

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: 146 French Road
2. Name(s) of Owner(s) of Property: Christopher + Rachel Mirski
3. Owner's Address: 146 French Road
4. Name of Applicant(s): Christopher + Rachel Mirski
5. Address of Applicant: 146 French Road
6. Applicant's Phone: Home: R-cell - → Work: 617 633 5350
Cell: C-cell - → Fax: 781 706 0857
E-Mail: grant.rachele@gmail.com
7. State the Assessor's Map # 16 and Lot # 39 of the property.
8. State the Zoning District in which the property is located: R-2 Residence
Zoning District
9. Explain in-depth what you are proposing to do:
We plan to build an addition on
our current home. Plans include a 1
car garage, 1 bedroom and 1 bathroom
above garage on second floor. Total = 21' x 32.4'

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 to us, have owned since 2013.

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

415-89.1

415.22B

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)

attached, thank you

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:

Mirski

146 French Road

12). Based upon current R-2 zoning, the minimum square footage requirement for a lot needs to be 32,670 square feet. Our lot is 9,496 square feet, which is under size and not a proper area to meet the zoning requirements. The current rear setback of 42.4' of our existing dwelling is less than the currently required 50'. This causes a hardship for us as homeowners needing more living space for family use.

In order to build our addition, we require a variance due to the plot of land we own in the Town of Rockland not falling within current minimum lot area dimensions and setbacks. We are looking to extend our home keeping the use of a single family dwelling.

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: _____

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: 11/27/2023



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

November 14, 2023,

CERTIFIED ABUTTERS LIST OF MAP 16 – PARCEL 39 146 FRENCH RD

BOARD – ZONING

REQUIREMENTS –All Abutters within 300 ft.

CERTIFIED BY:

Annette Murray
Annette Murray- Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City
16-39	MIRSKI CHRISTOPHER D & RACHEL	146 FRENCH RD	146 FRENCH RD	ROCKLAND, MA 02370
16-5	WARE PAUL K	380 POND ST	380 POND ST	ROCKLAND, MA 02370
16-6	COUSINS DANIEL J & MICHELLE M	390 POND ST	390 POND ST	ROCKLAND, MA 02370
16-7	LAWLOR JAMES F & CAROLINE K	400 POND ST	400 POND ST	ROCKLAND, MA 02370
16-8	FAY DANIEL	410 POND ST	410 POND ST	ROCKLAND, MA 02370
16-19	PEROTTI LOUIS P & DOROTHY	445 POND ST	445 POND ST	ROCKLAND, MA 02370
16-20	BORELLI THOMAS D & PATRICIA A OF 4 TOWNSEND STREET REALTY TR	4 TOWNSEND ST	4 TOWNSEND ST	ROCKLAND, MA 02370
16-21	SALEJNIK ZBIGNIEW J & MARTA K	14 TOWNSEND ST	14 TOWNSEND ST	ROCKLAND, MA 02370
16-22	LOWE SCOTT & PAMELA	26 TOWNSEND ST	26 TOWNSEND ST	ROCKLAND, MA 02370
16-23	KENNEDY LAUREL N	36 TOWNSEND ST	36 TOWNSEND ST	ROCKLAND, MA 02370
16-24	KELLY PETER J	43 TOWNSEND ST	43 TOWNSEND ST	ROCKLAND, MA 02370
16-25	KELLY GREGORY & ANN MARIE	147 FRENCH RD	147 FRENCH RD	ROCKLAND, MA 02370
16-26	BARRY KATHLEEN	139 FRENCH RD	139 FRENCH RD	ROCKLAND, MA 02370
16-27	STEVENS CARYN T	131 FRENCH RD	131 FRENCH RD	ROCKLAND, MA 02370
16-28	BERNHARDT JOSEF A & MARLENE R	121 FRENCH RD	121 FRENCH RD	ROCKLAND, MA 02370
16-35	COLLINS GRACE K	108 FRENCH RD	108 FRENCH RD	ROCKLAND, MA 02370
16-36	LORING EDWARD J	120 FRENCH RD	120 FRENCH RD	ROCKLAND, MA 02370
16-37	FITZGERALD TIMOTHY J	130 FRENCH RD	130 FRENCH RD	ROCKLAND, MA 02370
16-38	KIMBALL SEAN P SR & JANET L	138 FRENCH RD	138 FRENCH RD	ROCKLAND, MA 02370
16-40	QUILICI ROBERT J	19 TOWNSEND ST	19 TOWNSEND ST	ROCKLAND, MA 02370
16-41	CAMERON DIANE J TRUSTEE CAMERON FAMILY TRUST	9 TOWNSEND ST	9 TOWNSEND ST	ROCKLAND, MA 02370
16-42	VALLIE JOHN C & SHERRI A	411 POND ST	411 POND ST	ROCKLAND, MA 02370
16-43	GOGUEN PAUL J & CLAIRE M S	399 POND ST	399 POND ST	ROCKLAND, MA 02370
16-44	DUBE STEVEN M & CAYLA A C/O DUBE STEVEN M & CAYLA A TR	391 POND ST	391 POND ST	ROCKLAND, MA 02370
16-45	MUIR SHAWN & JULIE	377 POND ST	377 POND ST	ROCKLAND, MA 02370
16-46	MULLER ROY R JR & MARK KAYCEE	369 POND ST	369 POND ST	ROCKLAND, MA 02370
16-49	TOWNS OF ROCKLAND & ABINGTON JOINT WATER WORKS	0 POND ST	366 CENTRE AVE	ROCKLAND, MA 02370
16-58	CLAUSS ROBERT D & KRISTINE	1 NELSON RD	1 NELSON RD	ROCKLAND, MA 02370

LIST IS VALID FOR 90 DAYS

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TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 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.

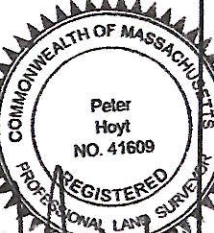
Any person or entity that is requesting an abutters' list where the subject property abuts or is located within 300 feet of the town's boundary line with another town is advised to obtain a certified abutters' list for abutters and abutters to abutters within 300 feet in the adjoining town.

N/F
CLAIRE M.S. & PAUL J. GORGUEN
DEED BOOK 6062 PAGE 286
ASSESSORS MAP 16 LOT 43

N/F
JANET L. &
SEAN P. KIMBALL
DEED BOOK 23278
PAGE 92
ASSESSORS
MAP 16 LOT 38

N/F
ROBERT J. QUILICI
DEED BOOK 11594
PAGE 51
ASSESSORS
MAP 16 LOT 40

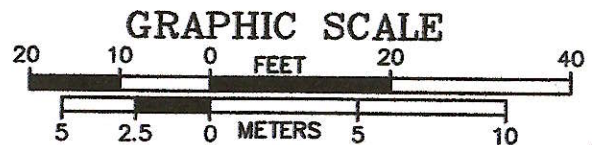
N/F
RACHEL & CHRISTOPHER D. MIRSKI
DEED BOOK 51657 PAGE 333
ASSESSORS MAP 16 LOT 39
LOT AREA= 8,500 S.F.±



IRON PIPE
FOUND

IRON PIPE
FOUND

FRENCH ROAD



PROPOSED ADDITION

Project Name 146 FRENCH ROAD ROCKLAND, MA.		Prepared for RACHEL & CHRISTOPHER D. MIRSKI	Fig. No. 1
PERKINS ENGINEERING, INC. 1287 WASHINGTON STREET WEYMOUTH, MASSACHUSETTS 02189 TEL: 781-749-3600		Scale 1"=20'	Date 11/28/2023
		Project No.	File No.