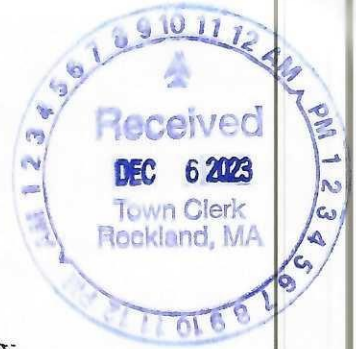


TOWN OF ROCKLAND
ZONING BOARD OF APPEALS
APPLICATION FOR A PUBLIC HEARING



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: 17 NORTH AVENUE
2. Name(s) of Owner(s) of Property: CAMEYE REALTY TRUST
3. Owner's Address: 860 MAIN STREET HANOVER MA 02339
4. Name of Applicant(s): GARY CAMPBELL
5. Address of Applicant: 860 MAIN STREET
HANOVER, MA 02339
6. Applicant's Phone: Home: 781-871-1456 Work: 617-288-5540
Cell: 781-308-1481 Fax: _____
E-Mail: GARY.CAMPBELL@HOTMAIL.COM
7. State the Assessor's Map # 34 and Lot # 53 of the property.
8. State the Zoning District in which the property is located: B1
9. Explain in-depth what you are proposing to do:
HAVE THE FIRST FLOOR ZONING
CHANGED FROM BUSINESS TO RESIDENTIAL

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:

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

415-13 (i) TWO FAMILY AND MULTI-FAMILY RESIDENCES EXCEPT ON OR BELOW STREET LEVEL

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)

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: _____

Carla C Campbell Trustee
Cameys Realty Trust

Owner(s) of Record

All owners must sign

Signed: _____

Gary M Campbell

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

October 5, 2023

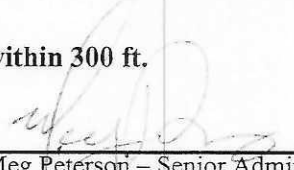
CERTIFIED ABUTTERS LIST OF MAP 34 – PARCEL 53

17 NORTH AVENUE

BOARD – ZBA

REQUIREMENTS – Abutters within 300 ft.

CERTIFIED BY:


Meg Peterson – Senior Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City
34-53	CAMPBELL CARLA TRUSTEE	17 NORTH AV	17 NORTH AVE	ROCKLAND MA 02370
34-49	CAMEYE REALTY TRUST	51 NORTH AV	51 NORTH AVE	ROCKLAND MA 02370
34-50	LITTLE MATTHEW A	45 NORTH AV	45 NORTH AVE	ROCKLAND MA 02370
34-51	BENOIT LEON R & JUNE E TRUSTEE	33 NORTH AV	33 NORTH AVE	ROCKLAND MA 02370
34-52	BENOIT FAMILY TRUST	23 NORTH AV	15 N. MUNROE TERR	DORCESTER MA 02122
34-54	JOYCE JOHN J TRUSTEE 50%	20 DARLING CT	20 DARLING CT	ROCKLAND MA 02370
34-55	JOYCE JOHN J & DENNIS TRS 50%	30 DARLING CT	30 DARLING CT	ROCKLAND MA 02370
34-56	UNDERWOOD MARK & LAURIE	40 DARLING CT	40 DARLING CT	ROCKLAND MA 02370
34-57	KELLIHER DORIS A LE &	25 DARLING CT	23 HERITAGE DR	ROCKLAND MA 02370
34-58	AUSTIN JANICE	21 DARLING CT	21 DARLING CT	ROCKLAND MA 02370
34-59	MARTINEZ JASON L & KIA A	19 DARLING CT	19 DARLING CT	ROCKLAND MA 02370
34-60	SEDER LAUREL	11 NORTH AV	16 VILLAGE WAY	PEMBROKE MA 02359
34-61-446	BERRY THOMAS A	446 UNION ST	446 UNION ST	ROCKLAND MA 02370
34-61-448	MYERS TYLER &	448 UNION ST	448 UNION ST	ROCKLAND MA 02370
34-62	GABLE AMANDA	454 UNION ST	454 UNION ST	ROCKLAND MA 02370
34-63	MACKENZIE LARS &	460 UNION ST	460 UNION ST	ROCKLAND MA 02370
34-64	RECORDS SARAH	466 UNION ST	466 UNION ST	ROCKLAND MA 02370
34-65	CONNELLY JOSEPH T & JANET	470-472 UNION ST	370 INDIAN HEAD ST	HANSON MA 02341
34-69	DOSSANTOS ELVIS	494 UNION ST	1372 BRUSH HILL RD	MILTON MA 02186
34-157	MACEDO JACQUELINE C &	403 UNION ST	UNIT H-302	ROCKLAND MA 02370
34-158	FERREIRA VALTER S	433 UNION ST	433 UNION ST	ROCKLAND MA 02370
34-159	JOYCE JOHN J & WARREN J OBRIEN	439 UNION ST	439 UNION ST	ROCKLAND MA 02370
34-194	TR-23 NORTH AVENUE REALTY TR	447 UNION ST	447 UNION ST	ROCKLAND MA 02370
	ROMAN CATHOLIC ARCHBISHOP			
	MARTINS JOSE &			
	PENA MAYTEE			
	LEVANGIE EILEEN & PETER M			
	ROSE EDWARD M TR			
	ROSE FAMILY IRREVOCABLE TRUST			

TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370



Parcel ID	Owner	Location	Mailing Street	Mailing City
34-195	STEVENS DAVID M & ANN P & STEVENS MICHAEL D	451-453 UNION ST	151 COLUMBIAN ST	WEYMOUTH MA 02190
34-196	STEVENS MICHAEL D	457 UNION ST	457 UNION ST	ROCKLAND MA 02370
34-235	JAEMATADI INVESTMENTS LLC	430 UNION ST	23 CHEROKEE RD	CANTON MA 02021
34-236	JAEMATADI INVESTMENTS LLC	432-440 UNION ST	23 CHEROKEE RD	CANTON MA 02021
34-245	VENUTI ANTHONY P & ERIN M	15 TIRRELL DR	15 TIRRELL DR	ROCKLAND MA 02370
34-246	LONG ROBERT M & CORINNE A	17 TIRRELL DR	17 TIRRELL DR	ROCKLAND MA 02370
34-247	NOVA RUBIL	16 TIRRELL DR	16 TIRRELL DR	ROCKLAND MA 02370
39-24	NELSON DEBORAH TRUSTEE UNION TRUST OF ROCK REALTY TRS	408 UNION ST	PO BOX 586	HANSON MA 02341
39-25	HALLSEN ERIC F & KRISTIN E	34 NORTH AV	34 NORTH AV	ROCKLAND MA 02370
39-26	TOWN OF ROCKLAND MCKINLEY SCHOOL	394 UNION ST	394 UNION ST	ROCKLAND MA 02370
39-27	SMITH GLENN A & NANCY	40 NORTH AV	40 NORTH AVE	ROCKLAND MA 02370
39-28	YOUSSEF ELIAS & CHAHINE SALAM	54 NORTH AV	54 NORTH AV	ROCKLAND MA 02370
39-205	HARRINGTON ROBERT J & HAGERTY LAURA	393 UNION ST	393 UNION ST	ROCKLAND MA 02370
39-24A	RAIMONDI MARK W TRS UNION STREET REALTY TRUST	18 NORTH AV	2001 MARINA BAY UNIT 404W	QUINCY MA 02171

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.

THIS LIST IS VAILD FOR 90 DAYS



TOWN OF ROCKLAND

242 Union Street
Rockland Massachusetts 02370
781.871.1874

RECEIVED PAYMENT
OCT 04 2023
ROCKLAND TAX COLLECTOR

REQUEST FOR MUNICIPAL LIEN CERTIFICATE

Date of Request:

10/4/23

Parcel Id:

MAP 34 PARCEL 53

Property Location:

17 NORTH AVENUE

Requested By:

GARY Campbell

(name, address & phone)

860 MAIN ST

HANOVER, MA 02339

Mail Certificate to:

(name, address & phone)

Request to be:

☐ Mailed

☒ Picked Up

Fee: \$50.00 per parcel

Amount Collected: _____

☐ Cash

☐ Check

Check payments should be made payable to: The Town of Rockland

State Tax Form 290
Certificate: 7448
Issuance Date: 10/04/2023

MUNICIPAL LIEN CERTIFICATE
Town of Rockland, MA
COMMONWEALTH OF MASSACHUSETTS

Requested by GARY CAMPBELL
860 MAIN ST
HANOVER MA 02339

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 10/04/2023 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 34-0053

17 NORTH AV

CAMPBELL CARLA TRUSTEE
CAMEYE REALTY TRUST
17 NORTH AVE
ROCKLAND MA 02370

Land area : 0.20 AC
Land Value : 174,900
Impr Value : 192,500
Land Use : 0
Exemptions : 0
Taxable Value: 367,400

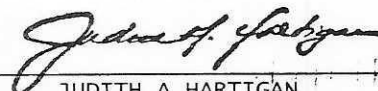
Deed date: Book/Page:
Class: 010-RES MIXED

FISCAL YEAR	2024	2023	2022
DESCRIPTION			
COMMERCIAL REAL ESTATE TAX	\$716.43	\$1,397.96	\$1,390.25
COMMUNITY PRESERVATION ACT	\$31.29	\$61.05	\$58.29
RESIDENTIAL REAL ESTATE TAX	\$2,149.29	\$4,193.87	\$4,170.75
TOTAL BILLED:	\$2,897.01	\$5,652.88	\$5,619.29
Charges/Fees	\$0.00	\$20.00	\$0.00
Abatements/Exemptions	\$0.00	\$0.00	\$0.00
Payments/Credits	-\$1,448.51	-\$5,672.88	-\$5,619.29
Interest to 10/04/2023	\$0.00	\$0.00	\$0.00
TOTAL BALANCE DUE:	\$1,448.50	\$0.00	\$0.00

NOTE: Actual 2024 taxes not yet issued.

FINAL READINGS WATER, SEWER AND TRASH LIENS CALL:
WATER 781-878-0901; SEWER 781-878-1964; 781-871-1874 EXT 1005
ACCT # 0758
DUE DATE 9/30/2023
WATER: \$0.00
SEWER: \$0.00
TRASH: PLEASE CALL BOH FOR ANY BALANCE OWED 781-871-1874X1005

SEWER BETTERMENT: NO



JUDITH A HARTIGAN
TOWN COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

NOTES:

-LOCUS INFORMATION: N/F CARLA CAMPBELL TRUSTEE.
ASSESSORS MAP 34, LOT 53.
ZONE B-1.
DEED BOOK 11064 PAGE 192.
LOT AREA=8,808 S.F.±

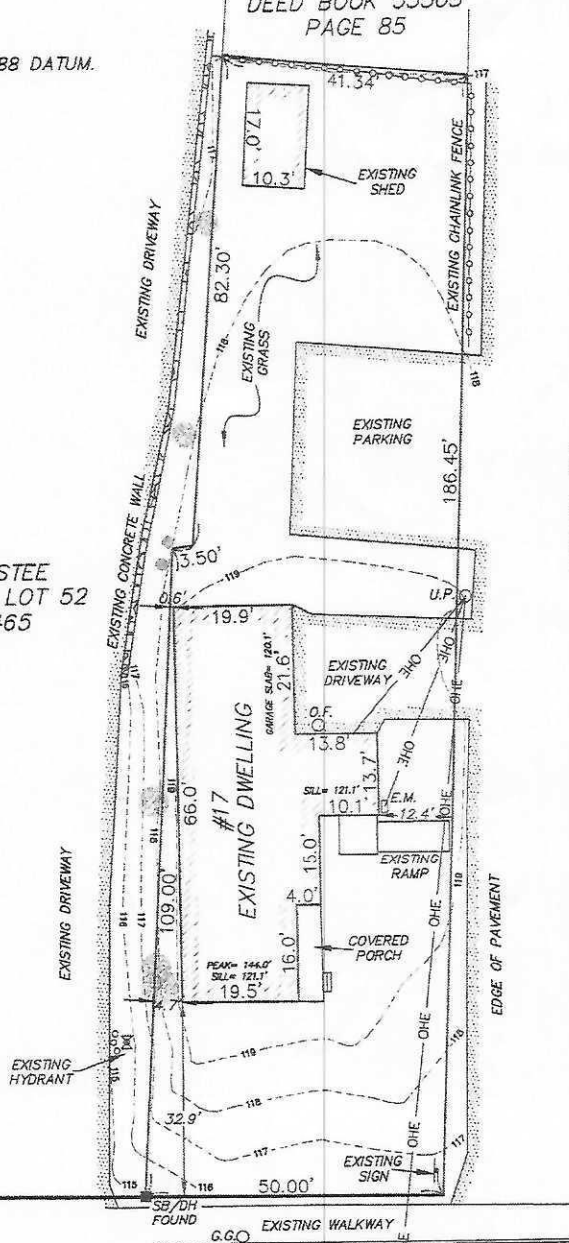
-EXISTING CONTOURS NAVD 1988 DATUM.

N/F
KARIN PIERCE
ASSESSORS MAP 34
LOT 54
DEED BOOK 53505
PAGE 85

N/F
JOHN JOYCE TRUSTEE
ASSESSORS MAP 34 LOT 52
DEED BOOK 55465
PAGE 183

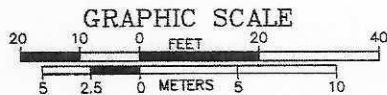


Handwritten signature and date: 11/21/23



NORTH AVENUE

DARLING COURT



Sheet Title	Project Name		Prepared for
SITE PLAN	17 NORTH AVENUE, ROCKLAND, MA.		CARLA CAMPBELL TRUSTEE
	Scale	Date	Fig. No.
<u>PERKINS ENGINEERING, INC.</u> 1287 WASHINGTON STREET WEYMOUTH, MASSACHUSETTS 02189 TEL: 781-749-3600	1"=20'	11/21/2023	1
		File No.	