

# TOWN OF ROCKLAND

## Board of Assessors

Town Hall  
242 Union Street  
Rockland, Massachusetts 02370



August 18, 2021

### CERTIFIED ABUTTERS LIST OF MAP 55 – PARCEL 61

#### 34 THAYER TER

#### BOARD – ZBA

**REQUIREMENTS – Abutters, next abutter within 300 ft and directly across a public or private street or way.**

CERTIFIED BY: Chrissi MacPherson  
Chrissi MacPherson – Senior Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City, ST & Zip
55-61	PICARD CHARLES A JR & FRANCES	34 THAYER TER	34 THAYER TER	ROCKLAND, MA 02370
55-49	ST PATRICKS CEMETERY ASSOC	0 CENTRAL ST	2121 COMMONWEALTH AVE	BRIGHTON, MA 02135
55-51	MCWILLIAMS CARMEN LYDIA & CORNELL	101 CENTRAL ST	101 CENTRAL ST	ROCKLAND, MA 02370
55-52	DEMPEY MICHAEL E & NORTON SAMANTHA	93 CENTRAL ST	93 CENTRAL ST	ROCKLAND, MA 02370
55-53	DANDREA JOHN A & JENNIFER H	87 CENTRAL ST	87 CENTRAL ST	ROCKLAND, MA 02370
55-54	LETOURNEAU DAVID & JENNIFER	75 CENTRAL ST	75 CENTRAL ST	ROCKLAND, MA 02370
55-58	TOLOCZKO CHARLES J & MARIE LE TOLOCZKO FAM IRREVOC TRUST	18 THAYER TER	18 THAYER TER	ROCKLAND, MA 02370
55-59	GIRARD JOHN T & KERRY M	22 THAYER TER	22 THAYER TER	ROCKLAND, MA 02370
55-60	WYLLIE JAMES D & ROSEMARIE LE COX ANNMARIE LE & COX KENNETH RICHARD LE	31 THAYER TER	31 THAYER TER	ROCKLAND, MA 02370
55-62	KINLIN LAURA J TR LAURA J KINLIN REVOCABLE TRS	25 THAYER TER	25 THAYER TER	ROCKLAND, MA 02370
55-103	WILSON MARK A & SARA	47 JOHN BURKE DR	47 JOHN BURKE DR	ROCKLAND, MA 02370
55-106	SPENCE ROBERT J	0-REAR JOHN BURKE DR	83 EAST WATER ST	ROCKLAND, MA 02370
56-1	FERGUSON KENNETH J & CYNTHIA M	25 CENTRAL ST	25 CENTRAL ST	ROCKLAND, MA 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.

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: 34 Thayer Terr Rockland
2. Name(s) of Owner(s) of Property: Charles A + Frances L Picard
3. Owner's Address: 34 Thayer Terr Rockland
4. Name of Applicant(s): Charles A Picard
5. Address of Applicant: 34 Thayer Terr. Rockland
6. Applicant's Phone: Home: 781-681-9085 Work: \_\_\_\_\_  
Cell: 781-534-1016 Fax: \_\_\_\_\_  
E-Mail: PICARDFAMILY3@comcast.net
7. State the Assessor's Map # 55 and Lot # 61 of the property.
8. State the Zoning District in which the property is located: R1
9. Explain in-depth what you are proposing to do: I plan to add on to existing garage. The existing garage is 22x12. The addition will be 22x8. Total footage will be 22x20

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:

The property line is 15 feet right now. I would like to expand the south wall out 8 feet to the property line which will leave 7 feet to property line.

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

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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)

There would be no hardship to the land. There would be demolition to the south wall only. The land demolition will be 22 feet length, 8 feet width and the height will stay at 11 feet 5 inches matching the original garage height.

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:

I am looking for a variance because the south 14.35 feet to the property line I would like to expand the garage out 8 feet so as to be able to fit my car ~~and~~ my truck inside. As it is now neither will fit inside.

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: Cheryl A. Piroch

Cheryl A. Piroch Frances J. Beard  
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)

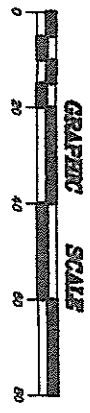
Date: 9/27/2021

Proposed Garage Addition Plan

ROCKLAND, MASS.

owned by  
 Frances & Charles A. Picard Jr.  
 Scale 1 in. = 20 ft. September 10, 1961

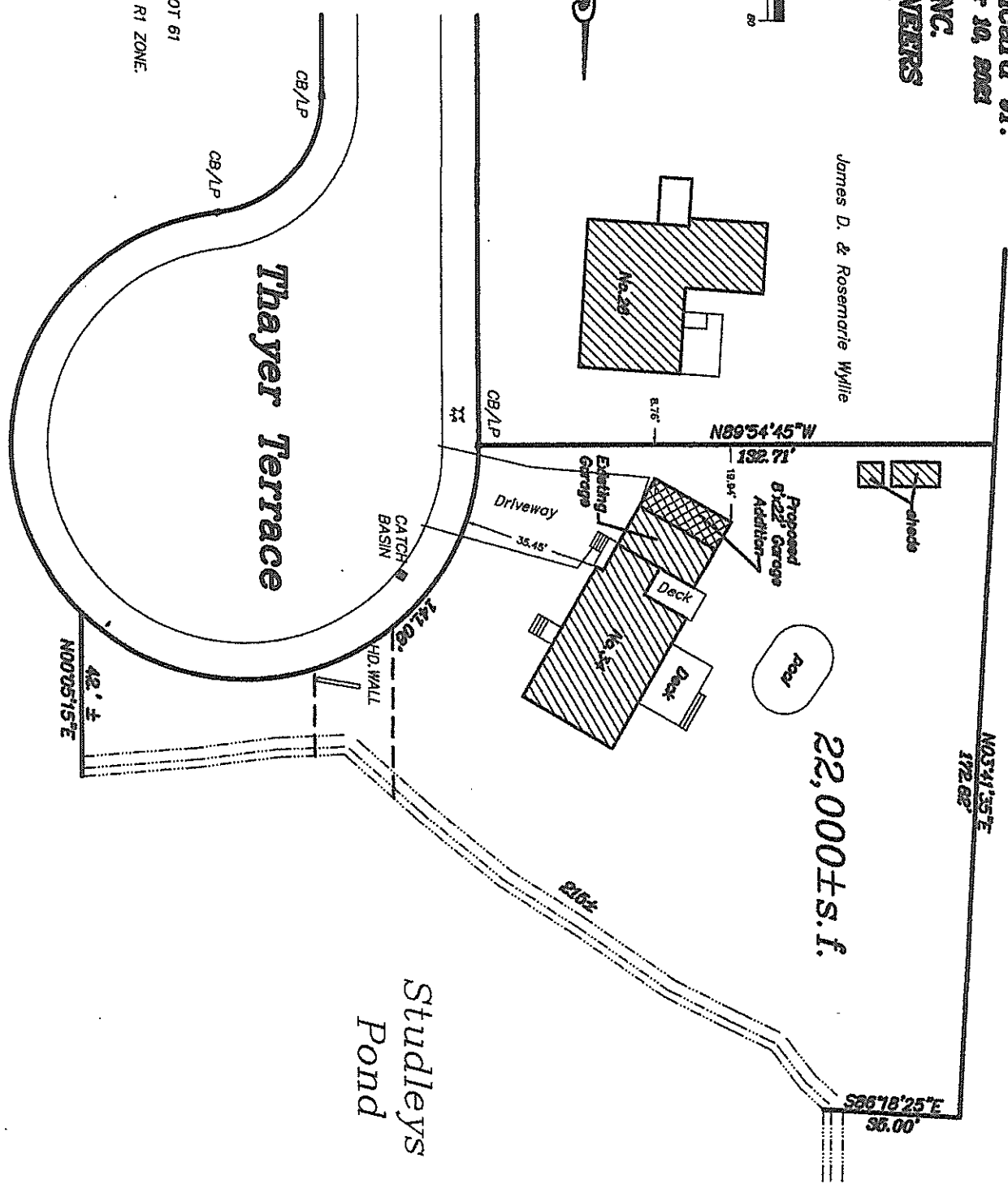
C. W. GARVEY CO., INC.  
 SURVEYORS AND ENGINEERS  
 38 WEST STREET  
 WHITMAN, MASS.



- NOTES:
1. ASSESSORS REFERENCE MAP 55, PLOT 61
  2. PROPERTY LIES IN THE RESIDENTIAL R1 ZONE.

Saint Patricks Cemetery

James D. & Rosemarie Wylie



Kenneth & Annmarie Cox

## BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008  
Expiration Date: November 30,

### ELEVATION CERTIFICATE

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 34 Thayer Terrace			Policy Number:
City Rockland	State Massachusetts	ZIP Code 02370	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood opening: vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Front and Left Side 4-19-19

Clear Phot

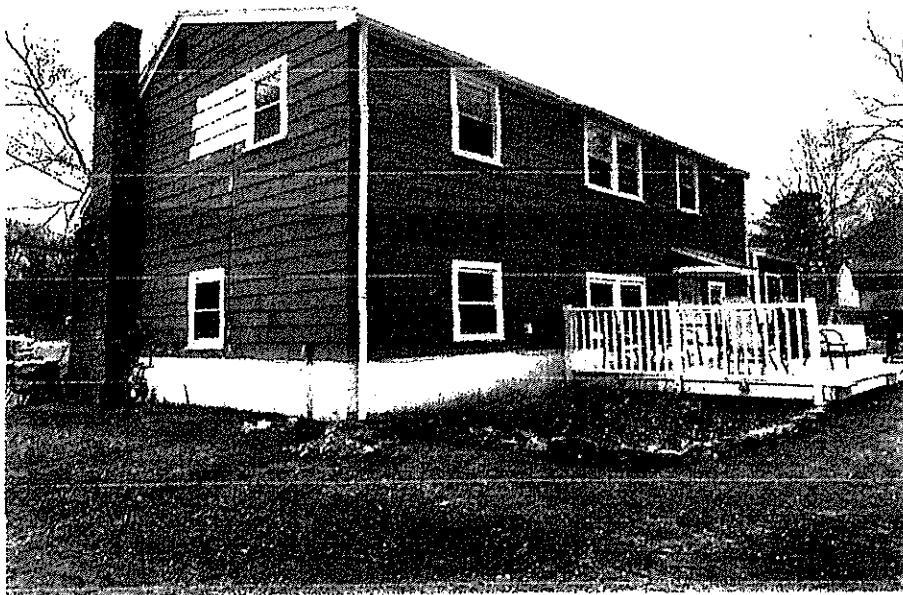


Photo Two

Photo Two Caption Rear and Right Side 4-19-19

Clear Phot

**ELEVATION CERTIFICATE**

**BUILDING PHOTOGRAPHS**

Continuation Page

OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 34 Thayer Terrace			Policy Number:
City Rockland	State Massachusetts	ZIP Code 02370	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

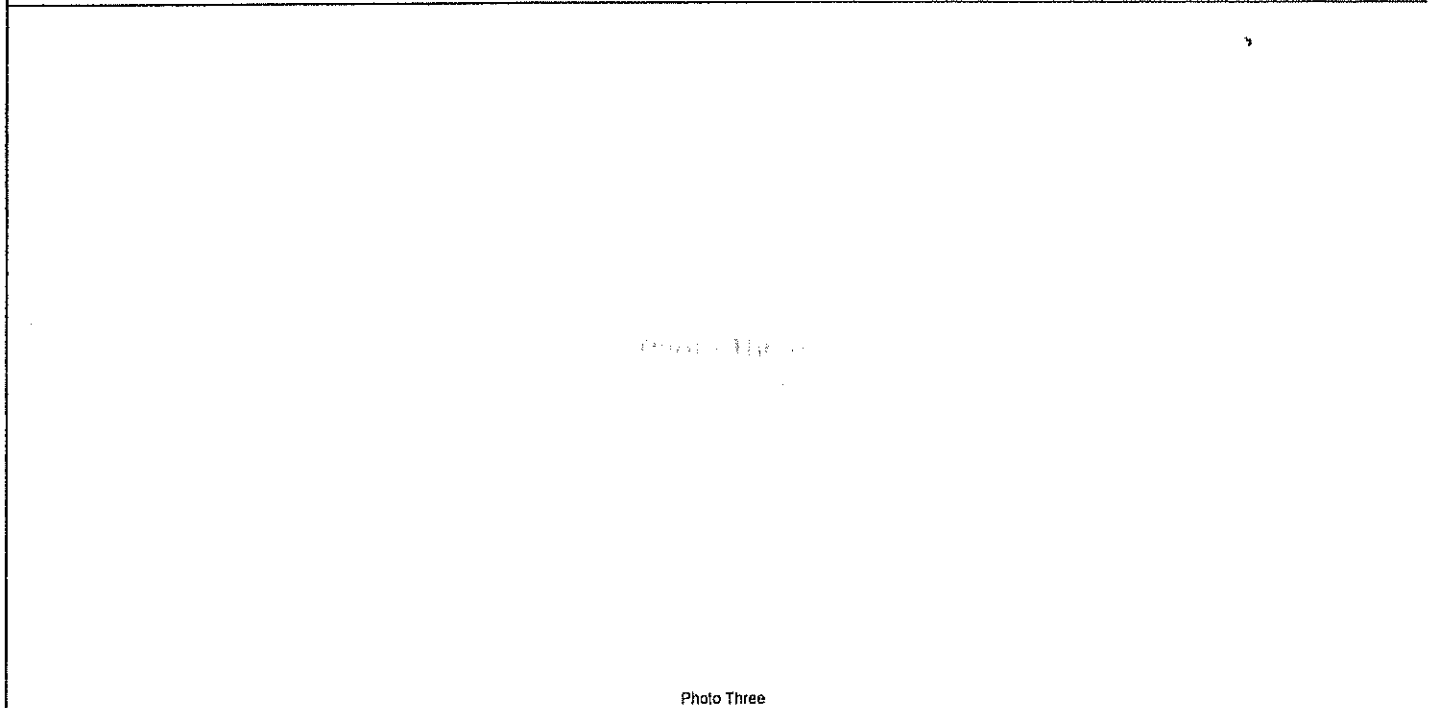


Photo Three

Photo Three Caption

Clear Photo Three

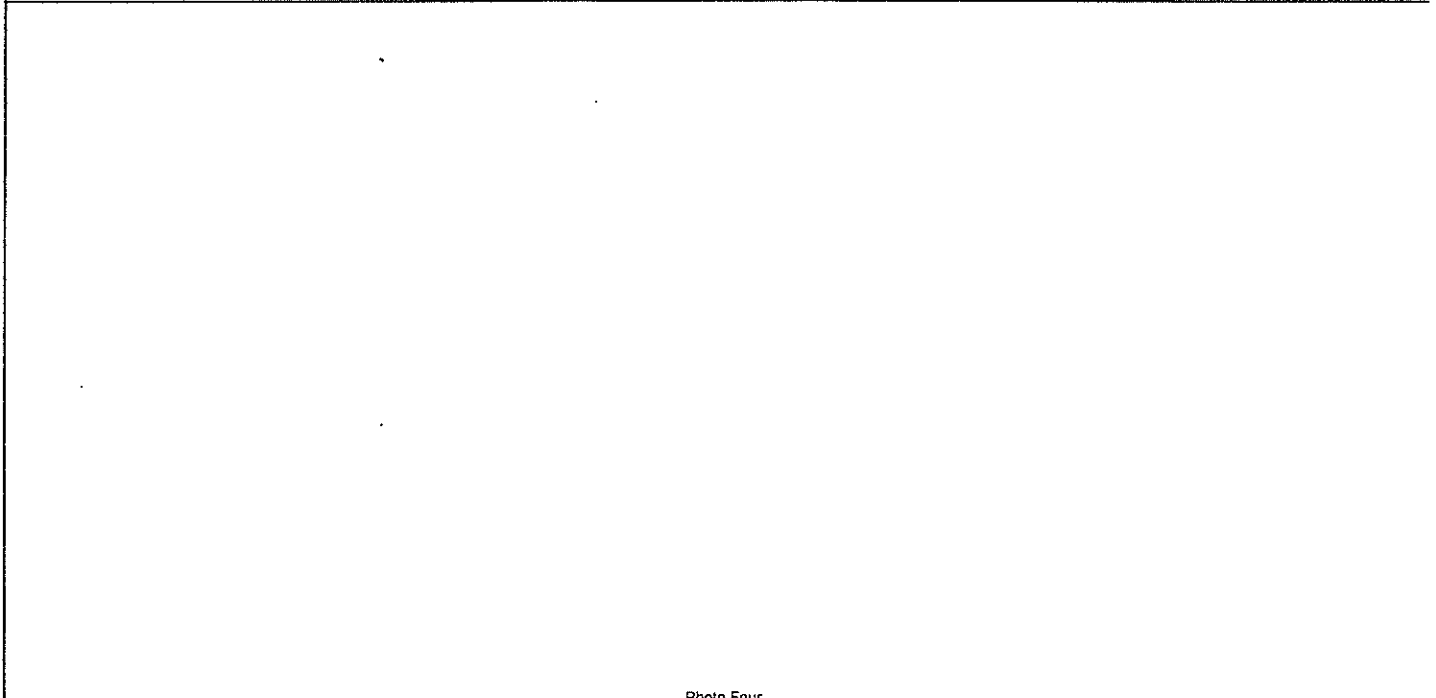


Photo Four

Photo Four Caption

Clear Photo Four

ROCKLAND BOARD OF ASSESSORS

CERTIFIED ABUTTERS LIST REQUEST

A \$25.00 FEE IS REQUIRED. PLEASE MAKE CHECKS PAYABLE TO THE TOWN OF ROCKLAND

OWNERS NAME: Charles A + Frances L Picard

SUBJECT PROPERTY LOCATION: 34 THAYER TERR.

MAP 55 PARCEL 61 OF SUBJECT PROPERTY

BOARD 2 B A

APPLICANT (If different from owner) SAME

APPLICANTS CONTACT # 781-534-1016

PLEASE ALLOW TEN WORKING DAYS FOR COMPLETION OF THE LIST