

**ZONING BOARD OF APPEALS
TOWN OF ROCKLAND**

Town Hall
242 Union Street
Rockland, Massachusetts 02370
E-mail: zoning@rockland-ma.gov

PUBLIC HEARING POSTING

TO: Liza Landry, Town Clerk

From: Robert C. Rosa, Chairman

Date: January 2, 2024

RE: Public Hearing Notice

Applicant: Robert Russo and Kristina Russo

Property Address: 121 Howard Street and 129 Howard Street

PLEASE BE ADVISED THAT THE FOLLOWING REMOTE PARTICIPATION HEARING HAS BEEN SCHEDULED FOR JANUARY 16, 2024, at 7:45 P.M. AND WILL BE HELD VIA ZOOM.

Notice is hereby given in accordance with Massachusetts General Laws, Chapter 40A, Sections 11 and 15, that a virtual remote public hearing will be held by the Rockland Zoning Board of Appeals on January 16, 2024, pm the petition submitted by Robert Russo and Kristina Russo, 129 Howard Street, Rockland, MA 02370, for a Dimensional Variance(s) pursuant to Zoning Bylaws Section 415- 22, Building and lot regulations; Section 415-24, Nonconforming uses, Section 415-26, Lot size reduction, Section 415-27, Lot width, Section 415-28, Frontage requirements; and Section 415-89.1, Zoning Variances, to allow applicant to divide the premises at 129 Howard Street and 121 Howard Street which have merged into one lot for zoning purposes into two nonconforming lots with the former lot line between 129 Howard Street and 121 Howard Street identified on the plan filed with the Application being moved in a southerly direction approximately 5.45 feet. The applicants depict Parcel "A" containing approximately 311 sq. ft. being conveyed from 121 Howard Street to 129 Howard Street and assert that the alleged property line between Lots 46-103 (#129) and 46-104 (#121) is angled cutting off the corner of driveway of 46-103 (#129). The applicants also assert that altering the line toward 46-104 (#121) would keep the driveway whole and minimize the frontage of 46-104 (#121) minimally. The premises effected by this relief are known as and numbered 121 Howard Street and 129 Howard Street, Rockland, MA located in the R-3 Residence Zoning District, Section 415-10 of the Zoning Bylaw, further identified as Lots 102 and 104, Map 46, on the Rockland Assessor's Maps; owner: Robert Russo and Kristina Russo, 129 Howard Street, Rockland, MA.

Further details and plans for this project are on file in the Town Clerk and Zoning Board offices and may be viewed on the Town's website: <https://www.rockland-ma.gov>.

Remote meeting details (ZOOM – Meeting ID: 862 1765 9622 - Passcode: 867574) will be on the agenda posted on the Town's website.