

TOWN CLERK, ROCKLAND
MAY 22 '25 PM 3:22

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: 77 Carey St.
2. Name(s) of Owner(s) of Property: Douglas and Katherine Walo
3. Owner's Address: 77 Carey St., Rockland, MA
4. Name of Applicant(s): Douglas and Katherine Walo
5. Address of Applicant: 77 Carey St., Rockland, MA 02370

6. Applicant's Phone: Home: _____ Work: _____
Cell: 781-771-6142 Fax: _____
E-Mail: douglasjdwalo@gmail.com

7. State the Assessor's Map # 38 and Lot # 125 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:

Please see the following page (1A) for explanation.

9. Explain in-depth what you are proposing to do:

We propose to construct a 9'x7' entryway bump-out on the front of our house and remove the existing roof overhang supported by five wooden pillars. The current overhang, which occupies 117.5 square feet of the front setback, is deteriorating, with one pillar already fallen and others showing signs of rot. The proposed bump-out will replace this overhang with a 54-square-foot structure, resulting in a net reduction of 63.5 square feet (54%) in the encroachment area.

The project has three primary goals:

- Improve functionality and accessibility of the front entrance. The current entryway is undersized, creating challenges for accommodating visitors, moving furniture, and navigating the space. With the front door open, there are only 5 5/8 inches from the door to the corner of the first stair tread and 7 3/8 inches to the railing post, which severely limits mobility.
- Ensure safety and modernize the design. The existing overhang requires repair or replacement. Rather than replacing it with a similar outdated structure, we seek to upgrade the entryway with a design that is both functional and visually appealing.
- Enhance architectural continuity between the original structure and a 2017 addition, creating a cohesive and attractive aesthetic.

We believe this project will improve the curb appeal and long-term value of our home while contributing positively to the character of the neighborhood.

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:

To the best of our knowledge, there are no existing variances or special permits associated with this property. However, the property is subject to a Brockton-Edison easement along the south side, which significantly restricts the buildable area on the lot. This easement prevented expansion in that direction during prior projects and remains a limiting factor in future designs.

Additionally, the property is nonconforming, further constraining options for expansion toward the west and north. These limitations necessitate the proposed entryway bump-out as a practical solution to improve functionality and safety while respecting the property's physical constraints.

11. List all applicable sections of the Zoning Bylaw that pertains to this application:

415-48 Boundary line and internal street setback requirements

A. Boundary line setback requirements: All buildings, structures, and uses shall be set back no less than 25 feet from all external streets.

B. Internal street setback requirements: All buildings and structures for principal or accessory non-residential uses shall be set back no less than 25 feet from any public street within a planned unit development.

Note: Section B does not apply to this residential project.

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)

Please see the following page (2A) for explanation.

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:

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 affect the zoning district as a whole, and why these conditions cause a hardship to the land that warrants the granting of a variance:

The property was built in 1963 and is nonconforming. The house includes an existing front roof overhang, which occupies 117.5 square feet of the front setback and requires significant repair or replacement. One pillar has already fallen, and the structure shows signs of deterioration. Additionally, a Brockton-Edison easement along the south side of the property limits the buildable footprint, making it not possible to expand in that direction. Similarly, nonconforming setbacks to the west and north constrain other options for expansion, leaving the front setback as the only viable area for the proposed bump-out.

The current entryway creates several practical challenges:

- It is undersized, making it difficult to accommodate visitors or move furniture and large items.
- The layout is a mobility hazard, as evidenced by one owner sustaining a foot injury in 2019 when a laundry basket became caught on the railing.
- With the door open, there are only 5 5/8 inches to the first step tread and 7 3/8 inches to the railing, making navigation awkward and unsafe.

The proposed bump-out will address these challenges by creating a functional, safe, and visually appealing entryway while reducing the current encroachment in the front setback by 54%. This modest addition represents the best use of the constrained property while aligning with the neighborhood's character.

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: _____

Kathryn Walo

Owner(s) of Record

All owners must sign

Signed: _____

D & D Will

Applicant(s) If Different from owner

All applicants must sign

Signed: _____

Signature of Attorney (if any)

Date: _____

5/20/25



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

April 28, 2025

CERTIFIED ABUTTERS LIST OF MAP 38 – PARCEL 125

77 CAREY ST

BOARD – ZBA

REQUIREMENTS – Abutters within 300 ft.

CERTIFIED BY:

Annette Murray- Senior Administrative Assistant

Annette Murray

Parcel ID	Owner	Location	Mailing Street	Mailing City
38-125	WALO DOUGLAS & KATHERINE	77 CAREY ST	77 CAREY ST	ROCKLAND, MA 02370
38-97	TOWN OF ROCKLAND	0 REED ST	REED ST	ROCKLAND, MA 02370
38-110	CHILDS RUDOLPH S & LORI F TRUS	0 NORTH AV	234 NORTH AV	ROCKLAND, MA 02370
38-112	ROUDOLPH & LORI CHILDS 2024 TR	0 NORTH AV	234 NORTH AV	ROCKLAND, MA 02370
38-113	CLAWSON ALEXANDER M JR	46 SUNSET ST	46 SUNSET ST	ROCKLAND, MA 02370
38-114	ANDERSON ALEXANDRA L & PORTER DAVID	42 SUNSET ST	42 SUNSET ST	ROCKLAND, MA 02370
38-115	DEVINE CHRISTINE A	36 SUNSET ST	36 SUNSET ST	ROCKLAND, MA 02370
38-116	GNESS PAUL A	30 SUNSET ST	30 SUNSET ST	ROCKLAND, MA 02370
38-117	LINCOLN MICHAEL D & BALDASSARRE BIANCA LYNN	22 SUNSET ST	22 SUNSET ST	ROCKLAND, MA 02370
38-118	DOHERTY MICHAEL G & KELEIGH M	260 NORTH AV	260 NORTH AV	ROCKLAND, MA 02370
38-120	YEE SUSAN TRUSTEE	276 NORTH AV	199 GLADSTONE ST	EAST BOSTON, MA 02128
38-121	ESPOSITO GERALD/ ESTATE	0 CAREY ST	874 CIRCUIT ST	HANOVER, MA 02339
38-122	ESPOSITO MARY I / ET AL	21 SUNSET ST	21 SUNSET ST	ROCKLAND, MA 02370
38-123	QUINFELD LLC	31 SUNSET ST	631 STATE RD	PLYMOUTH, MA 02360
38-124	SCHOLL MICHAEL J & KRISTEN M	89 CAREY ST	89 CAREY ST	ROCKLAND, MA 02370
38-125	GREENE MARY F	47 SUNSET ST	47 SUNSET ST	ROCKLAND, MA 02370
38-126	CORBETT JOSEPH P & LAURIE	61 CAREY ST	61 CAREY ST	ROCKLAND, MA 02370
38-127	DOWNING DANIEL F & RICHTER- DOWNING DENISE A	59 CAREY ST	59 CAREY ST	ROCKLAND, MA 02370
38-128	OWEN MELISSA J	57 CAREY ST	57 CAREY ST	ROCKLAND, MA 02370
38-130	QUINN BRIAN J	41 CAREY ST	41 CAREY ST	ROCKLAND, MA 02370
38-131	FRANCO RENATO MOREIRA & SANTANA GRAZIELE DA SILVA	48 CAREY ST	48 CAREY ST	ROCKLAND, MA 02370
38-132	SOUCY REYNOLD P & ANN M	60 CAREY ST	60 CAREY ST	ROCKLAND, MA 02370
38-133	SULLIVAN MAUREEN, RESNICK M TR	96 CAREY ST	C/O THE BEANTOWN COMPANIES 100 FELTON ST SUITE 201	WALTHAM, MA 02453
38-134	BLISS REALTY TRUST	96 CAREY ST	C/O THE BEANTOWN COMPANIES 100 FELTON ST SUITE 201	WALTHAM, MA 02453
38-134	WAHLSTROM BARBARA	294 NORTH AV	294 NORTH AV	ROCKLAND, MA 02370

TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street

Rockland, Massachusetts 02370



38-135	LOTTERHAND LINDA M TRUSTEE KRUKIEL FAMILY IRREVOCABLE TR	300 NORTH AV	300 NORTH AV	ROCKLAND, MA 02370
38-136	CONNORS JOSEPH & CHERYL A	308 NORTH AV	308 NORTH AV	ROCKLAND, MA 02370
38-137	YOUNG ROBERT & REGINA	316 NORTH AV	316 NORTH AVE	ROCKLAND, MA 02370
44-75	BURGESS ROBERT F JR & MACKIE JEAN A	33 CAREY ST	33 CAREY ST	ROCKLAND, MA 02370
44-88	TOWN OF ROCKLAND	0 PLAIN ST	PLAIN STREET	ROCKLAND, MA 02370

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

Rockland Board of Assessors (Notice of decision only)

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.

THIS LIST IS VALID FOR 90 DAYS