

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: 630 SUMMER STREET
2. Name(s) of Owner(s) of Property: LEE-ANN KING, TRUSTEE
3. Owner's Address: 630 SUMMER STREET, ROCKLAND, MA 02370
4. Name of Applicant(s): LEE-ANN KING, TRUSTEE LEEANN KING
SUPERMEN TRUST
5. Address of Applicant: 630 SUMMER STREET
ROCKLAND, MA 02370
6. Applicant's Phone: Home: _____ Work: _____
Cell: 617-966-2600 Fax: _____
E-Mail: 1king915@comcast.net
7. State the Assessor's Map # 63 and Lot # 44 of the property.
8. State the Zoning District in which the property is located: R2
9. Explain in-depth what you are proposing to do:
ADD AN L-SHAPE ADDITION TO THE N.E. CORNER
OF EXISTING HOUSE

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 Known

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

S. 415-22 Rear Setback

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)

- 1) An existing accessory structure is far closer to rear lot line than proposed addition.
- 2) The property includes a fenced in area to the rear to which ownership might be established by adverse possession. If so, addition would be well within required rear setback.

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: _____

Heidi Ann King

Owner(s) of Record

All owners must sign

Signed: _____

Applicant(s) If Different from owner

All applicants must sign

Signed: _____

Thomas J. Callahan
Signature of Attorney (if any)

Date: _____

5/20/22

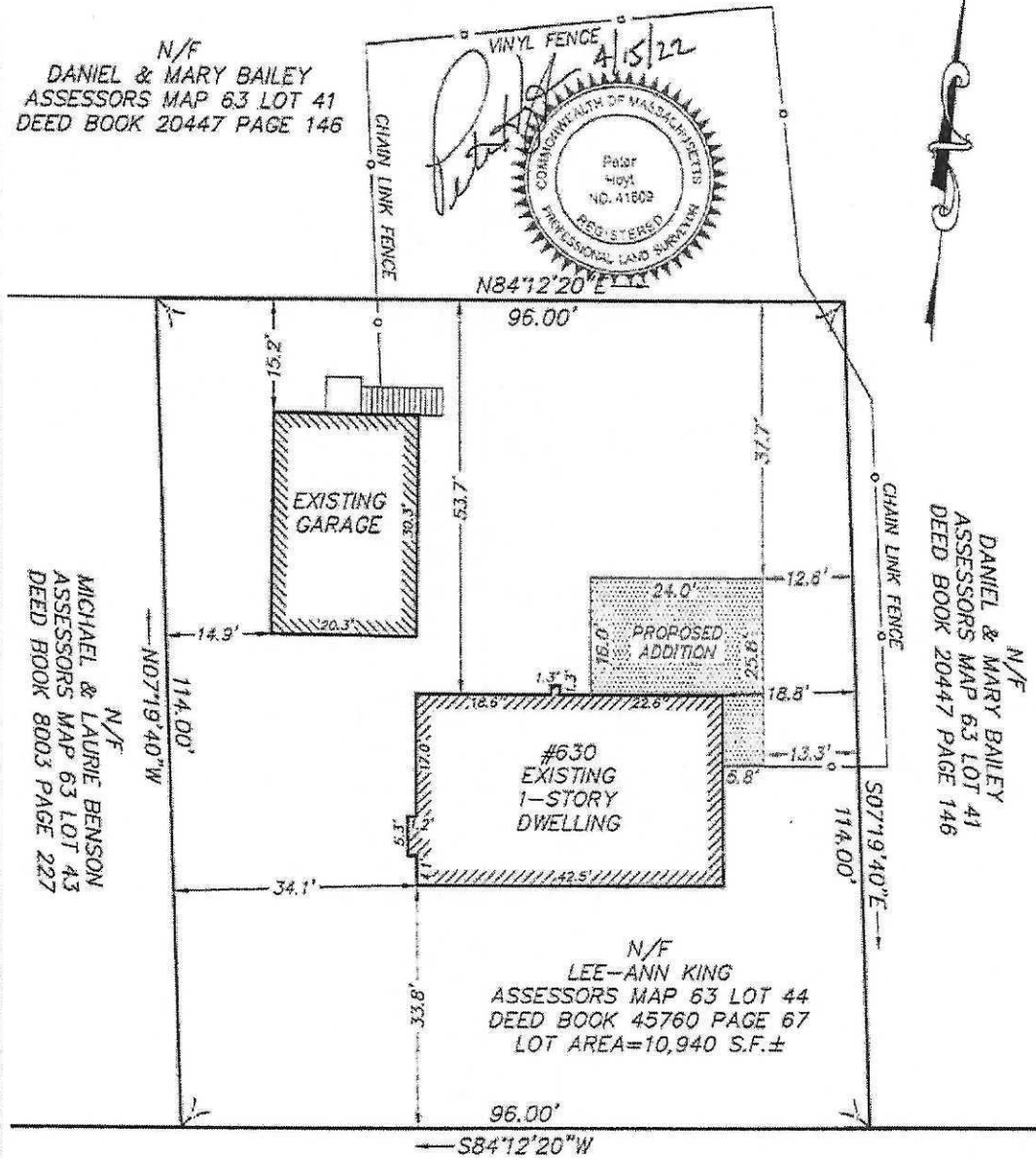
427 Columbia Rd

Hanover, MA 02339

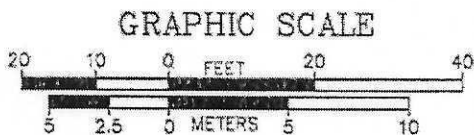
781-826-8822 x212

tjcesq1@gmail.com

N/F
DANIEL & MARY BAILEY
ASSESSORS MAP 63 LOT 41
DEED BOOK 20447 PAGE 146



SUMMER STREET



DIMENSIONAL REQUIREMENTS ZONING DISTRICT: RESIDENTIAL 2 (R-2)

ARTICLE V	REQUIRED
LOT AREA	32,670 SF
BUILDING COVERGE	30%
BUILDING HEIGHT	2.5 STORIES/30 FEET
FRONT SETBACK	25 FEET
SIDE SETBACK	15 FEET
REAR SETBACK	50 FEET

PLOT PLAN OF LAND

Project Name 630 SUMMER STREET ROCKLAND, MASSACHUSETTS PLYMOUTH COUNTY	Prepared for LEE-ANN KING	Page No. 1
PERKINS ENGINEERING, INC. 1287 WASHINGTON STREET WEYMOUTH, MASSACHUSETTS TEL: 781-749-3600		Scale 1"=20' Date APRIL 15, 2022
Project No.		File No.

existing
house

addition

EXISTING laundry

EXISTING Bath

existing
room

add
Bathroom

NEW DOOR

702.842

702.842

ANEST-2

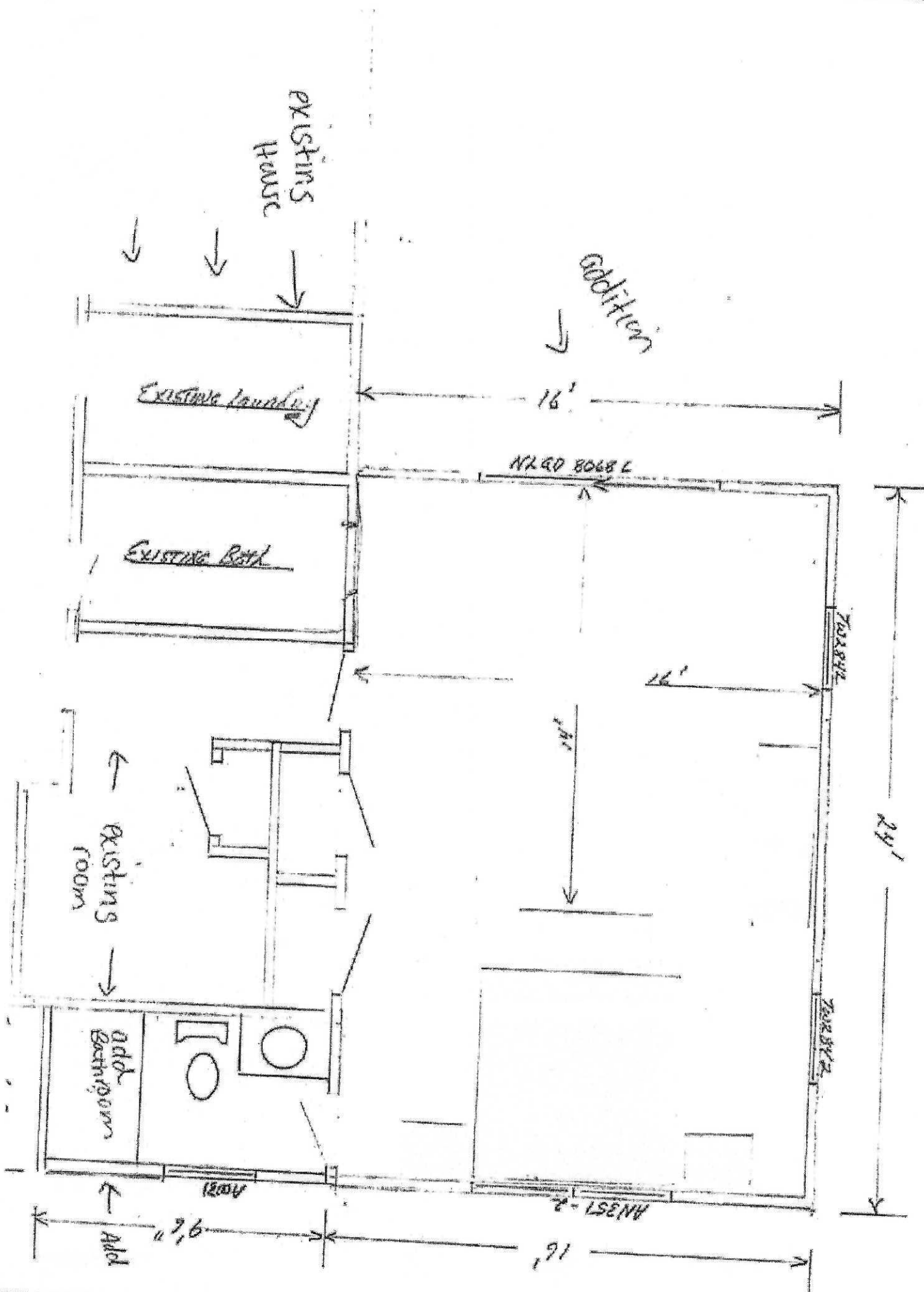
ANEST

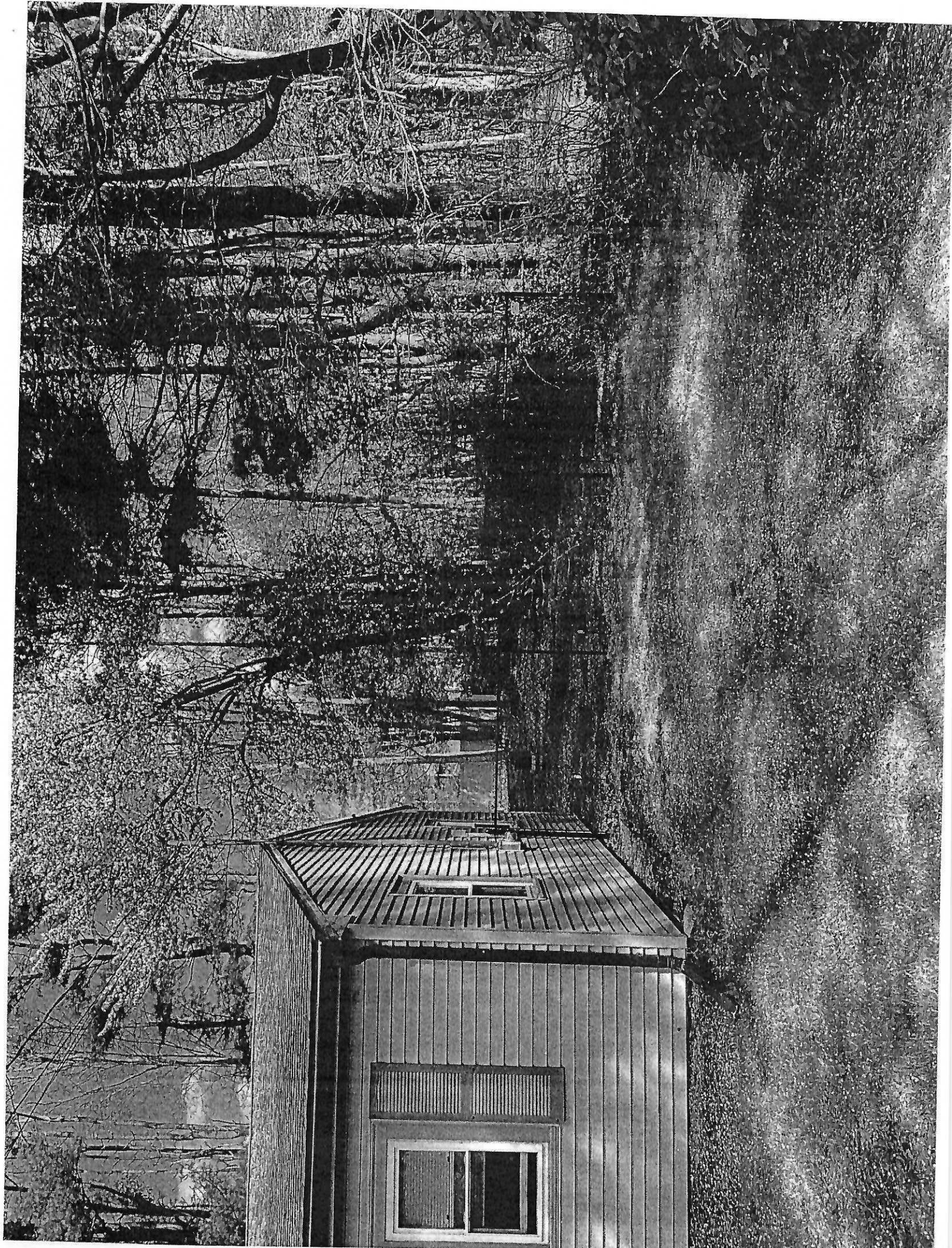
24'

16'

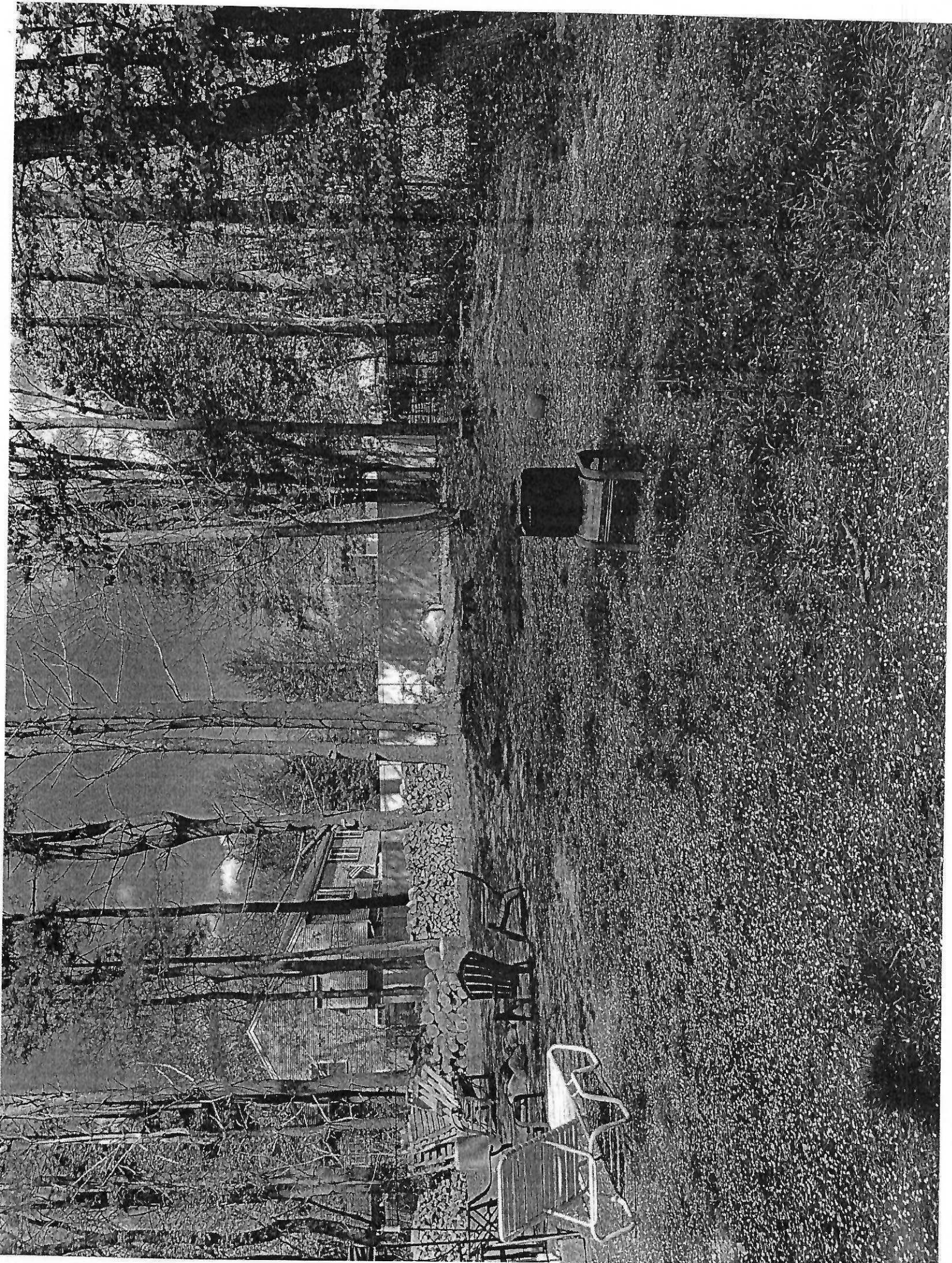
9'6"

add











TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

April 26, 2022

CERTIFIED ABUTTERS LIST OF MAP 63 PARCEL 44

630 SUMMER STREET

BOARD - ZBA

REQUIREMENTS - Abutters, next abutter within 300 ft. and directly across a public or private street or way.

CERTIFIED BY Annette Murray
Annette Murray Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City
63-44	KING LEE-ANN TRUSTEE LEEANN KING SUPERMOM TRUST	630 SUMMER ST	630 SUMMER ST	ROCKLAND, MA 02370
63-34	FARRELL RONALD C & NANCY A & FARRELL SHAUN & ANGEL	45 LINWOOD TER	45 LINWOOD TER	ROCKLAND, MA 02370
63-35	RAYMOND MICHAEL J & LIANE	35 LINWOOD TER	35 LINWOOD TER	ROCKLAND, MA 02370
63-36	GOODIN MONIQUE & HERNANDEZ SERGIO	31 LINWOOD TER	31 LINWOOD TER	ROCKLAND, MA 02370
63-37	CALLAHAN KATHALEEN	21 LINWOOD TER	21 LINWOOD TER	ROCKLAND, MA 02370
63-38	ROGERS JOSEPH H & DIANE	11 LINWOOD TER	11 LINWOOD TER	ROCKLAND, MA 02370
63-39	HARRIS SHANA L & SAPIENZA JOSEPH J	472 CONCORD ST	472 CONCORD ST	ROCKLAND, MA 02370
63-40	WELCH PATRICK A & TEALA M TRS CONCORD STREET REALTY TR	482 CONCORD ST	482 CONCORD ST	ROCKLAND, MA 02370
63-41	BAILEY DANIEL T & MARY	636 SUMMER ST	636 SUMMER ST	ROCKLAND, MA 02370
63-42	SASI ABDALLA R	510 CONCORD ST	510 CONCORD ST	ROCKLAND, MA 02370
63-43	BENSON MICHAEL D & LAURIE	628 SUMMER ST	628 SUMMER ST	ROCKLAND, MA 02370
63-45	ALLEN WILLIAM S & LYNN M	646 SUMMER ST	646 SUMMER ST	ROCKLAND, MA 02370
63-124-1	MARINI SUSAN M & PARASTATIDES JIMMYLEE	47 LINWOOD TER	47 LINWOOD TER	ROCKLAND, MA 02370
63-124-2	DEGRANDE TIMOTHY	49 LINWOOD TER	49 LINWOOD TER	ROCKLAND, MA 02370
63-125	SANCES JANET Y	656 SUMMER ST	656 SUMMER ST	ROCKLAND, MA 02370
63-128-627	WITCHER PETER E	627 SUMMER ST	627 SUMMER ST	ROCKLAND, MA 02370
63-128-635	TRAN NANCY	635 SUMMER ST	635 SUMMER ST	ROCKLAND, MA 02370
63-129-611	HOHENLEITNER TERRY & E MELO LUIS GABRIEL SANTOS &	611 SUMMER ST	611 SUMMER ST	ROCKLAND, MA 02370
63-129-610	NEE CAROLINE M	619 SUMMER ST	619 SUMMER ST	ROCKLAND, MA 02370



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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

LIST IS VALID FOR 90 DAYS