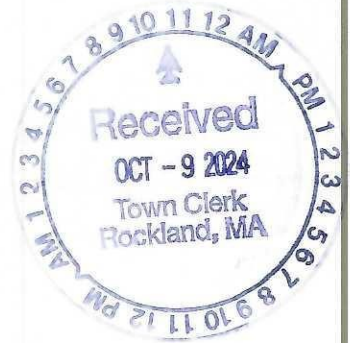


TOWN OF ROCKLAND
ZONING BOARD OF APPEALS
APPLICATION FOR A PUBLIC HEARING



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: 568 Hingham Street
2. Name(s) of Owner(s) of Property: Maureen Mahon, Trustee of King Phillip Realty Trust
3. Owner's Address: 201 Linden Ponds Way, Unit 113, Hingham, MA 02043
4. Name of Applicant(s): Maureen Mahon, Trustee of King Phillip Realty Trust
5. Address of Applicant: 201 Linden Ponds Way, Unit 113, Hingham, MA 02043
6. Applicant's Phone: Home: _____ Work: _____
Cell: 781-248-4992 Fax: _____
E-Mail: queermaureen@verizon.net
7. State the Assessor's Map # 20 and Lot # 29 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: _____
The applicant seeks to tear down the existing rundown single family dwelling and replace it with a duplex/two family dwelling.
The new dwelling will be moved further North on the lot giving more sideline on the South side and will take up less of the lot than the existing structure. This building will not make the lot any more non-conforming than it is now.

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 5, Section 415-22 Building and Lot Regulation

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 property is in an R-2 Zone and is larger than most lots in the vicinity and has a dilapidated building on in now. It sits among similar sized lots some with duplexes and two families on them. The shape of the lot and the surrounding area does not allow for an expansion (a dwelling is located behind it and accesses by a 20' ROW that abuts this property). While this is not necessarily a "normal" request, it does meet the *
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:

*requirements as it is not a substantive derogation of the by-law, not a substantial detriment to the neighborhood, it is a financial hardship to the applicant due to circumstances beyond its control i.e. costs, and further it is a non-conforming lot which may be made less non-conforming due to the location of the proposed new structure.

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:

Maureen Mahon trustee of King Phillip R.T
Maureen Mahon, Trustee of King Phillip Realty Trust

Owner(s) of Record

All owners must sign

Signed:

Applicant(s) If Different from owner

All applicants must sign

Signed:

Robert D. Jerney
Signature of Attorney (if any)

Date:

10/2/24



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

October 7, 2024

CERTIFIED ABUTTERS LIST OF MAP 20 - PARCEL 29

568 HINGHAM ST

BOARD - ZBA

REQUIREMENTS - Abutters within 300 ft.

CERTIFIED BY:

Annette Murray
Annette Murray- Senior Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City
20-29	SMITH ANGELA J & CHARLES S C/O MAHON MAUREEN TRUSTEE	568 HINGHAM ST	201 LINDEN PONDS WAY UNIT 113	HINGHAM, MA 02043
14-40	GUITE NORMAN E & DENISE S	615 HINGHAM ST	615 HINGHAM ST	ROCKLAND, MA 02370
14-41	VERDELLI KATHLEEN M TRUSTEE VERDELLI REALTY TRUST	601 HINGHAM ST	601 HINGHAM ST	ROCKLAND, MA 02370
14-42	SOPER DONALD W & PICA BETH A	591 HINGHAM ST	591 HINGHAM ST	ROCKLAND, MA 02370
14-43	KELLSTRAND JOHN E DONALD DEBORAH	586 HINGHAM ST	586 HINGHAM ST	ROCKLAND, MA 02370
14-44	RAMADAN ISMAEL & FLORES YESICA L	620 HINGHAM ST	620 HINGHAM ST	ROCKLAND, MA 02370
14-45-612	DELLORCO JILL	612 HINGHAM ST	612 HINGHAM ST	ROCKLAND, MA 02370
14-45-614	MILLER DAVID & KAREN	614 HINGHAM ST	614 HINGHAM ST	ROCKLAND, MA 02370
14-55-616	GRANT DENISE A	616 HINGHAM ST	616 HINGHAM ST	ROCKLAND, MA 02370
14-55-618	STOUGHTON JOANN S	618 HINGHAM ST	618 HINGHAM ST	ROCKLAND, MA 02370
14-100-608	LEONARDO RAYMOND R & OLIVIA G	608 HINGHAM ST	608 HINGHAM ST	ROCKLAND, MA 02370
14-100-610	HAM NANCY	610 HINGHAM ST	610 HINGHAM ST	ROCKLAND, MA 02370
20-21	GARCIA ALBERTO A	500-502 HINGHAM ST	502 HINGHAM ST	ROCKLAND, MA 02370
20-24	KENNETH M LEWIS TRUSTEE LEWIS FAMILY NOMINEE TRUST	536 HINGHAM ST	536 HINGHAM ST	ROCKLAND, MA 02370
20-26	SHARP FREDERICK J & LISA J	548 HINGHAM ST	548 HINGHAM ST	ROCKLAND, MA 02370
20-27	COLEMAN ERNESTINE	556-REAR HINGHAM ST	556 HINGHAM ST REAR	ROCKLAND, MA 02370
20-28	VONG SEC TRI & C/O SETIAWAN AGUSTINUS & BERNAZZANI THOMAS R C/O MAHON MAUREEN TRUSTEE	556 HINGHAM ST	55 RHODES CIR	HINGHAM, MA 02043
20-30	DONNELLAN PAMELA K & DANIEL J	573 HINGHAM ST	573 HINGHAM ST	ROCKLAND, MA 02370
20-31	MEHRMANN SHERYL & NORTON JOSEPH	559 HINGHAM ST	559 HINGHAM ST	ROCKLAND, MA 02370
20-32	SMITH BRIAN M & LESLIE A & MCDONALD MARJORIE C	553 HINGHAM ST	553 HINGHAM ST	ROCKLAND, MA 02370
20-33	GIBSON TYLER & TERRENCE TRS	537 HINGHAM ST	537 HINGHAM ST	ROCKLAND, MA 02370
20-48	GIBSON FAMILY IRREVOCABLE TRST	565 HINGHAM ST	565 HINGHAM ST	ROCKLAND, MA 02370



TOWN OF ROCKLAND

Board of Assessors

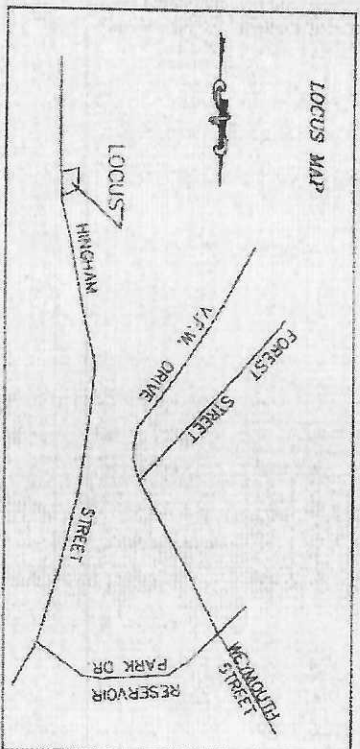
Town Hall
242 Union Street
Rockland, Massachusetts 02370

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 VALID FOR 90 DAYS



Proposed Duplex Plan

in
ROCKLAND, MASS.

owned by
Mahon Hingham, LLC

Scale: 1 in. = 20 ft. May 14, 2024

C.W. GARVEY CO., INC.
SURVEYORS AND ENGINEERS
36 WEST STREET
WHITMAN, MASS.



NOTES:

1. ASSESSORS REFERENCE PARCEL ID 20-29-0
2. PROPERTY LIES IN THE RESIDENCE R 2 ZONE.
3. PROPERTY LINE INFORMATION TAKEN FROM PLAN RECORDED IN DEED BOOK 2816, PAGE 287
4. OWNER: MAHON HINGHAM, LLC, 201 LINDEN PONDS WAY, UNIT 113, HINGHAM, MA
5. PROPERTY ADDRESS: 568 HINGHAM STREET, ROCKLAND

