

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: 158 Central Street
2. Name(s) of Owner(s) of Property: Renos & Beyond, LLC
3. Owner's Address: 331 Forest Street, Rockland, MA 02370
4. Name of Applicant(s): Renos & Beyond, LLC
5. Address of Applicant: 331 Forest Street
Rockland, MA 02370
6. Applicant's Phone: Home: _____ Work: (781)771-2720
Cell: (781)858-2556 Fax: _____
E-Mail: crowebrenna@gmail.com / staceyb156@gmail.com
7. State the Assessor's Map # 55 and Lot # 77 of the property.
8. State the Zoning District in which the property is located: Residential-2 (R-2)
9. Explain in-depth what you are proposing to do: We are proposing to divide
existing Map 55, Lot 77 (158 Central Street) to create a retreat lot.
According to the Rockland Zoning Bylaws (dated May 5, 2025) the existing
lot has sufficient lot frontage, lot width and lot area to meet the criteria for
creating a retreat lot (§415.28 B). However, the location and orientation
of the existing garage(built in 2004) places it and any usable driveway
within the required side yard setback from the proposed retreat lot side line.

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:
There are no existing variances or special permits pertaining to this property.
A building permit was issued for renovations to the main structure at
158 Central Street on June 12, 2025 - Permit #R-25-0395.

11. List all applicable sections of the Zoning Bylaw that pertains to this application:
§415-22 Building and Lot Requirements
§415-22.A Parking/access and egress requirements
§415-22.B.(4) Yard regulations for accessory structures
§415-28.B Retreat Lots
§415-33 (Driveway across adjoining parcel)
§415-29.1 Variance

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)** We are asking for dimensional variances for the side setbacks of both the existing garage and proposed driveway to the proposed side line created by a retreat lot. The shape of the existing lot, along with the position and orientation of the existing garage, place the garage 4.9' (15' required) from the proposed retreat lot line, and any usable driveway to the garage 3.3'-4.9' (10' required) from the proposed retreat lot line.

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:
This is an application for a variance, not a special permit.

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: [Signature]

Owner(s) of Record
All owners must sign

Signed: [Signature]

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 10, 2025

CERTIFIED ABUTTERS LIST OF MAP 55 – PARCEL 45

158 CENTRAL ST

BOARD – ZBA

REQUIREMENTS – Abutters within 300 ft.

CERTIFIED BY:


Karen Doherty – Senior Clerk

Parcel ID	Owner	Location	Mailing Street	Mailing City
55-77	BRUZZESE RAFFAELE & C/O RENOS & BEYOND LLC	158 CENTRAL ST	331 FOREST STREET	ROCKLAND MA 02370
55-39	FIOROT EDUARDO & KEZIA	199 CENTRAL ST	199 CENTRAL ST	ROCKLAND MA 02370
55-40	WALSH MICHELLE E & CLUFF SCOTT M	191 CENTRAL ST	191 CENTRAL ST	ROCKLAND MA 02370
55-42	ALCIUS AMOS & ALEXIS GEORGIE	181 CENTRAL ST	181 CENTRAL ST	ROCKLAND MA 02370
55-43	MCDONALD STEVEN & KARA D	173 CENTRAL ST	173 CENTRAL ST	ROCKLAND MA 02370
55-44	WYMAN LLEWELLYN & ELIZABETH WYMAN FAMILY TRUST	161 CENTRAL ST	161 CENTRAL ST	ROCKLAND MA 02370
55-45	DOYLE JEROME & THERESA	153 CENTRAL ST	153 CENTRAL ST	ROCKLAND MA 02370
55-46	BRUNS SCOTT A	143-145 CENTRAL ST	145 CENTRAL ST	ROCKLAND MA 02370
55-47	SHOM NICHOLAS M & ERICA A C/O JORDAN JAKE &	131 CENTRAL ST	131 CENTRAL ST	ROCKLAND MA 02370
55-49	ST PATRICKS CEMETERY ASSOC	125 CENTRAL ST	445 PLYMOUTH ST C/O JEFF ALLEN	ABINGTON MA 02351
55-72	MURPHY ROBERT A & LUCY F C/O MURPHY ROBERT A & LUCY F T	102 CENTRAL ST	102 CENTRAL ST	ROCKLAND MA 02370
55-73	MURPHY ROBERT A & LUCY F	0 CENTRAL ST	11 BIRCH BOTTOM CIR	ROCKLAND MA 02370
55-74	OLOUGHLIN JOHN	124 CENTRAL ST	124 CENTRAL ST	ROCKLAND MA 02370
55-75	SULLIVAN RICHARD M JR & RICHARD M SR	136 CENTRAL ST	136 CENTRAL ST	ROCKLAND MA 02370
55-76	NEWCOMB TERRY F & JOANNE F	144 CENTRAL ST	144 CENTRAL ST	ROCKLAND MA 02370
55-78	MCCULLOUGH ADAM & CELLI KERRIN	178 CENTRAL ST	178 CENTRAL ST	ROCKLAND MA 02370
55-79	LEVESQUE ERIC & CAROLYN	180 CENTRAL ST	180 CENTRAL ST	ROCKLAND MA 02370
55-80	JERRY SAMANTHA M & EVORA INERMINDO A	188 CENTRAL ST	188 CENTRAL ST	ROCKLAND MA 02370
55-81	FINE ROBERT M & PANDAPAS PAMELA D	202 CENTRAL ST	202 CENTRAL ST	ROCKLAND MA 02370
55-91	BEADLE HELEN A	285 CENTRE AV	285 CENTRE AV	ROCKLAND MA 02370
55-92-1	PIANO MILL 295, LLC	295 CENTRE AV	295 CENTRE AVE	ROCKLAND MA 02370
55-92-2	HEMINGWAY STUART L	285-REAR CENTRE AV	PO BOX 333 C/O PIONEER CUSTOM BUILDERS	ROCKLAND MA 02370