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: 398/400 PLAIN ST.
2. Name(s) of Owner(s) of Property: RAMONA DOWNING
3. Owner's Address: 398 PLAIN ST.
4. Name of Applicant(s): ANS CONSTRUCTION / ALEXANDER NICOLETTA
5. Address of Applicant: 73 CATHERINE ROAD
   HANSON, MA 02341
6. Applicant's Phone: Home: _____ Work: _____
   Cell: 617-894-1775 Fax: _____
   E-Mail: anicoletta728@gmail.com
7. State the Assessor's Map # 44 and Lot # 31 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:
   INTEND TO RAZE EXISTING TWO FAMILY DWELLING AND REPLACE WITH NEW CONSTRUCTION TWO FAMILY DWELLING

Received
OCT 23 2023
Town Clerk
Rockland, MA

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: N/A

11. List all applicable sections of the Zoning Bylaw that pertains to this application: CHAPTER 415 ZONING ARTICLE V BUILDING LOT AND GENERAL DISTRICT REGULATIONS SECTION 415-22 BUILDING AND LOT REGULATIONS ZONE R2 - MAXIMUM NO. OF DWELLING UNITS PER 32,670 S.F. (1 UNIT PER 32,670 S.F.)

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)** SEE ATTACHED PAGE

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

12. Existing structure is a pre-existing, non conforming, two unit dwelling on a lot of land having a total area of 16,134 square feet. There is no contiguous land, owned by the current owner, that could be added to the existing lot in order to increase the square footage of the lot.

The two unit structure is in disrepair and it is more feasible to raze the existing non conforming structure and build a new structure with two dwelling units. The proposed two unit structure, as shown on the submitted plan, meets all the minimum yard setback dimensions as well as the off street parking regulations for the R2 district.

Seeking a variance from the total lot area requirement of 65,340 square feet, for a structure with two dwelling units, (32,670 square feet per unit), in order to construct a new structure with two dwelling units on the existing 16,134 square foot lot, (8,067 square feet per unit)

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: Ramona T. Downing

Owner(s) of Record
All owners must sign

Signed: Alexander Kurta
for ANS Construction LLC

Applicant(s) If Different from owner
All applicants must sign

Signed: _____

Signature of Attorney (if any)

Date: 10/17/2023

TOWN OF ROCKLAND

Board of Assessors
Town Hall
242 Union Street
Rockland, Massachusetts 02370

September 29, 2023

CERTIFIED ABUTTERS LIST OF MAP 44 – PARCEL 31

398-400 PLAIN STREET

BOARD – ZBA

REQUIREMENTS – Abutters within 300 ft.

CERTIFIED BY: Annette Murray
Annette Murray Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City, ST & ZIP
44-31	DOWNING RAMONA & MICHAEL H	398-400 PLAIN ST	398 PLAIN ST	ROCKLAND, MA 02370
44-25	WERRA GEORGE & SANDRA	20 JOHNSON TER	20 JOHNSON TER	ROCKLAND, MA 02370
44-26	VAZ JOHNA & MICHELLE M	14 JOHNSON TER	14 JOHNSON TER	ROCKLAND, MA 02370
44-27	MAHER JAMES E & RITA M C/O MAHER JAMES	442 PLAIN ST	210 MERRIMACK ST	LAWRENCE, MA 01843
44-28	LEAH DRIVE LLC	2-4 LEAH DR	19 E RUSSELL MILLS RD	PLYMOUTH, MA 02360
44-29	MELCHIONE JOHN A & YVETTE L	416 PLAIN ST	416 PLAIN ST	ROCKLAND, MA 02370
44-30	REAL CHRISTOPHER	410 PLAIN ST	410 PLAIN ST	ROCKLAND, MA 02370
44-32	TETZLAFF CHARLES N TR TETZLAFF FAMILY TRUST	390 PLAIN ST	390 PLAIN ST	ROCKLAND, MA 02370
44-33	MARONEY CRAIG M & JILL L	384 PLAIN ST	384 PLAIN ST	ROCKLAND, MA 02370
44-34	NICHOLERIS CAROL A	382 PLAIN ST	30 OLD PETERS RD	WOODSVILLE, NH 03785
44-35	MEYER DINA & KEVIN W	376 PLAIN ST	376 PLAIN ST	ROCKLAND, MA 02370
44-37	WILLENS KENNETH R & ANN 50% TR & MEYER FAY 50 %	3-5 LAUREN DR	5 LAUREN DR	ROCKLAND, MA 02370
44-82	HERDEGEN CAROL A	315 REED ST	ATTN MCKENNA DAVID 315 REED ST	ROCKLAND, MA 02370
44-83	ROCHA NELSON G	381 PLAIN ST	381 PLAIN ST	ROCKLAND, MA 02370
44-84	STRAUGHN ROBERTA G & SCOTT A	391 PLAIN ST	391 PLAIN ST	ROCKLAND, MA 02370
44-86	SHEA JOHN T	411 PLAIN ST	411 PLAIN ST	ROCKLAND, MA 02370

TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

Parcel ID	Owner	Location	Mailing Street	Mailing City, ST & ZIP
44-87	RESKE CHRISTINE R C/O RESKE THOMAS	417 PLAIN ST	417 PLAIN ST	ROCKLAND, MA 02370
44-88	TOWN OF ROCKLAND	0 PLAIN ST	PLAIN STREET	ROCKLAND, MA 02370
44-89	TOWN OF ROCKLAND	0 PLAIN ST	242 UNION ST	ROCKLAND, MA 02370
44-90	REGAN JANET R LE REGAN FAMILY IRREV TRUST 2020	437 PLAIN ST	437 PLAIN ST	ROCKLAND, MA 02370
44-96	WILMINGTON TR NATIONAL ASSOC TRUSTEE FOR MFRA TRUST 2014-2	6 LEAH DR	C/O FAY SERVICING LLC 1601 LBJ FREEWAY STE 150	FARMERS BRANCH, TX 75234
44-97	EDDY FRANK & WIENERS STEPHANIE	8 LEAH DR	8 LEAH DR	ROCKLAND, MA 02370
44-99-10	LEONARD CHARLES E JR & KELLEY	10 LAUREN DR	10 LAUREN DR	ROCKLAND, MA 02370
44-99-12	MURPHY EDITH J & JAMES A	12 LAUREN DR	12 LAUREN DR	ROCKLAND, MA 02370
44-100-9	OBRIEN CHERYL ANN	9 LAUREN DR	9 LAUREN DR	ROCKLAND, MA 02370
44-100-11	ALLISON CLEMENT N & PATRICIA E	11 LAUREN DR	11 LAUREN DR	ROCKLAND, MA 02370
44-102	CIL REALTY OF MASSACHUSETTS	5 LEAH DR	157 CHARTER OAK AVE 3RD FL	HARTFORD, CT 06106
44-103	LAURIA RICHARD D & ELLEN T TRS RICHARD & ELLEN LAURIA LIVING	1 LEAH DR	1 LEAH DR	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.

LIST IS VALID FOR 90 DAYS