

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: 28 Pine Haven Circle
2. Name(s) of Owner(s) of Property: Ann Marie Bohmiller
3. Owner's Address: 28 Pine Haven Circle
4. Name of Applicant(s): Ann Marie Bohmiller
5. Address of Applicant: 28 Pine Haven Circle
6. Applicant's Phone: Home: _____ Work: _____
Cell: 781-878-3582 Fax: _____
E-Mail: AMBMOPLY@AOL.com
7. State the Assessor's Map # 1 and Lot # 27 of the property.
8. State the Zoning District in which the property is located: R-2
9. Explain in-depth what you are proposing to do: Add a one car
single story attached garage 16.5 ft x 30.0 ft
and Replace the current entry stairs + landing
at the front of the house with a
porch 5 ft x 14.8'

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:

variance for a 12' x 25' single story addition to the Rear of the house. This exceeded the 50 ft set back by 2.5 feet. This was approved at a public hearing held January 15th 1998

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

415-22 Building + Lot Regulations
415-28 Frontage requirements

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)

The proposed 1 car single story garage would extend 6.7 ft beyond the back of the house and sit 40.1 ft from the back of the property line. The side would be 19.6 ft from the side property line. The desired positioning sets it behind the chimney + gas meter + maintains a window to allow for light + ventilation.

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:

→ The proposed Front porch would be 22.4 ft from the front property line. This larger platform will all for improved safety and ease of entry into the home

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: Ann Marie Behrle

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: 9-10-2024



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

August 28, 2024

CERTIFIED ABUTTERS LIST OF MAP 1 – PARCEL 27

28 PINE HAVEN CIRCLE

BOARD – CONSERVATION

REQUIREMENTS – Abutters within 100 ft.

CERTIFIED BY:

Karen Doherty
Karen Doherty – Senior Clerk

Parcel ID	Owner	Location	Mailing Street	Mailing City
1-27	BOHMILLER ANN MARIE	28 PINE HAVEN CIR	28 PINE HAVEN CIR	ROCKLAND MA 02370
1-3	KOPEC SARA ASHLEY & FISCHER MICHAEL EDWARD	0 GARDNER ST	451 GARDNER ST	HINGHAM MA 02043
1-9	NICHOLSON HELEN M	81 GARDNER ST	ATTN ROBERT J NICHOLSON ADMIN 81 GARDNER ST	ROCKLAND MA 02370
1-10	OBRIAN DYLAN	87 GARDNER ST	87 GARDNER ST	ROCKLAND MA 02370
1-11	MCCUE FRANCIS X & MARILYN D	95 GARDNER ST	95 GARDNER ST	ROCKLAND MA 02370
1-12	WINSTON JOHN & ANNE	7 PINE HAVEN CIR	7 PINE HAVEN CIR	ROCKLAND MA 02370
1-14	GORDON MICHELLE	17 PINE HAVEN CIR	17 PINE HAVEN CIR	ROCKLAND MA 02370
1-15	COMMAN DOUGLAS E & CHERYL R	31 PINE HAVEN CIR	31 PINE HAVEN CIR	ROCKLAND MA 02370
1-16	SHEEHAN JAMES MERRY JANE ELAM	51 PINE HAVEN CIR	51 PINE HAVEN CIR	ROCKLAND MA 02370
1-17	SULLIVAN KEVIN M & KERRY	61 PINE HAVEN CIR	61 PINE HAVEN CIR	ROCKLAND MA 02370
1-18	HESSION KEVIN & MURIEL/TRS HESSION FAMILY TRUST	69 PINE HAVEN CIR	69 PINE HAVEN CIR	ROCKLAND MA 02370
1-22	BEBERMAN JOSEPH	60 PINE HAVEN CIR	60 PINE HAVEN CIR	ROCKLAND MA 02370
1-23	CUSHMAN GEORGE J & KATHY G	54 PINE HAVEN CIR	54 PINE HAVEN CIR	ROCKLAND MA 02370
1-24	LAFLAMME JOSEPH W & RANDI B	48 PINE HAVEN CIR	48 PINE HAVEN CIR	ROCKLAND MA 02370
1-25	WHEELER KATHLEEN & MARK	32 PINE HAVEN CIR	32 PINE HAVEN CIR	ROCKLAND MA 02370
1-26	MORGAN WILLIAM SANCHEZ-MORGAN NURIA	38 PINE HAVEN CIR	38 PINE HAVEN CIR	ROCKLAND MA 02370
1-28	ODEGAARD MARY & SHANE	18 PINE HAVEN CIR	18 PINE HAVEN CIR	ROCKLAND MA 02370
1-30	JOHNSON MICHAEL & CHRISTINE	115 GARDNER ST	115 GARDNER ST	ROCKLAND MA 02370
1-31	RICHARDSON BARBARA E	123 GARDNER ST	123 GARDNER ST	ROCKLAND MA 02370
1-32	SCHELLER HEIDI ANNE	0 GARDNER ST	452 GARDNER ST	HINGHAM MA 02043
1-33	TOWN OF HINGHAM BOARD OF SELECTMEN	0 GARDNER ST	210 CENTRAL ST	HINGHAM MA 02043
1-35	DAVIES MICHAEL P & ANGELA R	0-REAR GARDNER ST	1 MINUTEMAN RD	HINGHAM MA 02043
1-36	ROSA JAMES A	116 GARDNER ST	116 GARDNER ST	ROCKLAND MA 02370
1-37	WILLIAMS KAREN M	106 GARDNER ST	106 GARDNER ST	ROCKLAND MA 02370
1-38	DO CARMO SILVA WERNECK M & A SOARES V & C C DAMASCENO C	96 GARDNER ST	96 GARDNER ST	ROCKLAND MA 02370



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

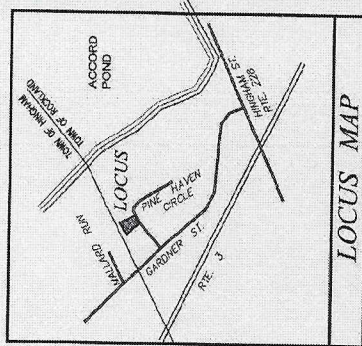
Planning Boards: Rockland, Abington, Whitman, Norwell, Hanson, Hanover, Hingham & Weymouth:

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.

LIST IS VALID FOR 90 DAYS



LOCUS MAP

NOTES:

1. LOCUS: #28 PINE HAVEN CIRCLE
PARCEL 27 ON ASSESSORS MAP 1
2. OWNER: ANN MARIE BOHMLER
28 PINE HAVEN CIRCLE
ROCKLAND, MA 02370
3. DEED REF: CERT: 84795 (DOC: 352477)
4. PLAN REF: L.C.P. #26697-A
5. ZBA REF: DOC 854283 filed with CERT: 84795
6. ZONE: R-2
7. VERTICAL DATUM: NAVD 88

SITE PLAN

IN

ROCKLAND, MASSACHUSETTS

PREPARED FOR

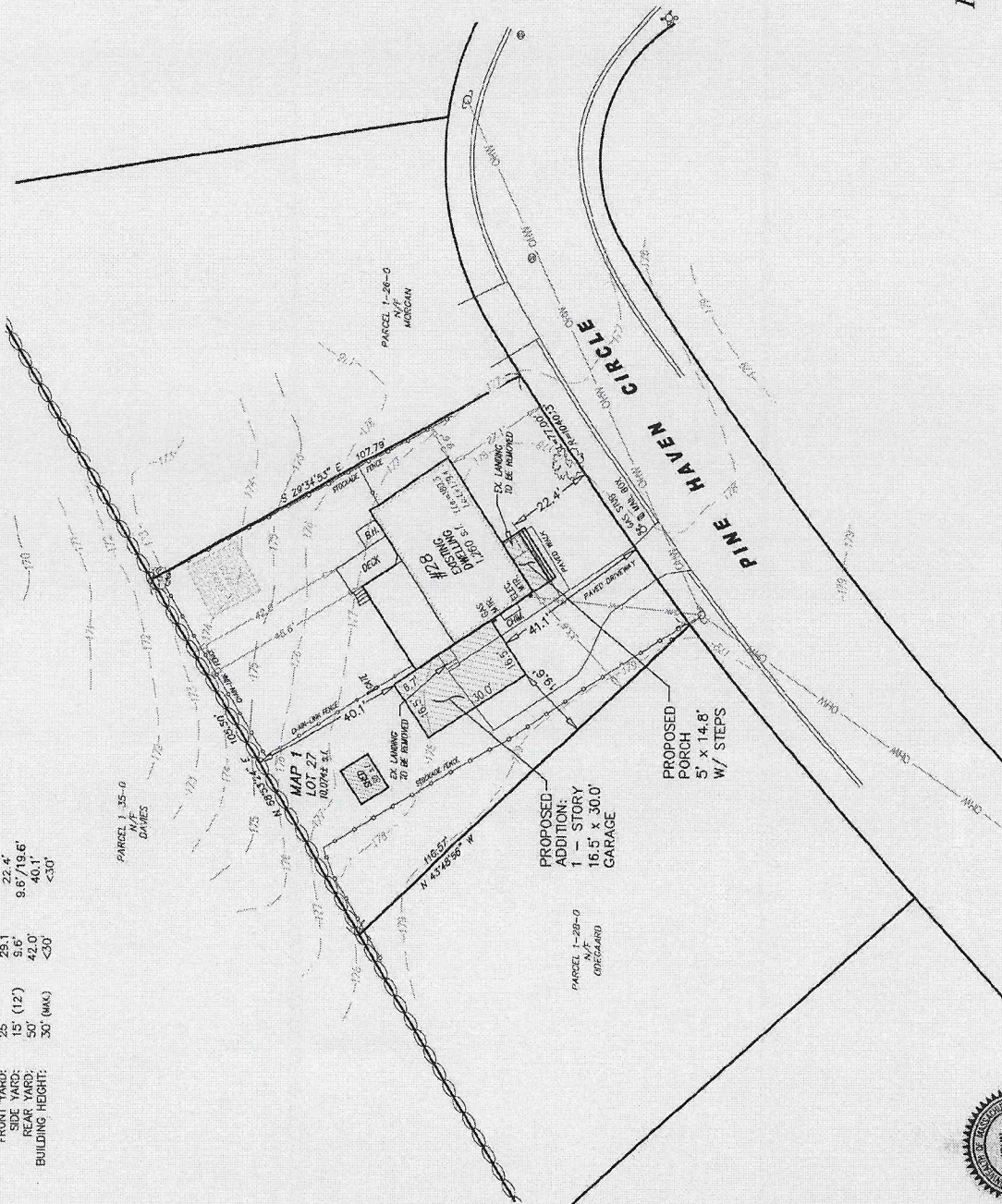
ANN MARIE BOHMLER
#28 PINE HAVEN CIRCLE

SCALE: 1"=20' SEPTEMBER 10, 2024

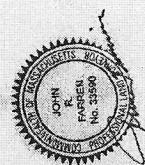
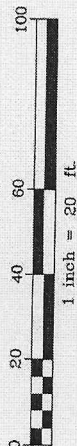
FLAHERTY & STEFANI, INC.
67 SAMOSET STREET
PLYMOUTH, MA 02360
TEL: (508)-747-2425

ZONE: R-2	
REQUIRED	EXISTING
LOT AREA: 32,070 s.f.	10,074 s.f.
FRONT YARD: 11.0'	77.0'
SIDE YARD: 15'	29.1'
REAR YARD: 50'	9.6'/19.6'
BUILDING HEIGHT: 30' (MAX)	40.1'
	<30'

LOT AREA: 32,070 s.f.
FRONT YARD: 11.0'
SIDE YARD: 15'
REAR YARD: 50'
BUILDING HEIGHT: 30' (MAX)



PLAN SCALE

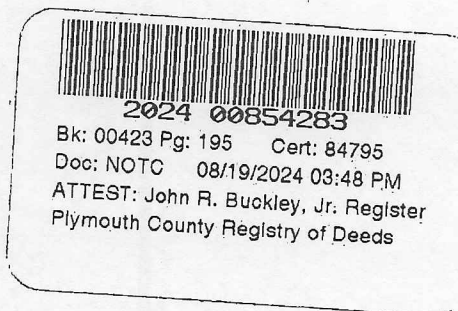




Town of Rockland

Town Clerks Office
242 Union Street
Rockland, MA 02370

August 19, 2024



Owner of Property: Ann Marie Bolmiller
28 Pine Haven Circle
Rockland, MA 02370

Property Location: 28 Pine Haven Circle
Rockland, MA 02370

28 Pine Haven Circle Book 423 Page 195

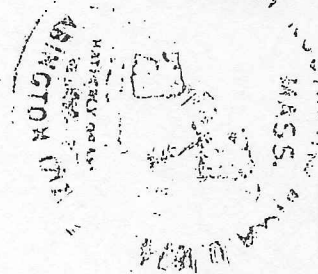
To Whom It May Concern:

I certify that twenty (20) days have elapsed since the Zoning Board of Appeals filed the attached decision (February 25, 1998) in this office and that no appeal has been filed.

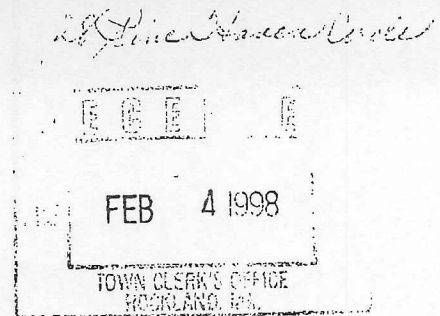
A true copy attest:

Liza J. Landy

Liza J. Landy, Town Clerk



mol 1
Ann Marie Bolmiller
28 Pine Haven Circle
Rockland, MA 02370



Rockland Zoning Board of Appeals Rockland, Massachusetts 02370

A public hearing was held at 7:45 P.M. on January 15, 1998 in the H. Bernard Monahan Memorial Room, Town Hall, 242 Union Street, Rockland on the petition of **ANN MARIE BOLMILLER** of 28 Pine Haven Circle, Rockland for a public hearing on a variance from the requirements of the Zoning By-law to allow: **THE CONSTRUCTION OF A 12' x 25' SINGLE STORY ADDITION TO THE REAR OF AN EXISTING DWELLING. WHEN COMPLETE THERE WILL BE LESS THAN THE REQUIRED REAR LOT SET BACK OF 50'.**

ATTENDANCE: *Chairman Joseph Bouchard, Anton Materna, Robert Manzella, Peter McDermott, Rita Howes, Associate Members James Hannigan and Stanley Cleaves.*

Also present was Town Counsel June S. Riddle and Building Inspector/Zoning Enforcement Officer Douglas Jeffery.

MEMBERS VOTING: *Anton Materna, Peter McDermott, Rita Howes, Robert Manzella and James Hannigan.*

DECISION: The Board voted to grant the variance.

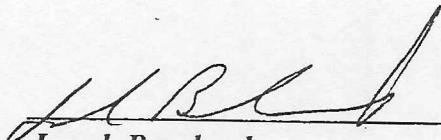
VOTE ON DECISION: Mr. Manzella made a motion to grant the variance. Ms. Howes second the motion. The vote of the Board was unanimous (5-0) to grant the variance.

REASON FOR DECISION: In granting the variance, the Board found that there was a hardship relating to the land as there is no other place to put the addition. The addition does not substantially derogate from the intent and purpose of the Zoning By-law, and the 2.5 foot variance for rear setback is not detrimental to the public good.

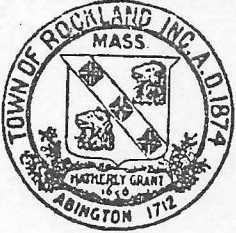
A True Record, Attest
Liz G. Landy
Town Clerk, Rockland, MA

NOTE: (1) This decision may be appealed to the Superior Court pursuant to Chapter 40A, Section 17. Said appeal must be filed within 20 days after this decision is filed with the Town Clerk. (2) Chapter 40A, Section II, states that in part, that no variance or special permit shall take effect until the Town Clerk certifies that 20 days have elapsed, and no appeal has been filed. (3) This Board certifies that copies of this decision have been filed with the Planning Board as well as with the Town Clerk.

FOR THE ZONING BOARD OF APPEALS



Joseph Bouchard
Chairman



TOWN OF ROCKLAND

Town Clerk

(781) 871-1892

Mary Pat Kaszanek, CMC
Rockland Town Offices
242 Union Street
Rockland, Massachusetts 02370-1897

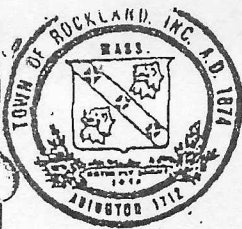
February 25, 1998

Re property of: Ann Marie Bolmiller
28 Pine Haven Circle
Rockland, MA 02370

To whom it may concern:

I certify that 20 (twenty) days have elapsed since the Zoning Board of Appeals filed the attached decision in this office, and that no appeal has been filed.

Mary Pat Kaszanek
Mary Pat Kaszanek
Town Clerk



TOWN OF ROCKLAND
BOARD OF APPEALS

PETITION FOR A PUBLIC HEARING

DEC 10 1997

TOWN CLERK'S OFFICE
ROCKLAND, MASS.

This Petition when completed and signed must be filed with the Town Clerk of Rockland, Massachusetts.

28 Pine Haven Circle Rockland, Massachusetts Dec 1, 1997

TO THE ZONING BOARD OF APPEALS, ROCKLAND, MASSACHUSETTS

I hereby petition the Board of Appeals for a public hearing on the action checked below;

- ☒ Variance from the requirements of the Zoning By - Law
- ☐ Permit for a specific use which is subject to the Board of Appeals approval
- ☐ Appeal from decision of Zoning Enforcement Officer

Explanation / Description: To Build A 12'x25' single story
Addition to the rear of the House.
Addition will exceed the current 50' Foot, Set Back
by 2 1/2 Feet.

PETITIONER
TOWN

Ann Marie Bolmiller
Rockland

STREET

28 Pine Haven Circle

PHONE : HOME

878 3582

WORK

BOARD USE ONLY: DATE OF HEARING _____, 19____ TIME ____:____ P.M.

MOTION TO:

APPROVE

APPROVE WITH CONDITIONS

DENY

BY _____

BY _____

BY _____

SECOND _____

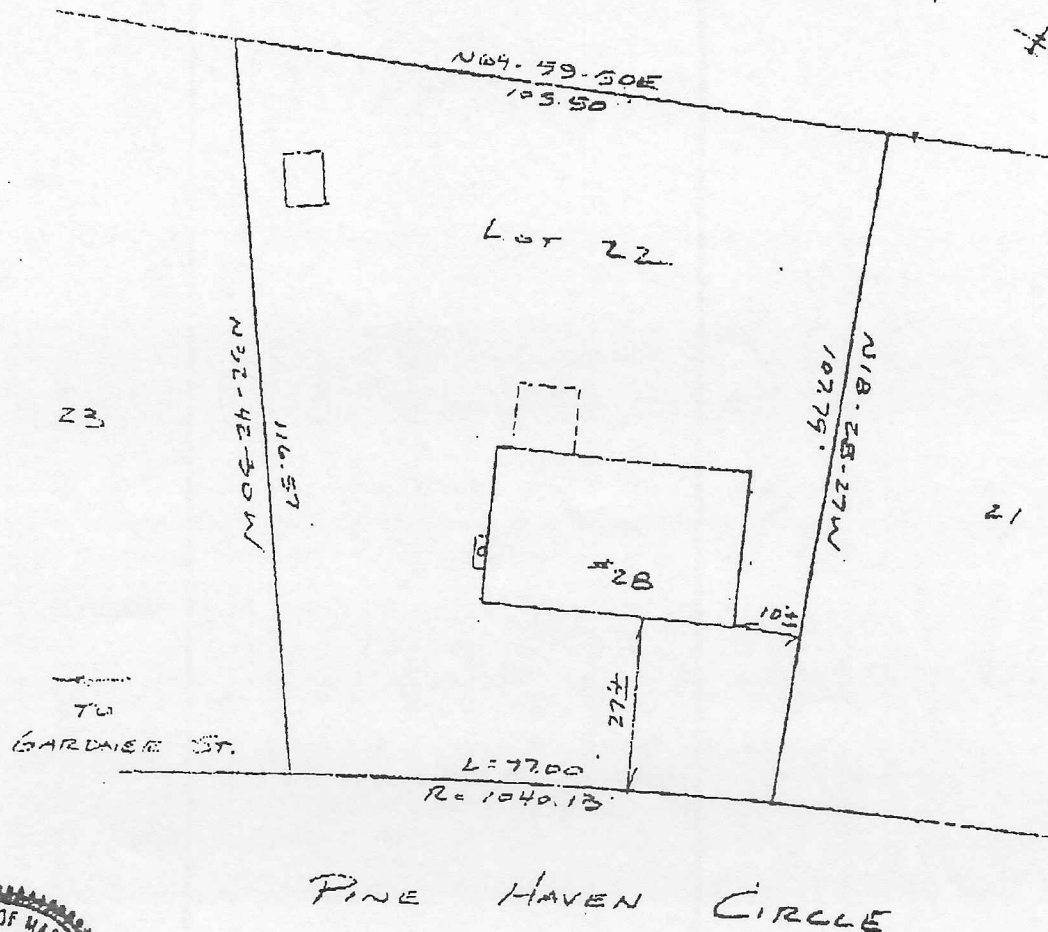
SECOND _____

SECOND _____

VOTE _____

FOR _____

AGAINST _____



PINE HAVEN CIRCLE

The location of the principal structure Does conform with the zoning by-laws in effect at the time of construction, with respect to horizontal dimensional requirements.

This plan is to be used for mortgage purposes only.
Setbacks shall not be used for property line determination.
The distances shown to the property lines are approximate only.

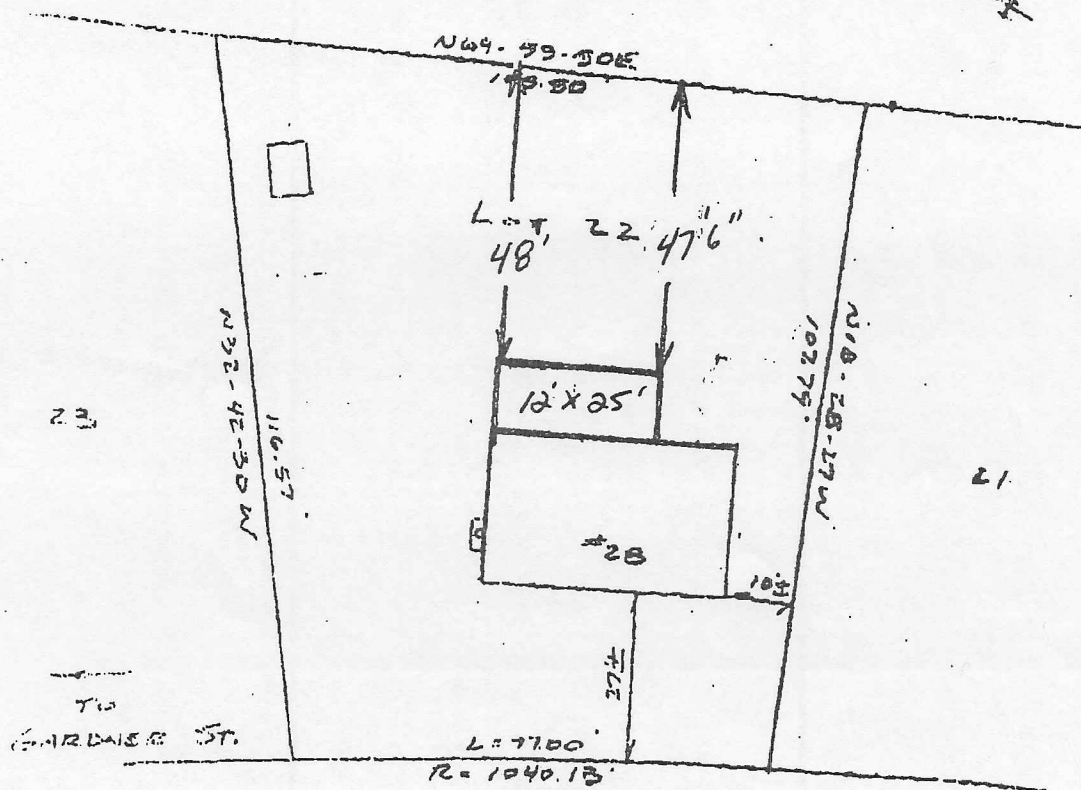
The principal structure does not lie in a flood hazard zone, as shown on the F.I.R.M. Community Panel No. —

MORTGAGE PLAN

Borrower: ANN MARIE BOHMLER
Address: 28 PINE HAVEN CIRCLE, ROCKLAND
Deed Book: 2524 Page: 374

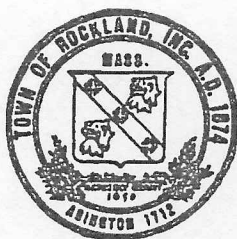
Title Cert. No.:
Date: MAY 24, 1993 Scale: 1"=30'
Certified to: POWDER HOUSE
MORTGAGE CO. INC.

Professional Survey
Arlington, Mass. 617-646-1839



PINE HAVEN CIRCLE

28 Pine Haven Circle
Rockland



TOWN OF ROCKLAND

MASSACHUSETTS



BOARD OF ASSESSORS

WALTER J. BYRNE, JR., M.A.A.
CHAIRMAN

FRANK P. DELPRETE
ROBERT E. FLYNN

JOSEPH A. GIBBONS, M.A.A.
Assessor/Appraiser

242 UNION STREET
ROCKLAND, MASSACHUSETTS 02370

November 21, 1997

"Parties in Interest" to 28 Pine Haven Circle, Map 01 - Lot 027

Map 01 - Lot 027	Ann Marie Bohmiller 28 Pine Haven Circle Rockland, MA 02370
026	Denise Young 38 Pine Haven Circle Rockland, MA 02370
025	Robert & Eleanor O'Bryan 32 Pine Haven Circle Rockland, MA 02370
034	Hingham Water Co. 28 South Street Hingham, MA 02043
035	Warren A. Boise 3 Mallard Run Hingham, MA 02043
028	William & Joan Tape 18 Pine Haven Circle Rockland, MA 02370
029 } 030 }	Michael & Christine Johnson 115 Gardner Street Rockland, MA 02370
031	Stanley & Barbara Richardson 123 Gardner Street Rockland, MA 02370
032	Heidi Anne Scheller 452 Gardner Street Rockland, MA 02370
015	John P. Norton, Jr. & Lori Troia 31 Pine Haven Circle Rockland, MA 02370

Planning Boards: Rockland, Abington, Whitman, Norwell, Hanson
Hanover, Hingham, & Weymouth

Cont. on page 2

November 21, 1997

"Parties in Interest" to 28 Pine Haven Circle, Map 01 - Lot 027

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, Sec. 11, of the General Laws.

Certified by:

JAG

Assessor/Appraiser
Rockland Board of Assessors

Doc 00854283

Plymouth County LAND COURT
Registry District

RECEIVED FOR REGISTRATION

On: Aug 19, 2024 at 03:48P

Document Fee 105.00

Receipt Total: \$105.00

NOTED ON: CERT 84795 BK 00423 PG 195

ALSO NOTED ON:

Ann Marie Bohmiller

84795

105-

1483