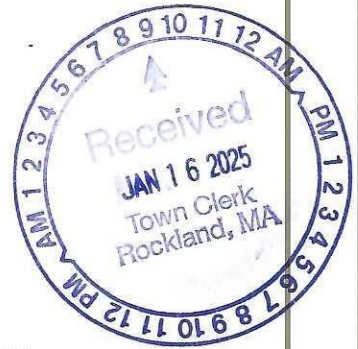


TOWN OF ROCKLAND
ZONING BOARD OF APPEALS
APPLICATION FOR A PUBLIC HEARING



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: 7 BLOSSOM STREET ROCKLAND, MA 02370
2. Name(s) of Owner(s) of Property: CHRISTOPHER BURKE AND ABBY DUGAS
3. Owner's Address: 7 BLOSSOM STREET ROCKLAND, MA 02370
4. Name of Applicant(s): CHRISTOPHER BURKE AND ABBY BURKE
5. Address of Applicant: 7 BLOSSOM STREET ROCKLAND, MA 02370
6. Applicant's Phone: Home: 603-930-6895 Work: _____
Cell: 617-997-5872 Fax: _____
E-Mail: _____
7. State the Assessor's Map # 40 and Lot # 101 of the property.
8. State the Zoning District in which the property is located: R3

9. Explain in-depth what you are proposing to do: _____

We are seeking a variance to our one story home which is located on a corner lot. Due to the unique constraints of our property, the proposed addition (24'x22') will exceed the side setback requirements of a corner lot (there is still 16' to property line after addition). This addition, which will still remain within the existing footprint of the front and back setback, is the most practical and a necessary solution for our family. The one story addition is designed to meet the growing needs of our family without altering the character or aesthetics of the neighborhood. The addition will not exceed height limits or infringe on privacy or sunlight of neighboring properties. As a corner lot, our property has two sides subject to setback regulations which can limit buildable space compared to interior lots. The proposed addition is situated on the side of the house that presents the least disruption to flow and utility of the property. We have included a detailed survey of the proposed addition, illustrating it's placement relative to property lines and existing structures.

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: N/A

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

415-22B (2) YARD REGULATIONS:

Side yard of corner lot. Any corner lot shall have a side yard equal in width to the minimum front yard requirement of any adjoining lot fronting on the side street. The minimum side yard setback shall be 15 feet.

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 specific condition is that 7 Blossom Street is a corner lot. Per the Zoning By Law 415-22B, 'Any corner lot shall have a side yard equal in width to the minimum front yard requirement of any adjoining lot fronting on the side street. The minimum side yard setback shall be 15 feet'.

In Zone R-3, the minimum side setback is generally 15'. With this addition we are still well within the minimum side setback of 15' (allowing more than 16' per the attached survey).

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:

N/A

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: _____

Christopher Burke

Abby Burke

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

January 6, 2025

CERTIFIED ABUTTERS LIST OF MAP 40 – PARCEL 101

7 BLOSSOM 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
40-101	BURKE CHRISTOPHER & DUGAS ABBY	7 BLOSSOM ST	7 BLOSSOM ST	ROCKLAND, MA 02370
40-56	HAAS JEFFREY & KRISTINE M	19 STANTON ST	19 STANTON ST	ROCKLAND, MA 02370
40-57	BRITTON RYAN E & LEE III	27 STANTON ST	27 STANTON ST	ROCKLAND, MA 02370
40-58	VIDAL FERNANDO A & STENGEL JESSENIA	33-35 STANTON ST	33-35 STANTON ST	ROCKLAND, MA 02370
40-59	ROHWETTER PETER & JANICE E TR	47 STANTON ST	47 STANTON ST	ROCKLAND, MA 02370
40-60	ROHWETTER FAMILY TRUST	53 STANTON ST	53 STANTON ST	ROCKLAND, MA 02370
40-61	CUNNINGHAM DOLORES MARIE	61 STANTON ST	61 STANTON ST	ROCKLAND, MA 02370
40-62	OZARSLAN ZEYNEP & CHURCHILL KERRY	67 STANTON ST	67 STANTON ST	ROCKLAND, MA 02370
40-63	TULLY KENNETH & GWEN C TRS	75 STANTON ST	75 STANTON ST	ROCKLAND, MA 02370
40-64	KENNETH & GWEN TULLY 2024 TRST	83 STANTON ST	83 STANTON ST	ROCKLAND, MA 02370
40-65	RUFFINI RICHARD J & WHITNEY ALYSSA	ATTN JUDITH B CUSICK	ATTN JUDITH B CUSICK	ROCKLAND, MA 02370
40-66	HOUGHTON KAREN C TRUSTEE	48 BLOSSOM ST	48 BLOSSOM ST	ROCKLAND, MA 02370
40-67	CUSICK FAMILY REVOCABLE TR	38 BLOSSOM ST	38 BLOSSOM ST	ROCKLAND, MA 02370
40-68	MURRAY JAMES G & ROBIN P	32 BLOSSOM ST	32 BLOSSOM ST	ROCKLAND, MA 02370
40-69	SAMMON PATRICK	22 BLOSSOM ST	22 BLOSSOM ST	ROCKLAND, MA 02370
40-70	KRAL MICHAEL & KERRY	18 BLOSSOM ST	18 BLOSSOM ST	ROCKLAND, MA 02370
40-71	TOOHEY MICHAEL	43 EVERETT ST	43 EVERETT ST	ROCKLAND, MA 02370
40-72	NEILL RITA M & JOHN	35 EVERETT ST	35 EVERETT ST	ROCKLAND, MA 02370
40-73	ONEILL MARK D & CATHERINE	19 BLOSSOM ST	19 BLOSSOM ST	ROCKLAND, MA 02370
40-74	NARUS RONALD E & THERESA A	23 BLOSSOM ST	23 BLOSSOM ST	ROCKLAND, MA 02370
40-75	FEINSTEIN BRENDA	31 BLOSSOM ST	31 BLOSSOM ST	ROCKLAND, MA 02370
40-76	MORIN EMILY & MARTEL ALEXANDER	37 BLOSSOM ST	37 BLOSSOM ST	ROCKLAND, MA 02370
40-77	OBRIEN ERIN K & CAPELOTTI DAVID J.	222 EAST WATER ST	222 EAST WATER ST	ROCKLAND, MA 02370
40-78	DUNCAN NICHOLAS T & MILLER SHAYNA L	218 EAST WATER ST	218 EAST WATER ST	ROCKLAND, MA 02370
40-79	RIVIECCIO CHRISTOPHER & SARAH	206 EAST WATER ST	206 EAST WATER ST	ROCKLAND, MA 02370
40-80	MOLCHAN NICHOLAS J	200 EAST WATER ST	200 EAST WATER ST	ROCKLAND, MA 02370
40-81	SULLIVAN HENRY H & JOAN L	196 EAST WATER ST	196 EAST WATER ST	ROCKLAND, MA 02370
40-82	MILKS JAMES P & FAITH A	186 EAST WATER ST	186 EAST WATER ST	ROCKLAND, MA 02370
40-83	HEDGES THOMAS	11 EVERETT ST	11 EVERETT ST	ROCKLAND, MA 02370
40-84	REYNOLDS PHILLIP J & VICTORIA	19 EVERETT ST	19 EVERETT ST	ROCKLAND, MA 02370
40-85	MAY TODD N & CHUN AE	10 EVERETT ST	10 EVERETT ST	ROCKLAND, MA 02370
40-86	DALTON MARK S & DENISE			
40-87	BAKER ROBERT E JR			
40-88	GARDNER BONNIE L			

TOWN OF ROCKLAND

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Town Hall
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Rockland, Massachusetts 02370



40-119	CHEVRETTE RICHARD J TRUSTEE RICHARD J CHEVRETTE RVCBL TRST	154 EAST WATER ST	154 EAST WATER ST	ROCKLAND, MA 02370
40-120	AMARO RAFAEL & GLADYS	16 EVERETT ST	16 EVERETT ST	ROCKLAND, MA 02370
40-121	MIRANDA WILLIAM SILVA	22 EVERETT ST	40 MEDITERRANEAN DR UNIT 35	WEYMOUTH, MA 02189
40-122	GARCIA ELLEN M	30 EVERETT ST	30 EVERETT ST	ROCKLAND, MA 02370
40-123	MCGARRY SHANI LEE	36 EVERETT ST	36 EVERETT ST	ROCKLAND, MA 02370
40-124	SCHOFIELD DOUGLAS E & MARYANNE PENDELTON THOMAS & SUSAN M TR PENDELTON REVOCABLE TRUST	44 EVERETT ST	44 EVERETT ST	ROCKLAND, MA 02370
40-125	ODONNELL PATRICK & ODONNELL BETH HUGHES	291 HOWARD ST	291 HOWARD ST	ROCKLAND, MA 02370
40-126	PALMER DANIEL L	283 HOWARD ST	283 HOWARD ST	ROCKLAND, MA 02370
40-127	DAMON ROBERT F & JILL M	273 HOWARD ST	273 HOWARD ST	ROCKLAND, MA 02370
40-128	LOCHIATTO MICHAEL TRUSTEE LOCHIATTO FAMILY TRUST	267 HOWARD ST	267 HOWARD ST	ROCKLAND, MA 02370
40-129	CHEVRETTE RICHARD J TRUSTEE 146 E WATER STREET R E TRUST	257 HOWARD ST	257 HOWARD ST	ROCKLAND, MA 02370
40-130	HARRIS MARY C & KEADY THOMAS R	146 EAST WATER ST	154 EAST WATER ST	ROCKLAND, MA 02370
40-160	BAKER KENNETH J	173 EAST WATER ST	173 EAST WATER ST	ROCKLAND, MA 02370
40-161	JANDRES MAURICIO	177 EAST WATER ST	177 EAST WATER ST	ROCKLAND, MA 02370
40-162	HEIKKILA JOHN	183 EAST WATER ST	183 EAST WATER ST	ROCKLAND, MA 02370
40-163	STEWART ROBERT & DUNNE KAITLYN	187 EAST WATER ST	187 EAST WATER ST	ROCKLAND, MA 02370
40-164	BILLE JOHN M JR & LISA M	193 EAST WATER ST	193 EAST WATER ST	ROCKLAND, MA 02370
40-165	ADAMS JESSE & ADAMS DANIELLE	201 EAST WATER ST	201 EAST WATER ST	ROCKLAND, MA 02370
40-166	GAFFNEY MARK & DANIELLE	205 EAST WATER ST	205 EAST WATER ST	ROCKLAND, MA 02370
40-167	FOLEY WILLIAM T & JUDITH L	211 EAST WATER ST	211 EAST WATER ST	ROCKLAND, MA 02370
40-226		165 EAST WATER ST	165 EAST WATER ST	ROCKLAND, MA 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

