

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: 121 HOWARD STREET
2. Name(s) of Owner(s) of Property: ROBERT RUSSO KRISTINA RUSSO
3. Owner's Address: 129 HOWARD STREET
4. Name of Applicant(s): ROBERT RUSSO
5. Address of Applicant: 129 HOWARD STREET
6. Applicant's Phone: Home: 781-922-9837 Work: 781-329-3705
Cell: 781-367-0622 Fax: _____
E-Mail: VUSSRROBNE@YAHOO.COM
7. State the Assessor's Map # 46 and Lot # 104 of the property.
8. State the Zoning District in which the property is located: 3-R3
9. Explain in-depth what you are proposing to do: TO MOVE THE OLD LOT
LINE BETWEEN 129 HOWARD ST AND 121 HOWARD ST.
HAVING PARCEL "A" BEING CONVEYED TO 129 HOWARD ST.
APPROXIMATELY 311 SQ FT.

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

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

ARTICLE V 415-22 BUILDING LOT REGULATIONS

415-24 NON CONFORMING LOT REGULATIONS

415-26 LOT SIZE REDUCTION

415-27 LOT WIDTH

415-28 FRONTAGE REQUIREMENT

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)

415-65 Dimensional
Requirements - Property Line Between Lots 46-103
AND 46-104 IS ANGLED CUTTING OF THE CORNER OF
DRIVEWAY OF 46-103. ALTERING THE LINE TOWARD 46-104
WOULD KEEP THE DRIVEWAY WHOLE AND MINIMIZE THE
FRONTAGE OF 46-104 MINIMALLY.

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:

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: _____



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

December 7, 2023

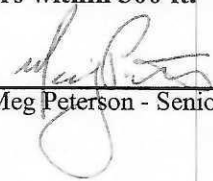
CERTIFIED ABUTTERS LIST OF MAP 46 – PARCEL 104

121 HOWARD ST

BOARD – ZONING

REQUIREMENTS –All Abutters within 300 ft.

CERTIFIED BY:


Meg Peterson - Senior Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City
46-104	RUSSO ROBERT & KRISTINA	121 HOWARD ST	129 HOWARD ST	ROCKLAND MA 02370
46-15	MORGAN JOHN W JR & HEATHER	120 VERNON ST	120 VERNON ST	ROCKLAND MA 02370
46-16	DAMON PAUL F & KAP N	134 VERNON ST	134 VERNON ST	ROCKLAND MA 02370
46-17	PFLIPSEN EMILY & NICHOLAS	138 VERNON ST	138 VERNON ST	ROCKLAND MA 02370
46-43	ST PETER PATRICIA A & WELLS JAMES E & KELLY A	157 HOWARD ST	157 HOWARD ST	ROCKLAND MA 02370
46-44	STRIGLIO STEVEN	148 VERNON ST	419 NEWPORT RD	HULL MA 02045
46-45	LADUE CHARLES W & MARY T	158 VERNON ST	158 VERNON ST	ROCKLAND MA 02370
46-46	BARKMAN TIMOTHY F & JENNIFER	168 VERNON ST	168 VERNON ST	ROCKLAND MA 02370
46-47	PAPA RONALD	174 VERNON ST	174 VERNON ST	ROCKLAND MA 02370
46-48	FOLEY MARTIN J III	178 VERNON ST	178 VERNON ST	ROCKLAND MA 02370
46-49	KANE PATRICK S & LISA B	186 VERNON ST	186 VERNON ST	ROCKLAND MA 02370
46-98	MARTINELLI MICHAEL J & KATHLEEN M	189 VERNON ST	189 VERNON ST	ROCKLAND MA 02370
46-99	SHOM MARK G & KELLY J	179 VERNON ST	179 VERNON ST	ROCKLAND MA 02370
46-100	THOMPSON HAYLEY M & JOHANSON JOHN	171 VERNON ST	171 VERNON ST	ROCKLAND MA 02370
46-102	RUSSO ROBERT & KRISTINA	0 VERNON ST	129 HOWARD ST	ROCKLAND MA 02370
46-103	RUSSO ROBERT N JR & KRISTINA L	129 HOWARD ST	129 HOWARD ST	ROCKLAND MA 02370
46-105	CARPINE JEFFREY J & LITOS JESSICA L	111 HOWARD ST	111 HOWARD ST	ROCKLAND MA 02370
46-106	STERLING WLADIMIR & NADEGE	105 HOWARD ST	105 HOWARD ST	ROCKLAND MA 02370
46-107	BOEHNER THOMAS & LISA	99 HOWARD ST	99 HOWARD ST	ROCKLAND MA 02370
46-108	SEPECK PAUL E & KAREN M	89 HOWARD ST	89 HOWARD ST	ROCKLAND MA 02370
46-109	PRYOR ROBERT C & LAUREN M	168 CRESCENT ST	168 CRESCENT ST	ROCKLAND MA 02370
46-110	DOBREV NIKOLAY G	180 CRESCENT ST	180 CRESCENT ST	ROCKLAND MA 02370
46-206	HUDSON KENNETH J JR & NANCY A	120 HOWARD ST	120 HOWARD ST	ROCKLAND MA 02370
46-207	DORNEY VIRGINIA M	116 HOWARD ST	116 HOWARD ST	ROCKLAND MA 02370
46-208	HEBSHIE SANDRA A	108 HOWARD ST	108 HOWARD ST	ROCKLAND MA 02370
46-209	DUNPHY BRIAN J & DEBORAH A	100 HOWARD ST	100 HOWARD ST	ROCKLAND MA 02370
46-210	TUFTS MICHAEL E & SUZANNE J LEVANGIE WM E III & CATHIE J	94-96 HOWARD ST	94-96 HOWARD ST	ROCKLAND MA 02370

LIST IS VALID FOR 90 DAYS

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242 Union Street
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Parcel ID	Owner	Location	Mailing Street	Mailing City
46-211	STYPULKOWSKI CEZARY & LILIA	88 HOWARD ST	183 WAMPATUCK ST	PEMBROKE MA 02359
46-212	KELLY FRANK & COURTNEY	132 CRESCENT ST	132 CRESCENT ST	ROCKLAND MA 02370
46-214	OWENS MICHELLE E	36 GEORGE ST	36 GEORGE ST	ROCKLAND MA 02370
46-215	RYAN PAMELA J	30 GEORGE ST	30 GEORGE ST	ROCKLAND MA 02370
46-217	ROGERS DAVID B & DONNA C C/O ROGERS DAVID B & DONNA C T	20 GEORGE ST	20 GEORGE ST	ROCKLAND MA 02370
46-218	BRUCE CHRISTOPHER S C/O BRUCE CHRISTOPHER SCOTT TR	115 VERNON ST	16 SHADY ACRE LN	PEMBROKE MA 02359
46-219-1	ANZIVINO MARK A	125 VERNON ST	125 VERNON ST UNIT 1	ROCKLAND MA 02370
46-219-2	GALLANT BERNADETTE C	123 VERNON ST	123 VERNON ST #2	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.



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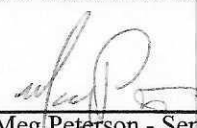
CERTIFIED ABUTTERS LIST OF MAP 46 – PARCEL 103

129 HOWARD ST

BOARD – ZONING

REQUIREMENTS –All Abutters within 300 ft.

CERTIFIED BY:


Meg Peterson - Senior Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City
46-103	RUSSO ROBERT N JR & KRISTINA L	129 HOWARD ST	129 HOWARD ST	ROCKLAND MA 02370
46-14	BEHAN LAURA A	114-116 VERNON ST	114 VERNON ST	ROCKLAND MA 02370
46-15	MORGAN JOHN W JR & HEATHER	120 VERNON ST	120 VERNON ST	ROCKLAND MA 02370
46-16	DAMON PAUL F & KAP N	134 VERNON ST	134 VERNON ST	ROCKLAND MA 02370
46-17	PFLIPSEN EMILY & NICHOLAS	138 VERNON ST	138 VERNON ST	ROCKLAND MA 02370
46-18	HACKENSON CARL E & HACKENSON IRENE	168 HOWARD ST	168 HOWARD ST	ROCKLAND MA 02370
46-38	MELVILLE MAUREEN A	27 CUSTER ST	27 CUSTER ST	ROCKLAND MA 02370
46-39	FELDMANN ROBERT H & JANICE M	21 CUSTER ST	21 CUSTER ST	ROCKLAND MA 02370
46-40	LAWSON-DALRYMPLE DIANA M & DALRYMPLE STEVEN M	17 CUSTER ST	17 CUSTER ST	ROCKLAND MA 02370
46-42	SMITH AGNES E	165 HOWARD ST	PO BOX 584	ROCKLAND MA 02370
46-43	ST PETER PATRICIA A & WELLS JAMES E & KELLY A	157 HOWARD ST	157 HOWARD ST	ROCKLAND MA 02370
46-44	STRIGLIO STEVEN	148 VERNON ST	419 NEWPORT RD	HULL MA 02045
46-45	LADUE CHARLES W & MARY T	158 VERNON ST	158 VERNON ST	ROCKLAND MA 02370
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