

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: 568 Hingham Street
2. Name(s) of Owner(s) of Property: Maureen Mahon, Trustee of King Phillip Realty Trust
3. Owner's Address: 201 Linden Ponds Way, Unit 113, Hingham, MA 02043
4. Name of Applicant(s): Maureen Mahon, Trustee of King Phillip Realty Trust
5. Address of Applicant: 201 Linden Ponds Way, Unit 113, Hingham, MA 02043
6. Applicant's Phone: Home: Work:
Cell: 781-248-4992 Fax:
E-Mail: queenmaureen@verizon.net
7. State the Assessor's Map # 20 and Lot # 29 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: The applicant seeks to tear down the existing rundown single family dwelling and replace it with a duplex/two family dwelling.
The new dwelling will be moved further North on the lot giving more
sideline on the South side and will take up less of the lot than
the existing structure. This building will not make the lot any
more non-conforming than it is now.

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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:

NONE

11. List all applicable sections of the Zoning Bylaw that pertains to this application:
Article 5, Section 415-22 Building and Lot Regulation

12. If you are applying for a dimensional variance, state in detail any specific condition that affects the shape, soil, topography or structures on your lot that specifically affects 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 property is in an R-2 Zone and is larger than most lots in the vicinity and has a dilapidated building on it now. It sits among similar sized lots some with duplexes and two families on them. The shape of the lot and the surrounding area does not allow for an expansion (a dwelling is located behind it and accesses by a 20' ROW that abuts this property). While this is not necessarily a "normal" request, it does meet the *

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:

*requirements as it is not a substantive derogation of the by-law, nor a substantial detriment to the neighborhood; it is a financial hardship to the applicant due to circumstances beyond its control i.e. costs, and further it is a non-conforming lot which may be made less non-conforming due to the location of the proposed new structure.

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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. _____

I hereby certify that there has been no change to the property since May 14, 2024 as shown on the previous site plan.

Signed: _____

Maureen Mahon, Trustee of King Phillip Realty Trust

Owner(s) of Record

All owners must sign

Maureen Mahon

Signed: _____

Applicant(s) If Different from owner

All applicants must sign

Signed: _____

Robert J. Zaney
Signature of Attorney (if any)

Date: April 10, 2025