

Rockland Zoning Board Application
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10. Describe in detail any existing variance(s) or special permit(s) pertaining to this property. Copy/copics must be obtained at the Town Clerk's Office and must be attached to this application:

Approval is not required (ANR) Plan endorsed by Rockland Planning Board, and is recorded with the Plymouth County Registry of Deeds in the Plan Book.

11. List all applicable sections of the Zoning Bylaw that pertains to this application:
Sec. 415-26; Sec. 415-30; Sec. 415-79; Sec. 415-89; and Sec. 415-92.

11.
REVISED
1-26-2023

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)

Lot shape and size combined with misunderstanding of prior owner and neighbor led to a misconception of ownership of parking area located on the property which caused the property to be burdened by trespass and use of a portion of the property for off-street parking purposes by a third party. Owner suffers the burden of paying real estate taxes and liability insurance for land it owns and cannot use. Granting relief will not cause substantial detriment to the public good and does not nullify or substantially derogate from the intent of the zoning bylaws.

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:
Allowing the transfer of property will allow neighboring property to better comply with off-street parking regulations of the Zoning By-laws. No harm is caused by the reduction in lot size. No dangerous, noxious, or injurious activity is caused by the transfer of land that would cause a violation of the performance standards in Sec. 415-79. The alteration in lot size is not more substantially detrimental to the current pre-existing lot size.