T.O. JOIST  
B.O. JOIST

1'-5 1/2"  
T.O. JOIST  
B.O. JOIST

1'-12"  
1ST FLOOR  
B.O. JOIST



T.O. RIDGE

1'-4 1/2"  
T.O. JOIST  
B.O. JOIST

1'-12"  
1ST FLOOR  
B.O. JOIST

38'-0" (EXISTING)

6'-2" ADDITION

17'-4" (ADDITION)

PROPOSED FRONT ELEVATION  
SCALE: 1/4"=1'-0"

TITLE:  
PROPOSED FRONT ELEVATION

PROJECT:  
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83 CONCORD STREET  
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PROPOSED RIGHT ELEVATION  
SCALE: 1/4"=1'-0"

TITLE:  
PROPOSED RIGHT ELEVATION

PROJECT:  
KIMBALL RESIDENCE  
83 CONCORD STREET  
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Rockwood  
Design, Inc.  
1020 Plain Street - Suite 320  
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PROPOSED REAR ELEVATION  
SCALE: 1/4"=1'-0"

TITLE  
PROPOSED REAR ELEVATION

PROJECT:  
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83 CONCORD STREET  
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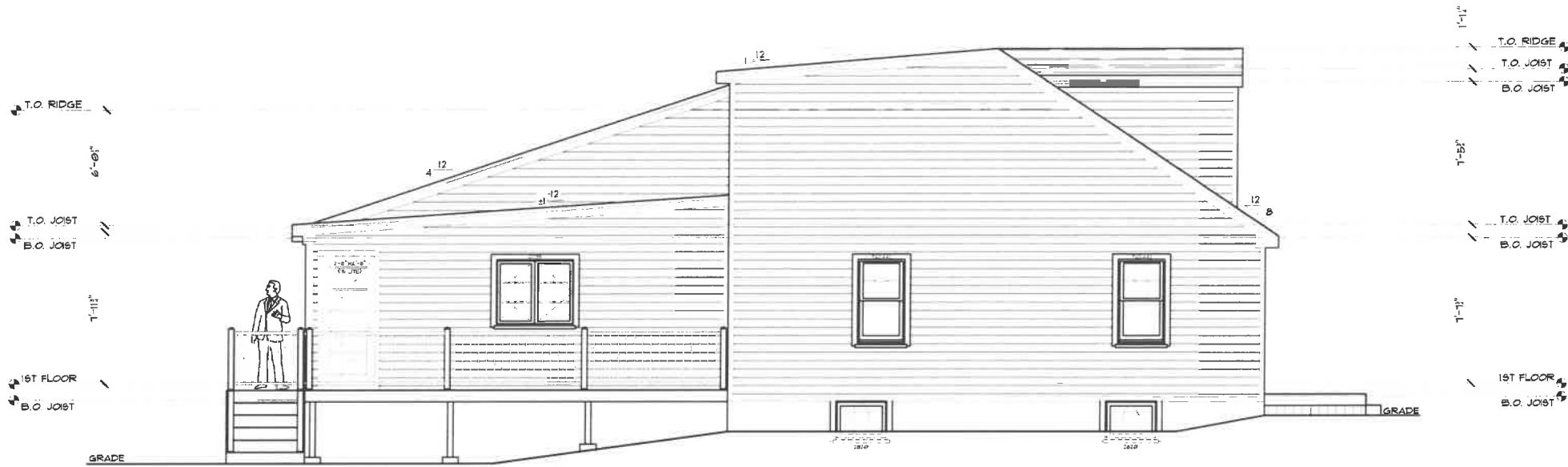
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PROPOSED LEFT ELEVATION  
SCALE: 1/4"=1'-0"

TITLE:  
PROPOSED LEFT ELEVATION

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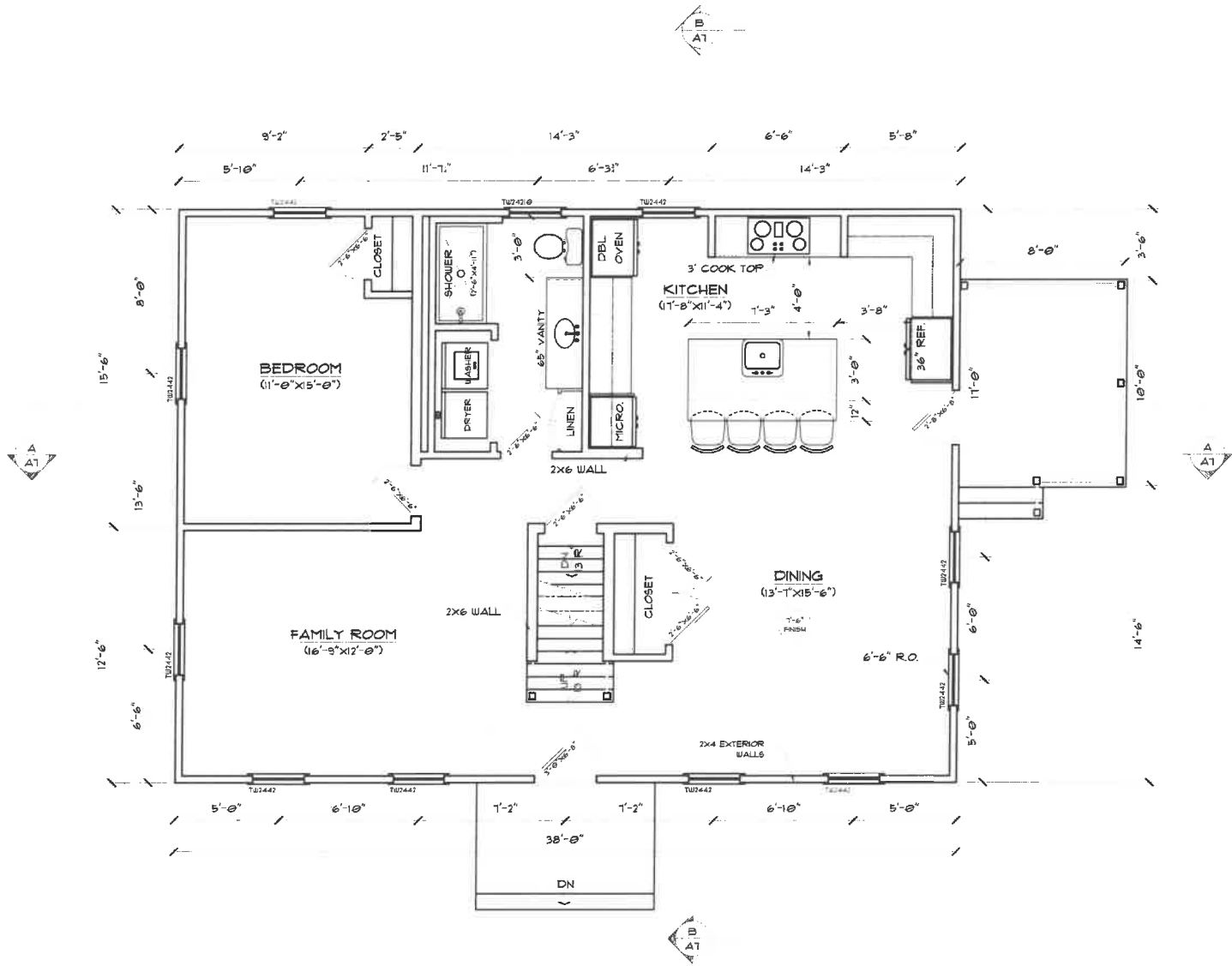
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EXISTING SQUARE FOOTAGE NOTE:

FIRST FLOOR LIVING AREA = 1,064 FT<sup>2</sup>

SECOND FLOOR LIVING AREA = 905 FT<sup>2</sup>

TOTAL FINISHED LIVING AREA = 1,969 FT<sup>2</sup>

EXISTING FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"  
(AREA: 1064 FT<sup>2</sup>)

| REVISION | DATE | DESCRIPTION |
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TITLE: EXISTING FIRST FLOOR PLAN

PROJECT: KIMBALL RESIDENCE  
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UNIT 2 SQUARE FOOTAGE NOTE:

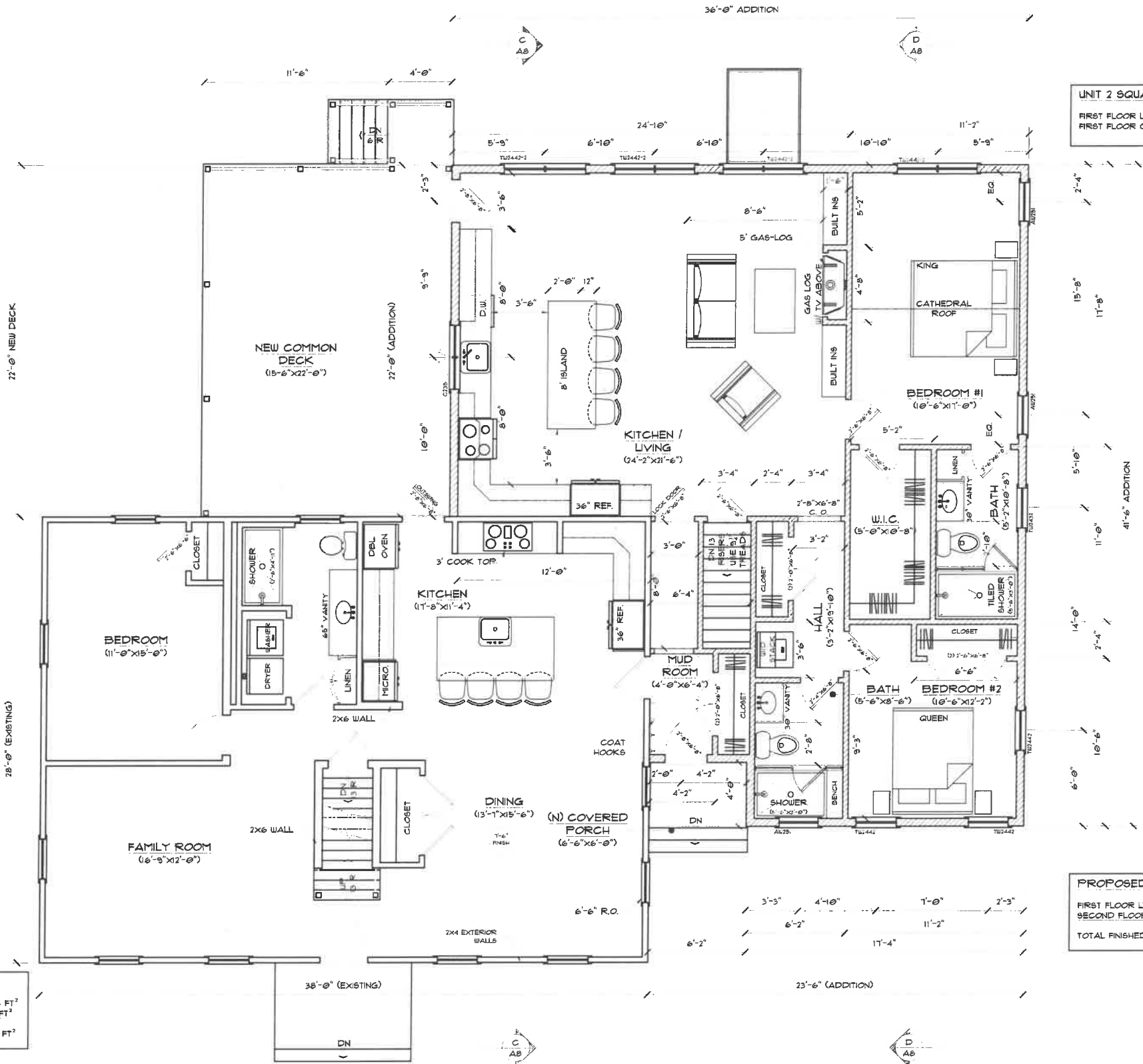
FIRST FLOOR LIVING AREA = 1,151 FT<sup>2</sup>  
FIRST FLOOR COMMON AREA = 68 FT<sup>2</sup>

PROPOSED SQUARE FOOTAGE NOTE:

FIRST FLOOR LIVING AREA = 2,289 FT<sup>2</sup>  
SECOND FLOOR LIVING AREA = 905 FT<sup>2</sup>  
TOTAL FINISHED LIVING AREA = 3,195 FT<sup>2</sup>

UNIT 1 SQUARE FOOTAGE NOTE:

FIRST FLOOR LIVING AREA = 1,064 FT<sup>2</sup>  
SECOND FLOOR LIVING AREA = 905 FT<sup>2</sup>  
TOTAL FINISHED LIVING AREA = 1,969 FT<sup>2</sup>



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"  
(AREA: 2,143 FT<sup>2</sup>)

TITLE: PROPOSED FIRST FLOOR PLAN

PROJECT: KIMBALL RESIDENCE  
83 CONCORD STREET  
ROCKLAND, MA 02370

Rockwood  
Design, Inc.  
1020 Plain Street - Suite 320  
Mansfield, MA 02050  
Phone: (508) 337-1140  
Fax: (508) 337-1140  
Email: info@rockwooddesign.com  
Website: www.rockwooddesign.com

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A9

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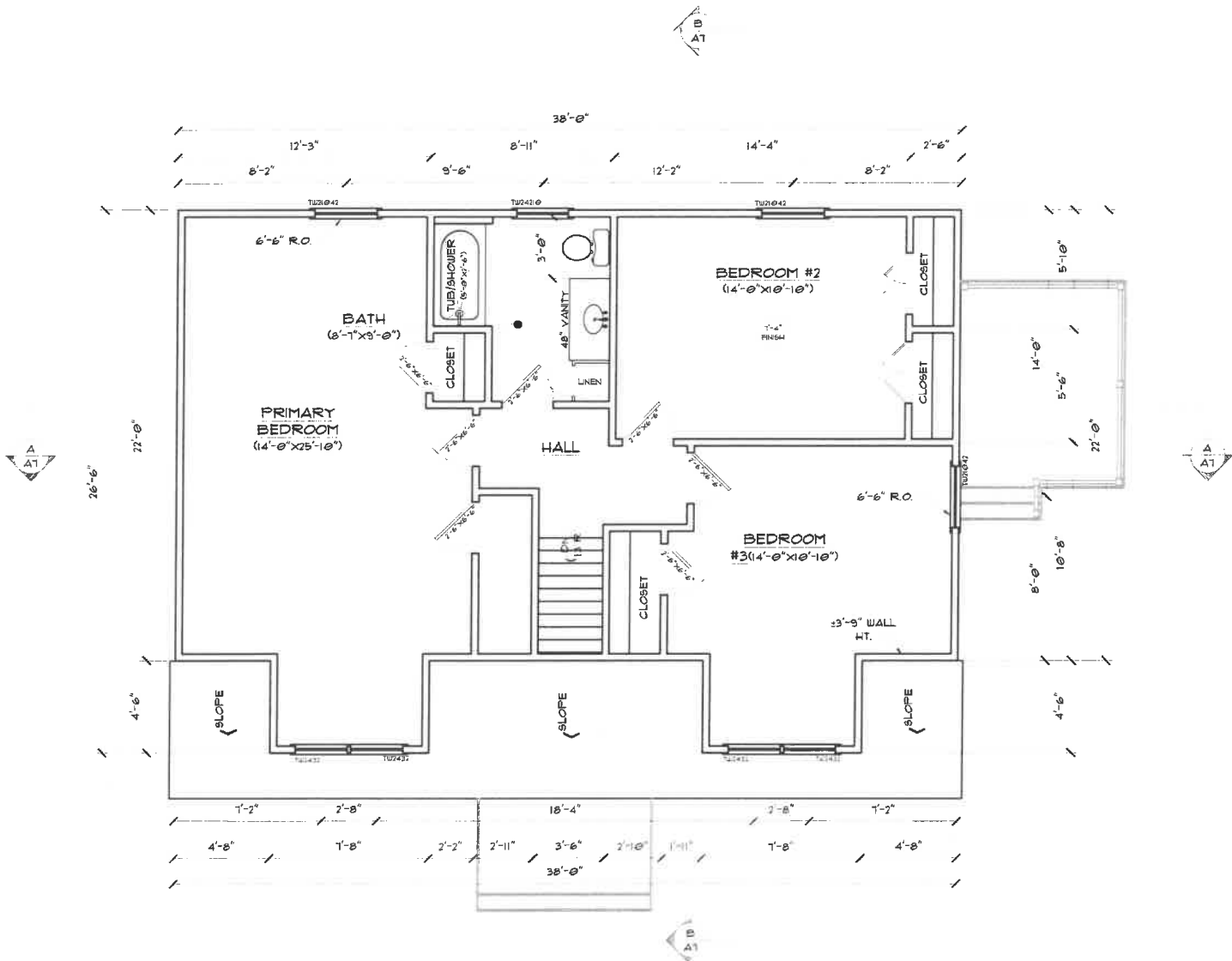
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EXISTING SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"  
(AREA: 905 FT<sup>2</sup>)

TITLE:  
EXISTING SECOND FLOOR PLAN

PROJECT:  
KIMBALL RESIDENCE  
83 CONCORD STREET  
ROCKLAND, MA 02370

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[illegible]

TITLE: **PROPOSED SECOND FLOOR PLAN**

PROJECT: KIMBALL RESIDENCE  
83 CONCORD STREET  
ROCKLAND, MA 02370

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OF A

### PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"  
(AREA: 905 FT<sup>2</sup>)

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DESCRIPTION

REVIS DATE

TITLE:  
EXISTING ROOF PLAN

PROJECT:  
KIMBALL RESIDENCE  
83 CONCORD STREET  
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Website: [www.rockwoodesign.com](http://www.rockwoodesign.com)

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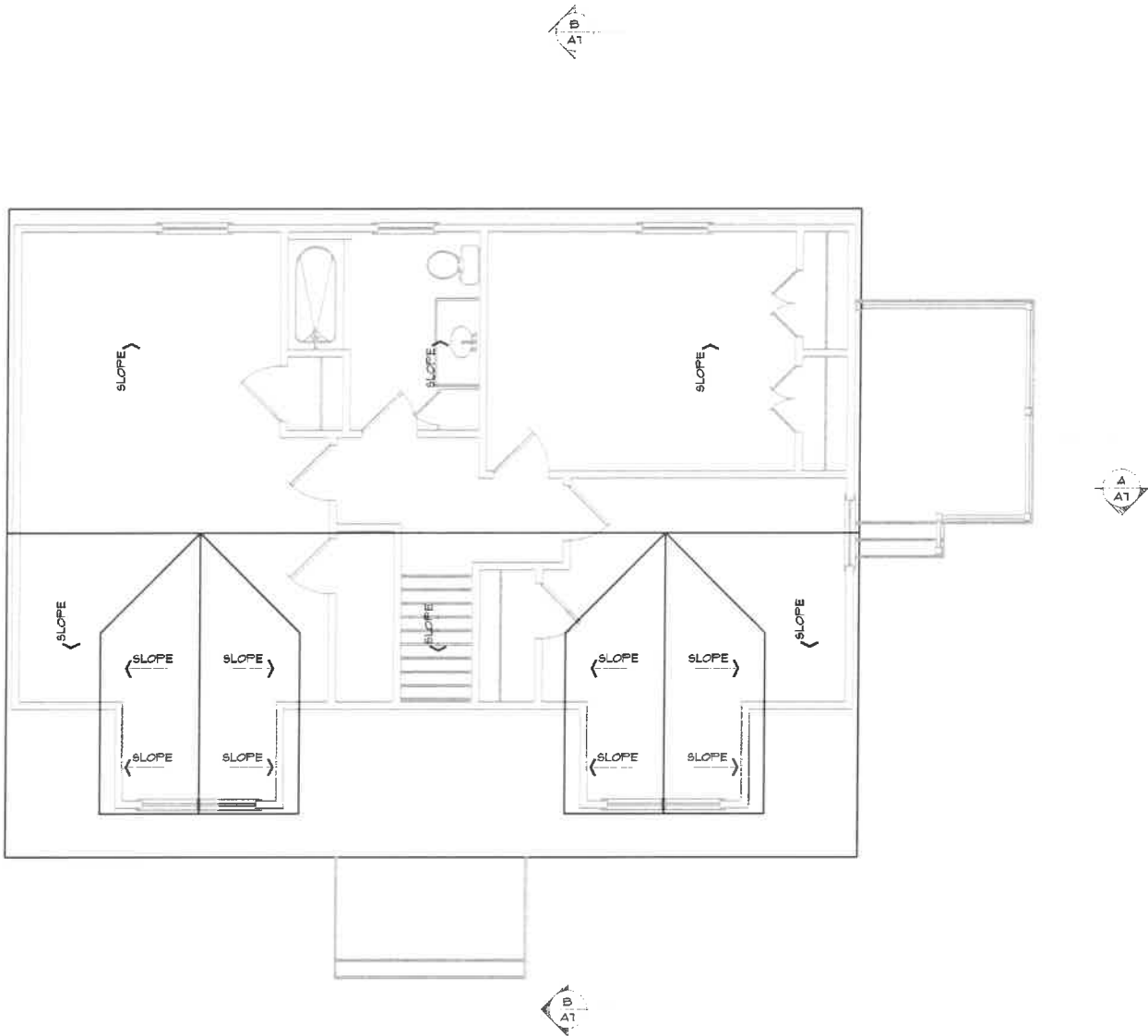
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**A6**  
OF A9



EXISTING ROOF PLAN  
SCALE: 1/4"=1'-0"

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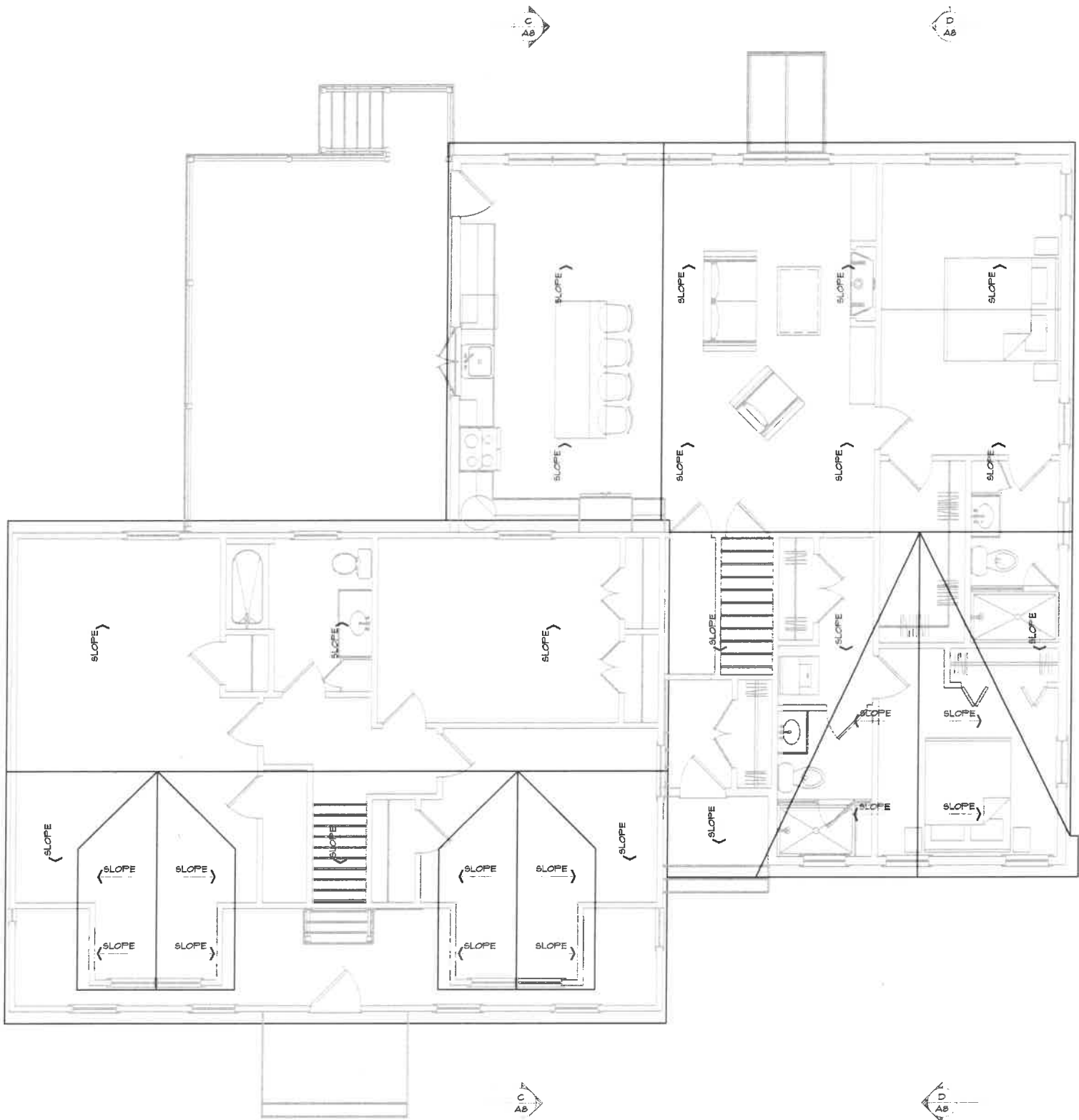
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PROPOSED ROOF PLAN  
SCALE: 1/4"=1'-0"

TITLE:  
PROPOSED ROOF PLAN

PROJECT:  
KIMBALL RESIDENCE  
83 CONCORD STREET  
ROCKLAND, MA 02370

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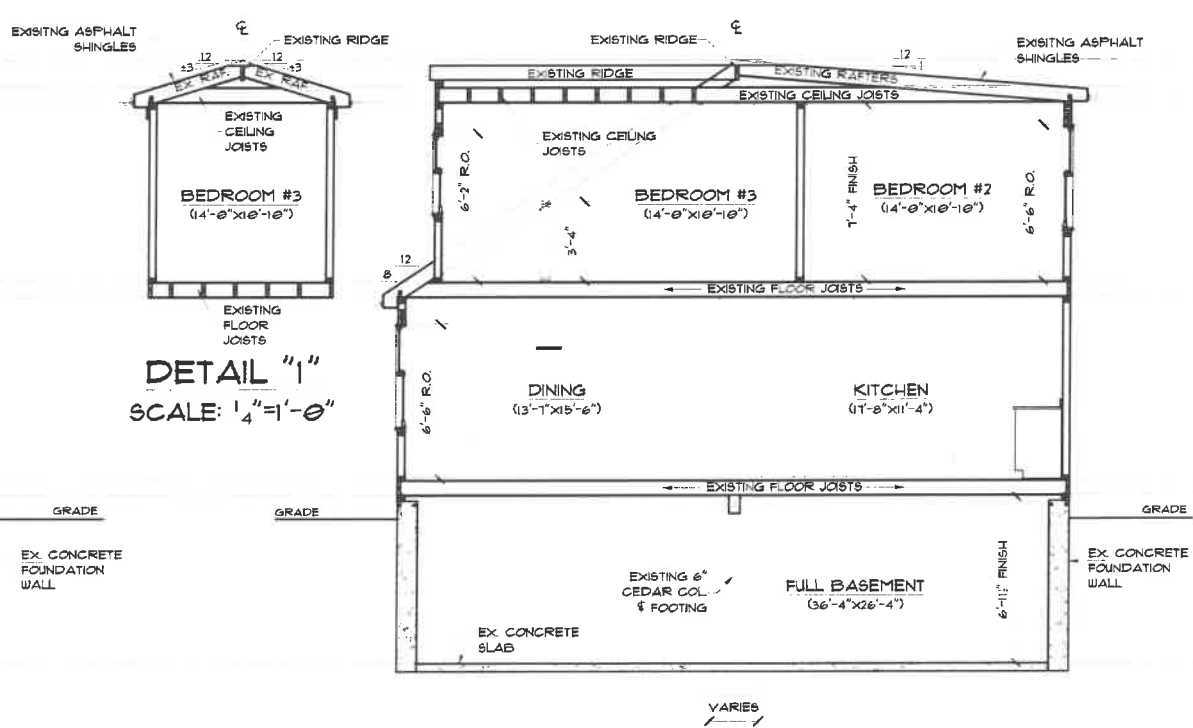
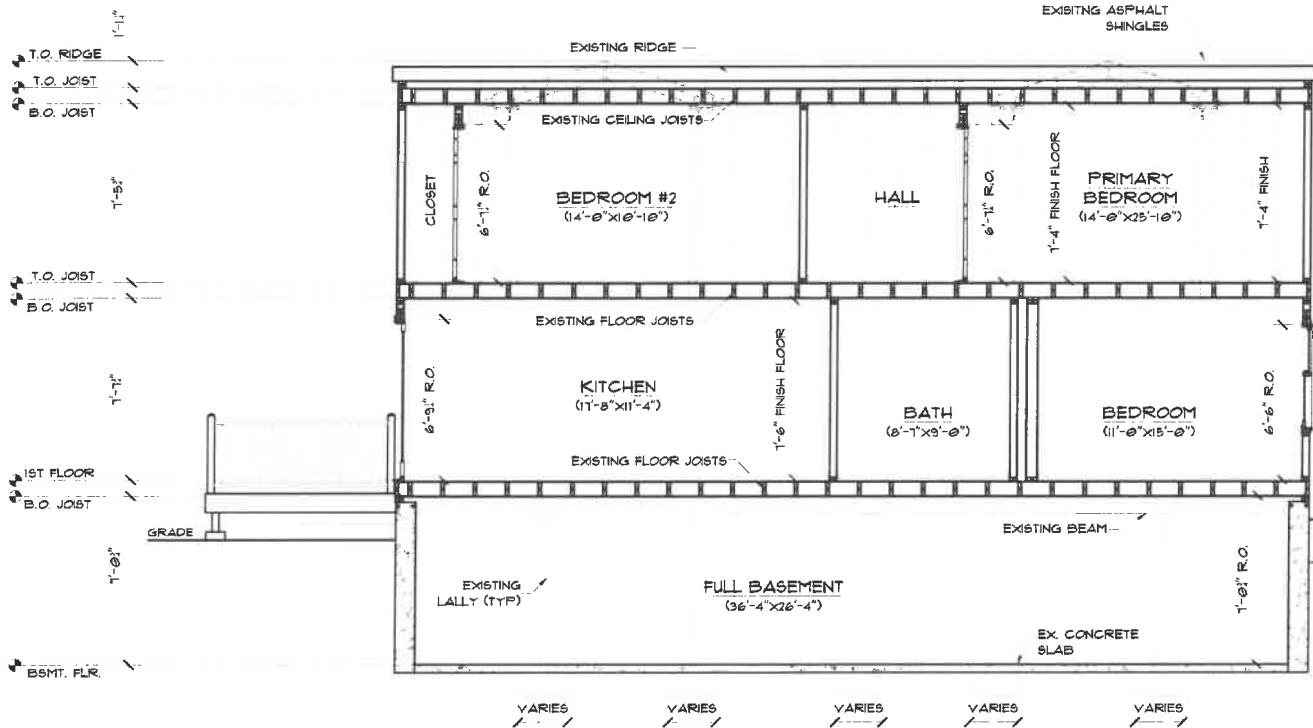
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EXISTING BUILDING SECTION "A-A"  
SCALE: 1/4"=1'-0"

EXISTING BUILDING SECTION "B-B"  
SCALE: 1/4"=1'-0"

TITLE: EXISTING BUILDING SECTION "A-A" & "B-B"

PROJECT: KIMBALL RESIDENCE  
83 CONCORD STREET  
ROCKLAND, MA 02370

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SEE SHEET AI FOR DRAWING INDEX

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TITLE: PROPOSED BUILDING SECTIONS "C-C"

KIMBALL RESIDENCE  
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A8  
OF A9

PROPOSED BUILDING SECTION "C-C"  
SCALE: 1/4"=1'-0"

SCALE:  $\frac{1}{4}" = 1' - 0"$

PROGRESS SET - 5/30/2025

PROGRESS PRINT - NOT FOR CONSTRUCTION

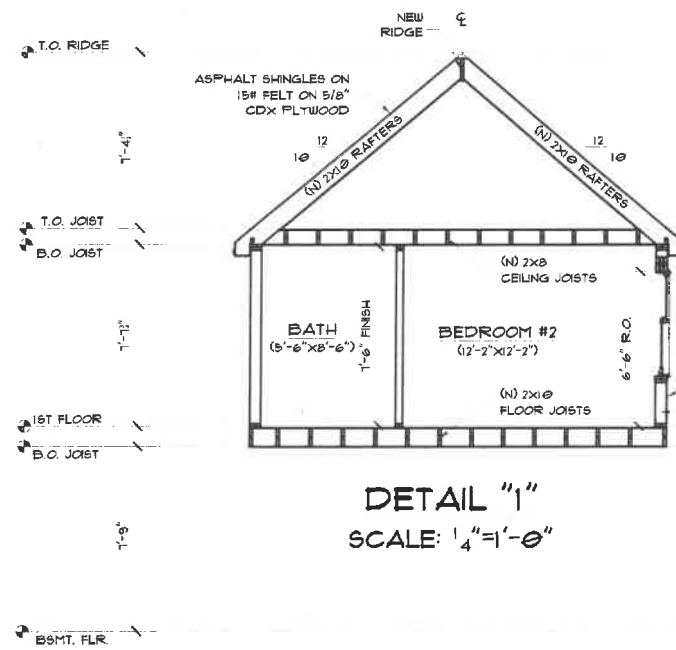
PROGRESS PRINT - NOT FOR CONSTRUCTION

ANY DEVIATION FROM THESE PLANS  
REQUIRING ROCKWOOD DESIGN INC.  
TO ACQUIRE STRUCTURAL REDESIGN FOR  
BUILDING DEPARTMENT SIGN-OFFS WILL BE  
BILLED TO CLIENT ON AN HOURLY BASIS.

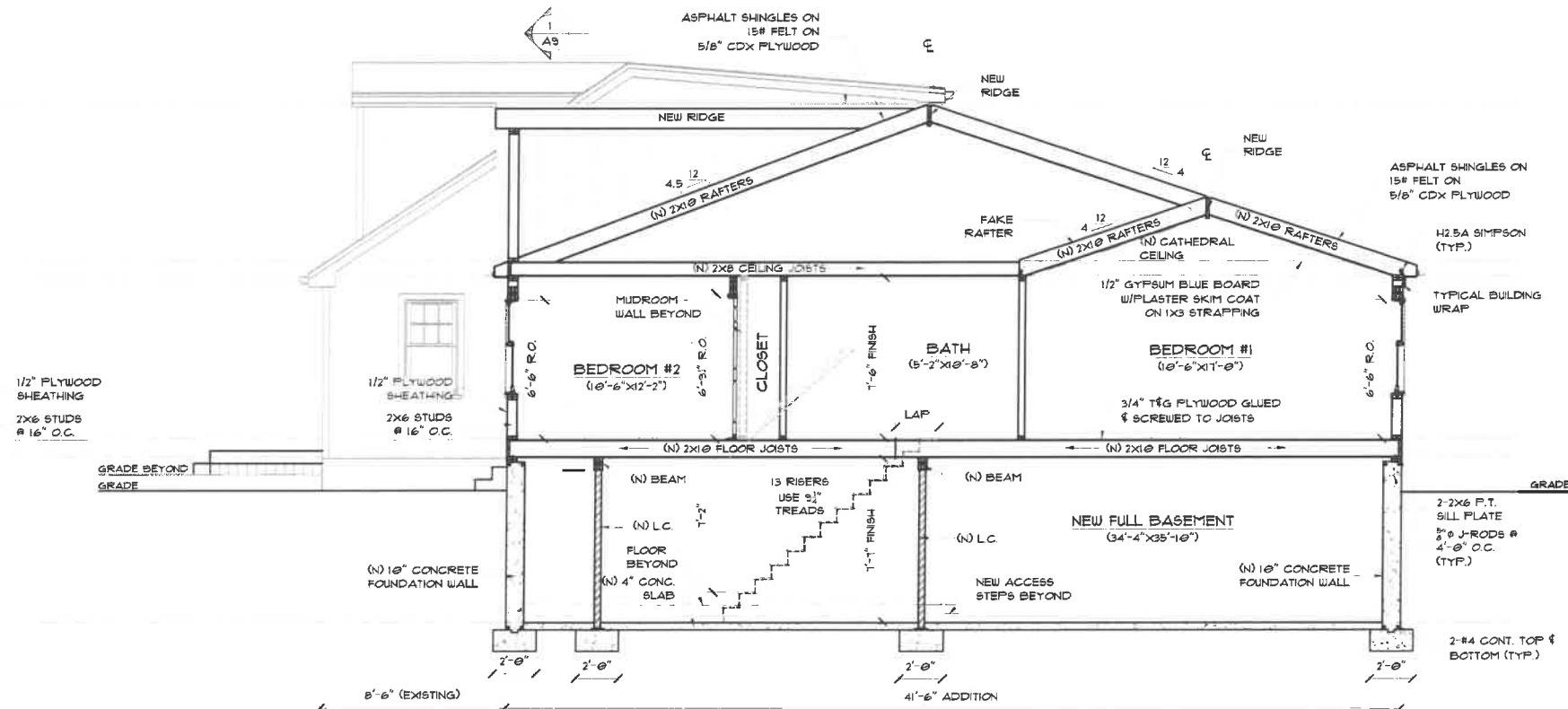
SEE SHEET A1 FOR DRAWING INDEX

IF PRINTED ON 11X17, ALL SCALE IS HALF.

PLEASE REFER TO ENGINEERING PACKET  
FOR ALL STRUCTURAL DETAILS



DETAIL "I"  
SCALE: 1/4"=1'-0"



PROPOSED BUILDING SECTION "D-D"  
SCALE: 1/4"=1'-0"

TITLE: PROPOSED BUILDING SECTIONS "D-D"

PROJECT: KIMBALL RESIDENCE  
83 CONCORD STREET  
ROCKLAND, MA 02370

Rockwood  
Design, Inc.  
1020 Plain Street - Suite 320  
Marshallfield, MA 02050  
Phone: (508) 337-3140  
Fax: (508) 337-3141  
Email: info@rockwooddesign.com  
Website: www.rockwooddesign.com

DATE: 5/30/2025

DRAWN BY: AEC

CHECKED BY:

SCALE: AS SHOWN

A9  
OF A9

PROGRESS PRINT - NOT FOR CONSTRUCTION

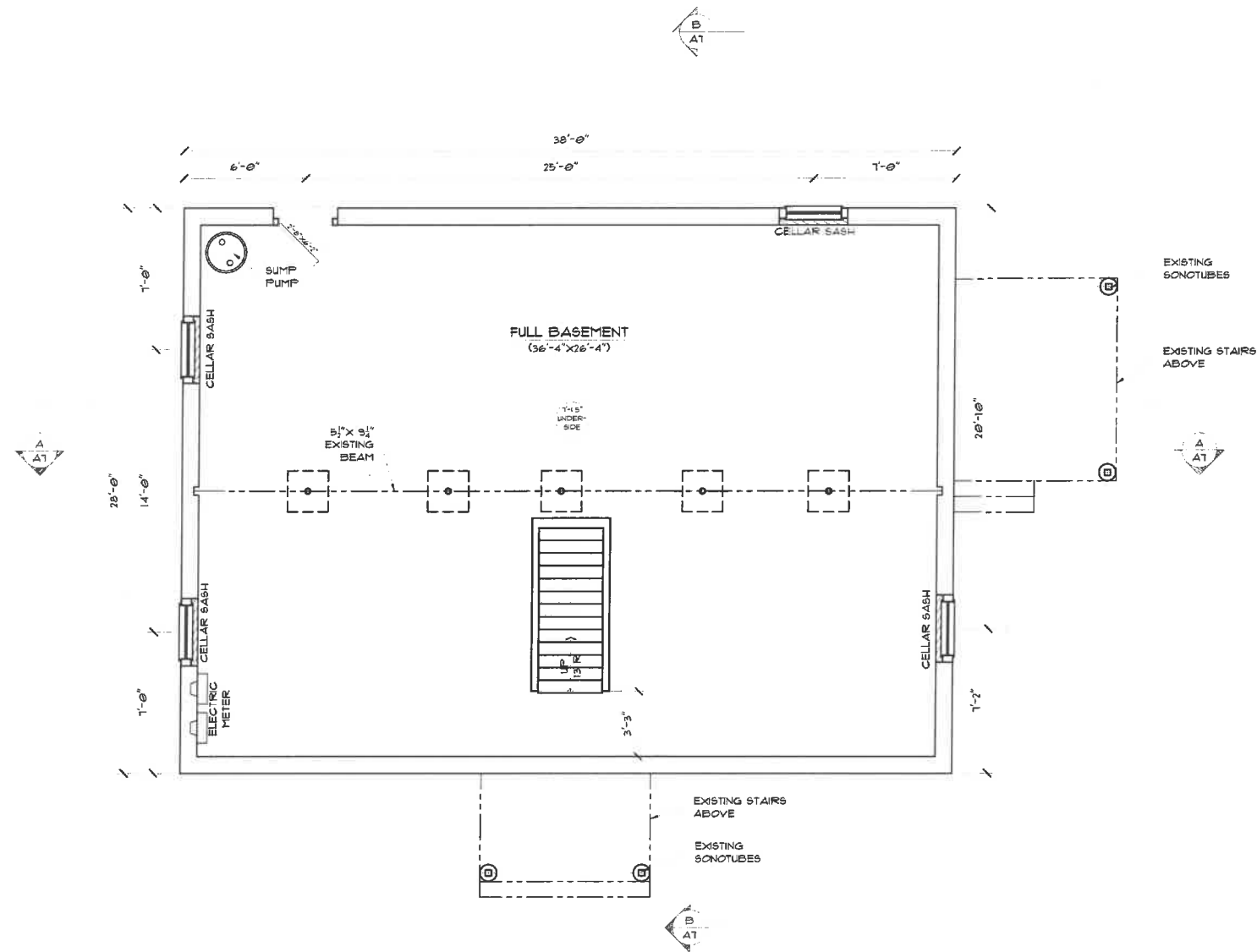
PROGRESS PRINT - NOT FOR CONSTRUCTION

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SEE SHEET A1 FOR DRAWING INDEX

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FOR ALL STRUCTURAL DETAILS



EXISTING BASEMENT / FOUNDATION PLAN  
SCALE: 1/4"=1'-0"  
(AREA: 956 FT<sup>2</sup>)

## EXISTING FOUNDATION PLAN

KIMBALL RESIDENCE  
83 CONCORD STREET  
ROCKLAND, MA 02370

**Design, Inc.**  
1020 Plain Street - Suite 320  
Marinefield, MA 02050  
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Fax: (781)-837-3128  
Email: [dfo@rockwoodesign.com](mailto:dfo@rockwoodesign.com)  
Website: [www.rockwoodesign.com](http://www.rockwoodesign.com)

100

IN BY:

\_\_\_\_\_  
 SIGNED BY:

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100

51  
OF 57

PROGRESS SET - 5/30/2025



PROGRESS PRINT - NOT FOR CONSTRUCTION

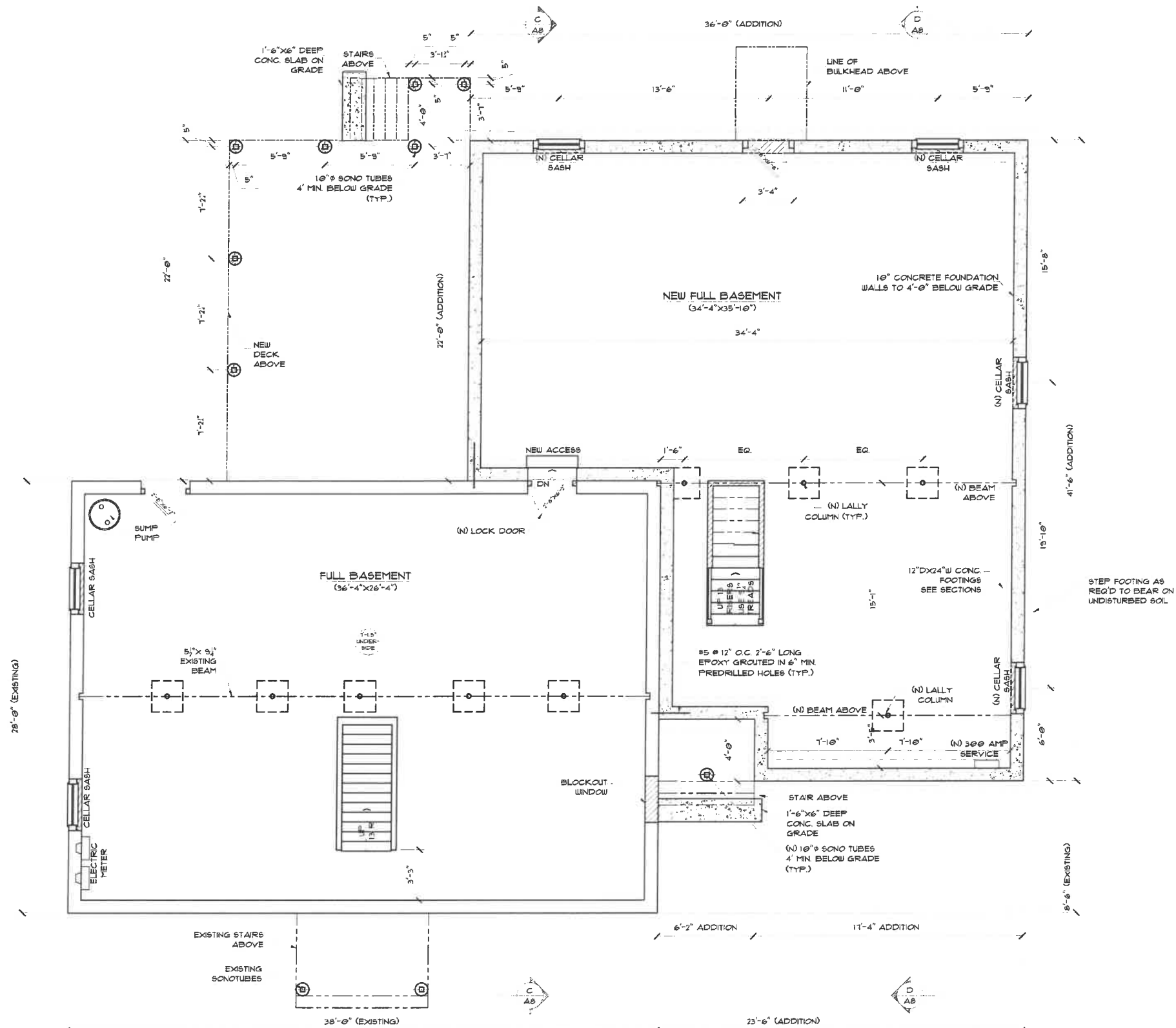
PROGRESS PRINT - NOT FOR CONSTRUCTION

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SEE SHEET AI FOR DRAWING INDEX

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FOR ALL STRUCTURAL DETAILS



### PROPOSED BASEMENT / FOUNDATION PLAN

SCALE: 1/4"=1'-0"  
(AREA: 1963 FT<sup>2</sup>)

PROGRESS SET - 5/30/2025

TITLE: PROPOSED FOUNDATION PLAN

PROJECT:  
KIMBALL RESIDENCE  
83 CONCORD STREET  
ROCKLAND, MA 02370

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Web site: [www.rockwooddesign.com](http://www.rockwooddesign.com)

DATE: 06/20/25  
DRAWN BY: JEC  
CHECKED BY:

SALE:  
SHOWN

S1.1  
OF S7