

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: *Amended 7/3/25
(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: douglasjdvalo@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: *Amended 7/3/25

We propose to construct a 9'x4' entryway foundation addition with a 9'x3' covered entry 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 Rather than replacing it with a similar outdated structure, we seek to upgrade the entryway with a design that is both functional and visually appealing.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.

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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:

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: *Amended 7/3/25

415-48 Boundary line and internal street setback requirements

415-89.1 Zoning Variances

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: _____

DGD WJ
Kathryn Wale

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: _____