

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: 83 Concord St.
2. Name(s) of Owner(s) of Property: Daniel P. & Jessica M. Kimball
3. Owner's Address: 83 Concord St.
4. Name of Applicant(s): Edward Kimball
5. Address of Applicant: 8 Magnolia Drive, Rockland, MA
6. Applicant's Phone: Home: 781-781-2116 Work: 781-681-3573
Cell: 617-839-2071 Fax: 781-681-3557
E-Mail: Bostonbuild@aol.com
7. State the Assessor's Map # 52 and Lot # 027 of the property.
8. State the Zoning District in which the property is located: R4
9. Explain in-depth what you are proposing to do: _____

See attached letter homeowner dated 04/02/2025

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 - We requested documents from the Town Clerk's office and there were none.

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

415-11 R4 residence zoning district, 415-22 building and lot regulations
415-27 lot width, 415-28 frontage requirements,
415-34 side yard requirements for pre-existing lots
415-35 off street parking 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) Seeking dimensional variance of 2' for right side setback for proposed addition. Seeking dimensional variance of existing lot size to convert existing single family home with proposed addition for allowed 2 family use in R4 Zone. The unique corner lot conditions with existing front & side entry on Concord St. along with driveway access and natural dropping off sloped land to rear of property creates a hardship, other than the proposed addition with shared entry and driveway as drawn as it is not feasible to potentially access from John Dunn Drive

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. _____

N/A

Signed: _____



Daniel P. and Jessica M. Kimball

Owner(s) of Record

All owners must sign

Signed: _____



Edward Kimball

Applicant(s) If Different from owner

All applicants must sign

Signed: _____

Signature of Attorney (if any)

Date: _____

Daniel and Jessica Kimball
83 Concord St.
Rockland, MA 02370

April 2, 2025

Town of Rockland / Zoning Board
242 Union Street
Rockland, MA 02370

To Whom it May Concern,

We are proposing to convert our existing single family home into a two family, like many others in the neighborhood I grew up in by adding the single story addition as drawn per the attached plans. The design blends well and the exterior finishes and colors will match our home.

Both my wife and I were born in Rockland. I am employed by the Rockland Public Schools and currently am the RHS Athletic Director. My wife works part time and is a full-time mother to our three children. We purchased our home in 2022 and painstakingly renovated it while living next door with my parents. Fortunately, we had a lot of help from our parents and our extended family in doing so.

Allowing us to convert our property to a two family will solve an immediate need to house a family member independently, while they are aging in place. In the future, we potentially could then rent if need be to cover the added expenses to maintain the property and hopefully allow us to age in place as well.

Regards,

A handwritten signature in black ink, appearing to read 'D Kimball', with a long horizontal flourish extending to the right.

Daniel and Jessica Kimball

Daniel and Jessica Kimball
83 Concord St.
Rockland, MA 02370

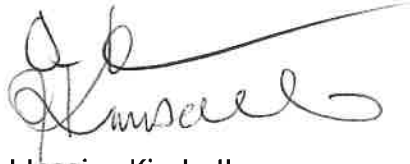
April 2, 2025

Town of Rockland
242 Union Street
Rockland, MA 02370

To Whom it May Concern,

We give Edward Kimball permission to act on our behalf regarding the zoning variance application.

Regards,

A handwritten signature in black ink, appearing to read "D. Kimball", with a long horizontal flourish extending to the right.

Daniel and Jessica Kimball