

TOWN OF MILTON – BOARD OF APPEALS APPLICATION

(Phone) 617-898-4924

(Hours) 8:00AM-5:00PM (Monday-Thursday) 8:00AM-1:30PM (Friday)

File Plans & Denial Letter with This Application in Triplicate.

All Application's must be signed.

TOWN CLERK OFFICE-MILTON, MA
REC'D 12 NOV '25 PM2:30

\$100.00 APPLICATION FEE

Date: *November 12, 2025*

Address of Property: *44 Holmes Lane, Milton*

Section: *K* Block: *1* Lot: *4* District Zoned for: *RA*

Type of Structure: Existing / Proposed

Owner's Name: *Kenneth J and Lara M. Roche, Trustees
44 Holmes Lane Realty Trust v/d/A April 14, 2026*

Owner's Phone Number: *617-828-2411*

Owner's Email Address: *kroche@delebrookjks.com
lara.sarmanian@yahoo.com*

Owner's Address: *44 Holmes Lane*

Has a Building Permit Application been filed: Yes/No

Has any previous appeals been made: Yes/No

If answered Yes, provide Case Number:

Section of By-Law for which relief is requested: *Article IV Section 275 - 4.1 (B)*

Reasons for Requesting Relief: *Applicants require more living space for
their family, parents & 3 children, and for visiting relatives who
are assisting with family illness*

Attorney's Signature: *Maurice V. McEtrick*

Attorney's Email Address: *mvincettrick@gmail.com*

Signature of Applicant:

(For office use only)

Case Number:

Date Received:

2897

11-12-2025



TOWN OF MILTON INSPECTIONAL SERVICES

525 CANTON AVENUE
MILTON, MA 02186
Telephone: 617-898-4925

Michael White
Building
Commissioner

November 11, 2025

Jay W. Beaulieu
Local Inspector

Kenneth Roche
44 Holmes Lane
Milton, MA. 02186

Walter White
Local Inspector

617-828-2411

Barry T. Ringler
Local Inspector

Re: 44 Holmes Lane
Map- Lot -Block K - 1 - 4

Domenic Franceschelli
Wire Inspector

Proposed approximately 11.5' x 15.08' front right side addition single story & attached approximately 21'x32' two story attached garage.

Mark Kelly
Plumbing & Gas
Inspector/Sealer of
Weights and Measures

To Whom it concerns,

Eric Pilsmaier
Plumbing & Gas
Inspector/Sealer of
Weights and Measures

This office has reviewed your *proposal to construct an approximately 11.5'x15.08' single story front right side addition & a Approximately 21'x32' attached two story garage with new setbacks of 6.9' off the side lot line & 7.5' off the front lot line at the home located at 44 Holmes Lane.*

Markelian Berdufi
Code Enforcement

Here are our findings:

Katina Goodridge
Sr. Administrative
Clerk

A) The property is in Residence A zoning District.

B) The existing house was built in 1900

C) This existing house is a pre-existing nonconforming structure.

D) The Lot is a pre-existing non-conforming lot.

William Donnelly
Sr. Administrative
ZBA Clerk

E) A plot prepared by James E. McGrath, a Professional Land Surveyor dated October 14, 2025, shows all the proposed new work.

Page Two – 44 Homes Lane – Denial letter

F) The proposed new work will increase the current non-conformity of the structure therefore the building permit application number 65336 is hereby denied.

G) Per Article IV Section 275-4.1(B)

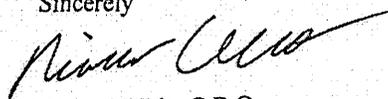
“A valid pre-existing, nonconforming single family or two family residential structure may be extended or altered as of right within the existing building envelope or within a height and setback which conform with the dimensional requirements of the Milton Zoning Bylaws and may be further extended or altered beyond the existing building envelope or beyond the limits of the dimensional requirements, if authorized by a special permit from the Board of Appeals, and subject to appropriate conditions, limitations, and safeguards stated in writing by the Board of Appeals and made a part thereof.”

H) Section 275-4.1 (non-conformities) you have the right to seek relief from this zoning by-law, through the Special Permit process with the Town of Milton's Zoning Board of Appeals.

I) Please contact William Donnelly at 617-898-4924 for assistance with the zoning appeals application process.

J) Per MGL 40A section 15 you have the right to appeal my decision to the Town of Milton's Zoning Board of Appeals within 30 days of receipt of this letter.

Sincerely



Michael White C.B.O
Building Commissioner
Zoning Enforcement Officer
Town of Milton

Marion V. McEttrick

Attorney at Law
10 Crown Street
Milton, MA 02186
617-696-5569
Fax 617-696-0552
Cell 781-308-7912
mmcetrick@gmail.com

November 12, 2025

Milton Board of Appeals
525 Canton Avenue
Milton, MA 02186

RE: 44 Holmes Lane Board of Appeals Application

Dear Members of the Board of Appeals:

I represent Kenneth and Lara Roche, the applicants and the owners of property at 44 Holmes Lane in a Residence A District. The applicants have filed a building permit application for an approximately 11.5' x 15.08' single story front right side addition and an approximately 21' x 32' attached two-story garage with new setbacks of 6.9' off the side lot line and 7.5' off the front lot line.

The existing residence is located in a Residence A District on a private way on a 15,607 pre-existing nonconforming lot and has pre-existing nonconforming frontage of 110'. The lot was recorded in Land Court in 1925 and the house was constructed in approximately 1900. There is a pre-existing nonconforming separate garage also constructed in 1920 on the right front side of the lot located at 6.2' from the front lot line and 5.25' from the side lot line which will be demolished. The new attached two-story garage addition will be set back at a greater but still nonconforming front setback of 7.7' rather than the required 30' in the Zoning Bylaw, Section 275-10.2.A (Front Yards) and at a greater but still nonconforming side setback of 6.9' rather than the required side yard setback for a Residence A District of 15' in the Zoning Bylaw, Section 275-10.3 (Side Yards). The applicants have received a determination by the Building Commissioner, Michael White, that under Section 275-4.1 (Non-z Conformities) this proposal requires a special permit from the Board of Appeals.

With this application the applicants are submitting the following plans and documents: 1) a copy of their denial letter; 2) an application form; 3) an existing conditions plot plan by James E. McGrath, PLS, dated October 14, 2025; 4) a proposed conditions plot plan by James E. McGrath, PLS dated October 14, 2025; 5) A conceptual architectural plan by Rockwood Design, Inc. dated October 21, 2025; 6) a copy of their Land Court Deed; 7) a copy of their 1925 Land Court Plan,

8) a GIS plan; 9) an assessors record and 10) a page of signatures in support from 36 and 56 Holmes Lane.

The criteria for issuance of a special permit by the Board of Appeals is described in Section 275-13.3 of the Zoning bylaw are as that the desired relief may be granted without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Bylaw. The Board of Appeals may impose conditions upon the grant of a special permit.

The applicants have owned their home at 44 Holmes Lane for 9 years. They now have three elementary school aged children and require additional living space. In addition, a family member has recently been diagnosed with a serious illness and the family requires additional space to accommodate family members helping at home.

The proposed addition is architecturally consistent with the existing structures. There is already an existing garage even closer to lot lines than what is proposed. The design for the second story includes windows and a roof line to match the existing house. The new connector will have a front porch with a roof that will be more convenient for the family. The property is located on a quiet private way with few neighbors, renovated as proposed will be even more attractive when renovated and should not be a substantial detriment to neighbors. This proposal has the support of neighbors.

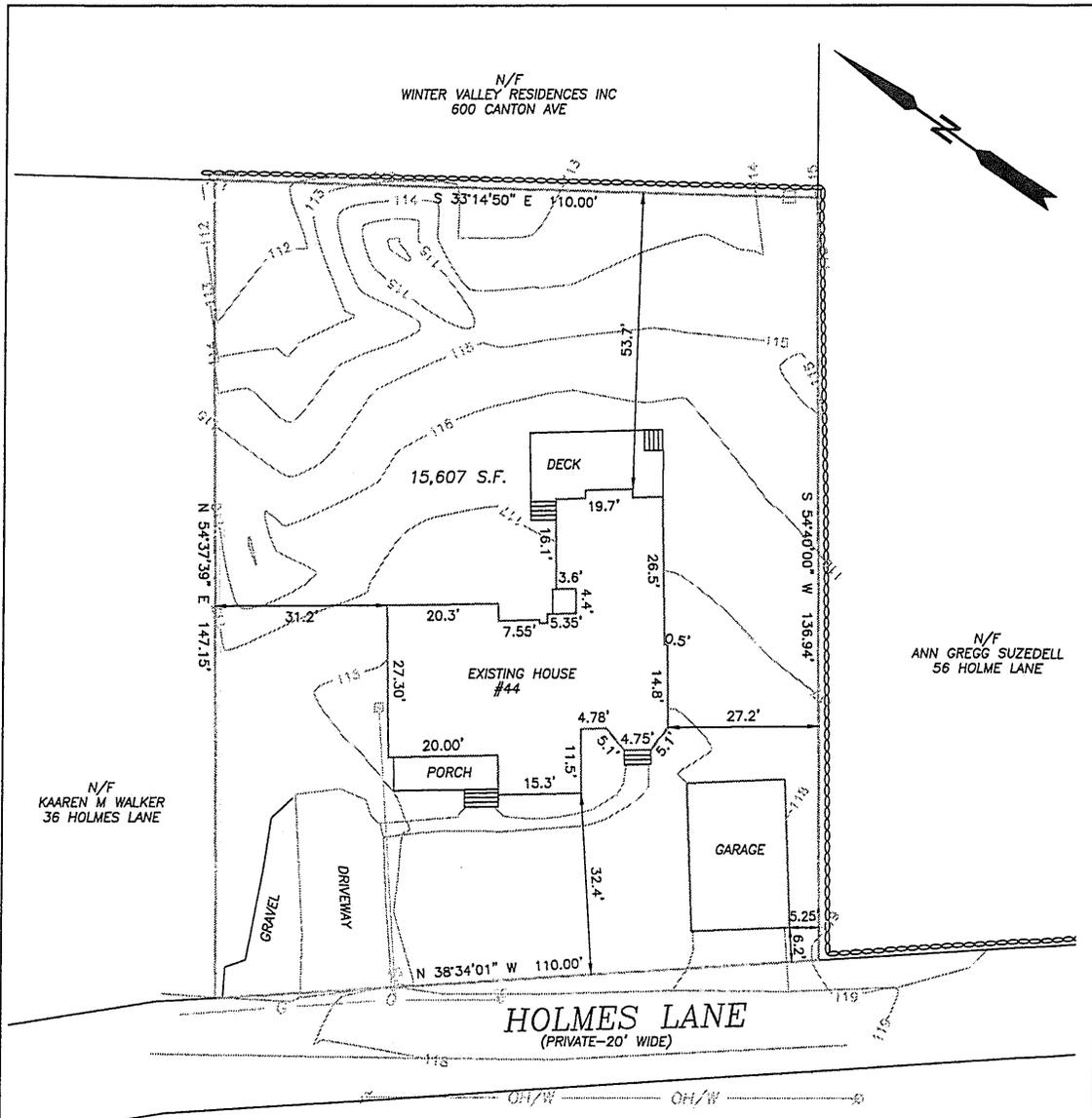
The applicants appreciate consideration of their proposal by the Board of Appeals and look forward to discussing this in more detail when a public hearing is scheduled.

Sincerely,



Marion V. McEttrick

Enc.



NOTES:

1. DEED BOOK LC CERT 202426
2. LC PLAN 10246B
3. VERTICAL DATUM—NAVD 1988

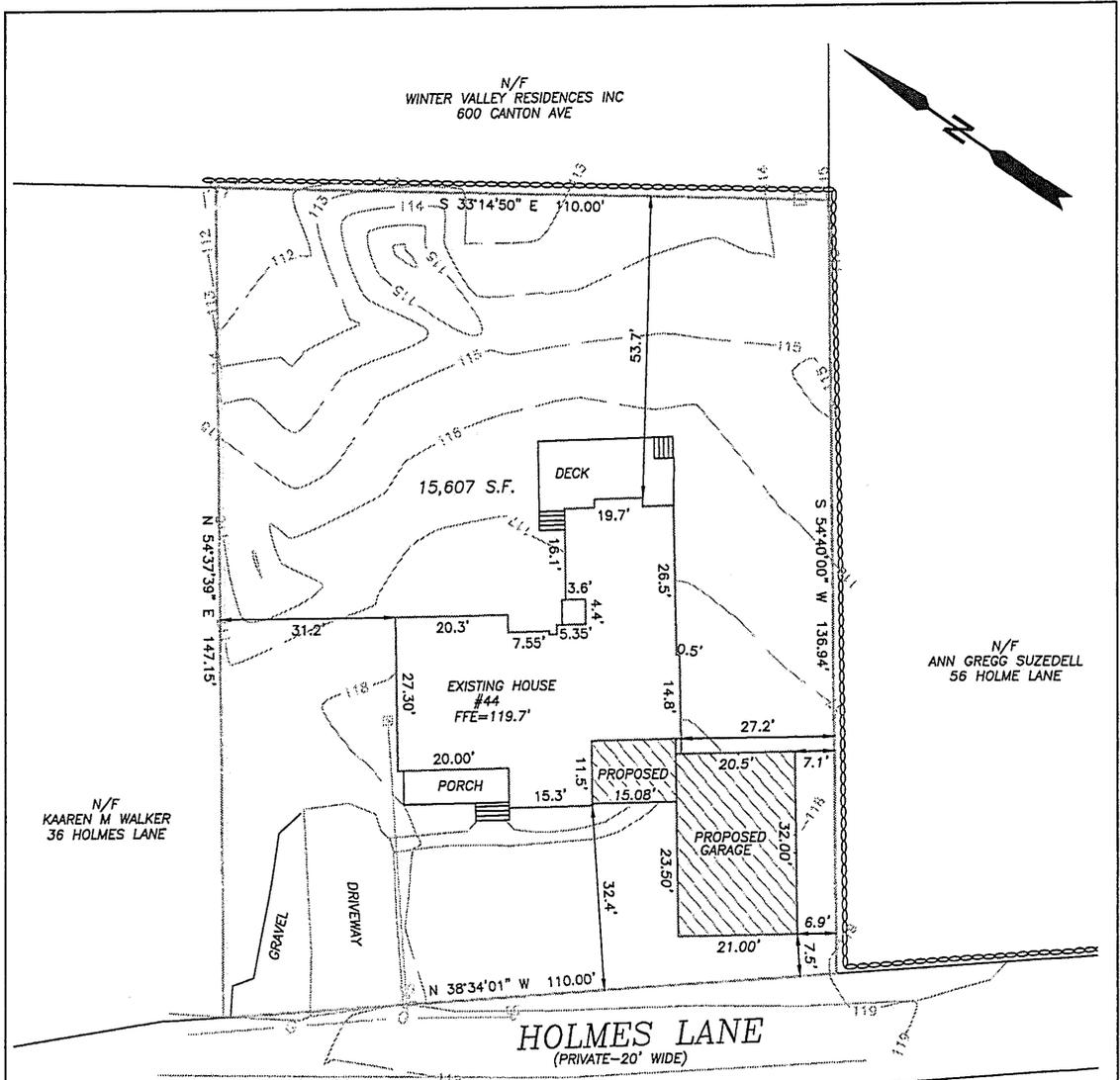
ZONING SETBACKS:

REQUIRED	EXISTING	PROPOSED
FRONT—30'	FRONT—32.4'	FRONT—
REAR—30'	REAR—53.7'	REAR—
SIDE— 15'	SIDE— 27.2'	SIDE—
OPEN SPACE—75%	OPEN SPACE—79%	OPEN SPACE—

I HEREBY CERTIFY THAT THE EXISTING STRUCTURES SHOWN ON THIS PLAN WERE LOCATED BY AN INSTRUMENT SURVEY AND ARE LOCATED ON THE GROUND AS SHOWN HEREIN.

JAMES E. MCGRATH, PLS
 1734 COMMERCIAL STREET
 WEYMOUTH, MA 02189
 781-929-6255

SITE PLAN
44 HOLMES LANE
MILTON, MA
PARCEL K-1-4
 OWNER: KENNETH & LARA ROCHE
 DATE: OCTOBER 14, 2025
 ZONING DISTRICT: RESIDENCE A
 SCALE: 1"= 20'



NOTES:

1. DEED BOOK LC CERT 202426
2. LC PLAN 10246B
3. VERTICAL DATUM-NAVD 1988

ZONING SETBACKS:

REQUIRED	EXISTING	PROPOSED
FRONT-30'	FRONT-32.4'	FRONT-7.5'
REAR-30'	REAR-53.7'	REAR-53.7'
SIDE- 15'	SIDE- 27.2'	SIDE-6.9'
OPEN SPACE-75%	OPEN SPACE-79%	OPEN SPACE-76%

I HEREBY CERTIFY THAT THE EXISTING STRUCTURES SHOWN ON THIS PLAN WERE LOCATED BY AN INSTRUMENT SURVEY AND ARE LOCATED ON THE GROUND AS SHOWN HEREIN.

JAMES E. MCGRATH, PLS
1734 COMMERCIAL STREET
WEYMOUTH, MA 02189
781-929-6255

PROPOSED GARAGE

**44 HOLMES LANE
MILTON, MA
PARCEL K-1-4**

OWNER: KENNETH & LARA ROCHE
DATE: OCTOBER 14, 2025
ZONING DISTRICT: RESIDENCE A
SCALE: 1" = 20'

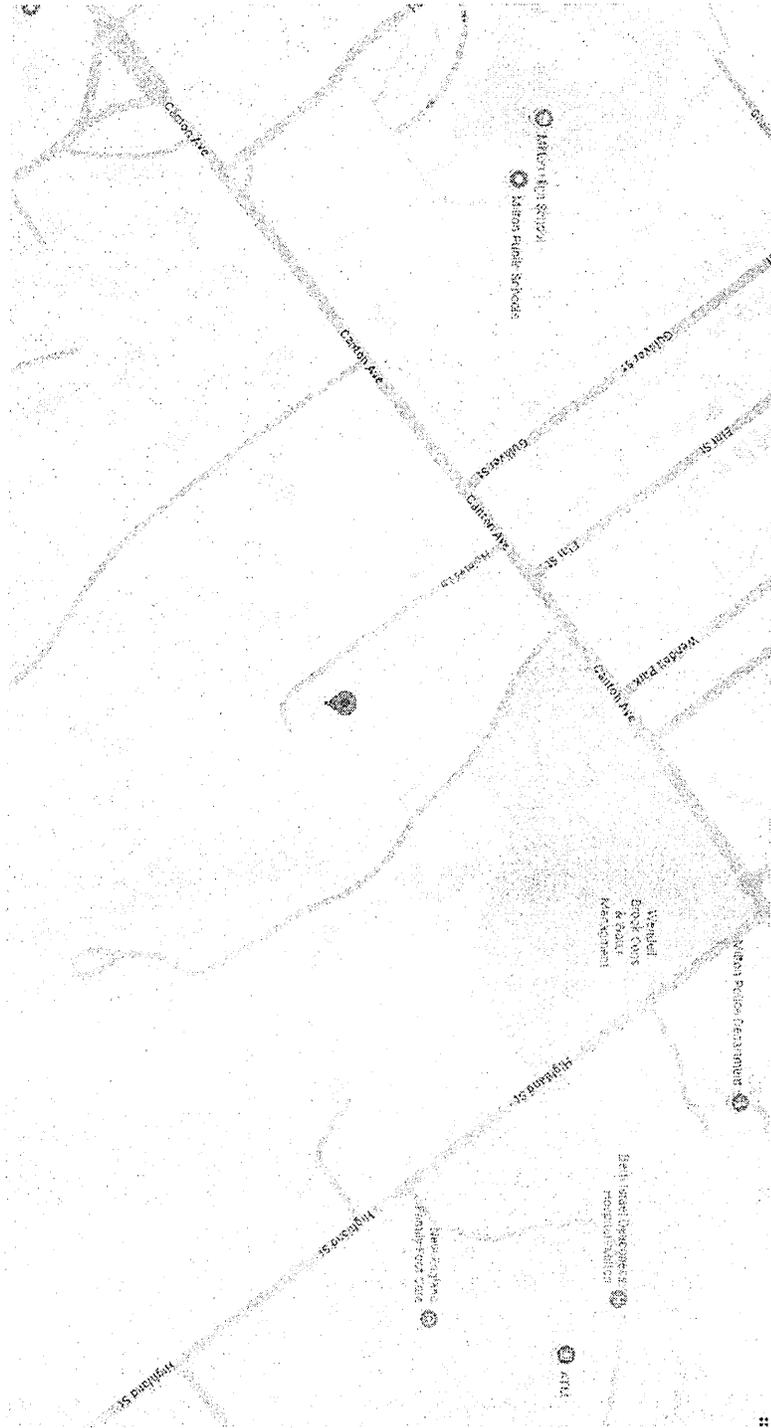
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ROCHE RESIDENCE

44 HOLMES LN.
MILTON, MA 02186

LOCUS MAP



SEE SHEET A1 FOR DRAINING INDEX

IF PRINTED ON 11x17, ALL SCALE IS HALF.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND SETBACKS PRIOR TO CONSTRUCTION

OWNER:

KENNY & LARA ROCHE
44 HOLMES LN.
MILTON, MA 02186
CALL
OR FAX

DESIGNER:

ROCKWOOD DESIGN INC.
1070 PLAIN STREET - SUITE 310
MARSHFIELD, MA 02706
PHONE: (781)-837-3140
FAX: (781)-837-3126
EMAIL: phil@rockwooddesign.com
WEBSITE: WWW.ROCKWOODDESIGN.COM

**STRUCTURAL
ENGINEER:**

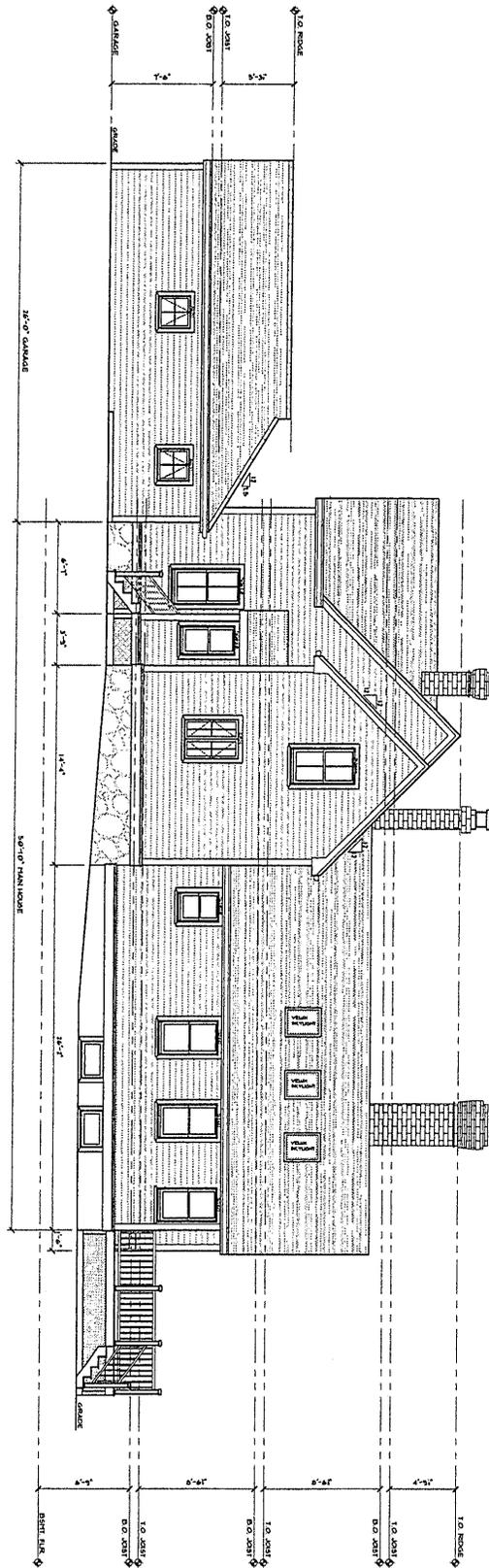
PROGRESS SET - 9/24/2025



**Rockwood
Design, Inc.**
1020 Plain Street - Suite 320
Marshfield, MA 02050
Phone: (781)-837-3140
Fax: (781)-837-3126
Email: phil@rockwooddesign.com
Website: www.rockwooddesign.com

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EXISTING RIGHT ELEVATION
SCALE: 1/4"=1'-0"

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Rockwood Design, Inc.
1020 Park Street - Suite 220
Merrimack, MA 02550
Phone: (781) 427-3140
Fax: (781) 427-3122
Email: info@rockwooddesign.com
Website: www.rockwooddesign.com

PROJECT:
ROCHE RESIDENCE
44 HOLMES LN.
MILTON, MA 02186

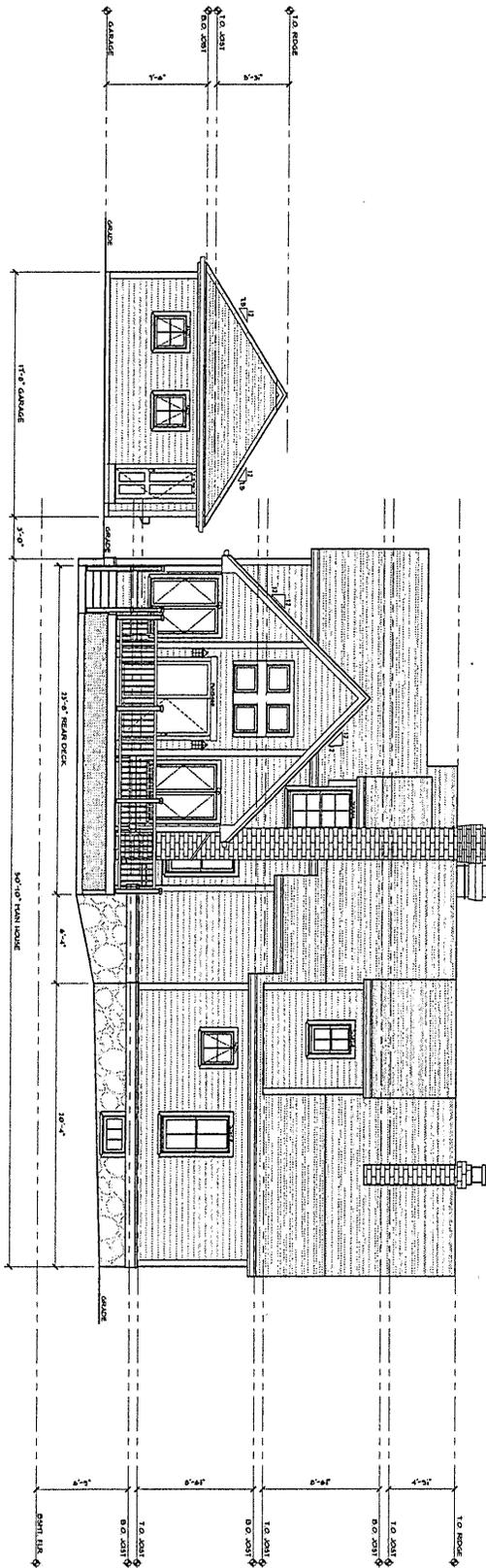
TITLE:
EXISTING RIGHT ELEVATION

REVISION	DATE	DESCRIPTION

A2.1
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EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"

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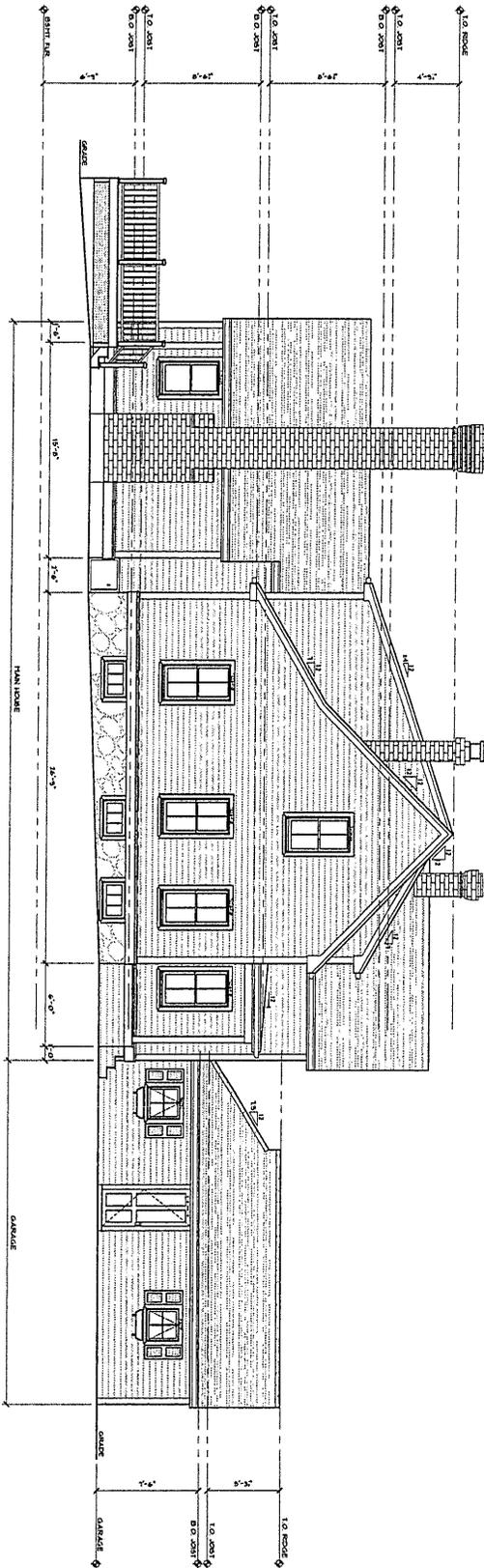
Rockwood Design Inc.
1650 Pine Street - Suite 320
Milton, MA 02186
Phone: (781) 637-3140
Fax: (781) 637-3141
Email: info@rockwooddesign.com
Website: www.rockwooddesign.com

PROJECT:
ROCHE RESIDENCE
44 HOLMES LN.
MILTON, MA 02166

REVISION	DATE	DESCRIPTION

TITLE
EXISTING REAR ELEVATION

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EXISTING LEFT ELEVATION
SCALE: 1/4"=1'-0"

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A2.3
OF A9

DATE: 09/24/2025
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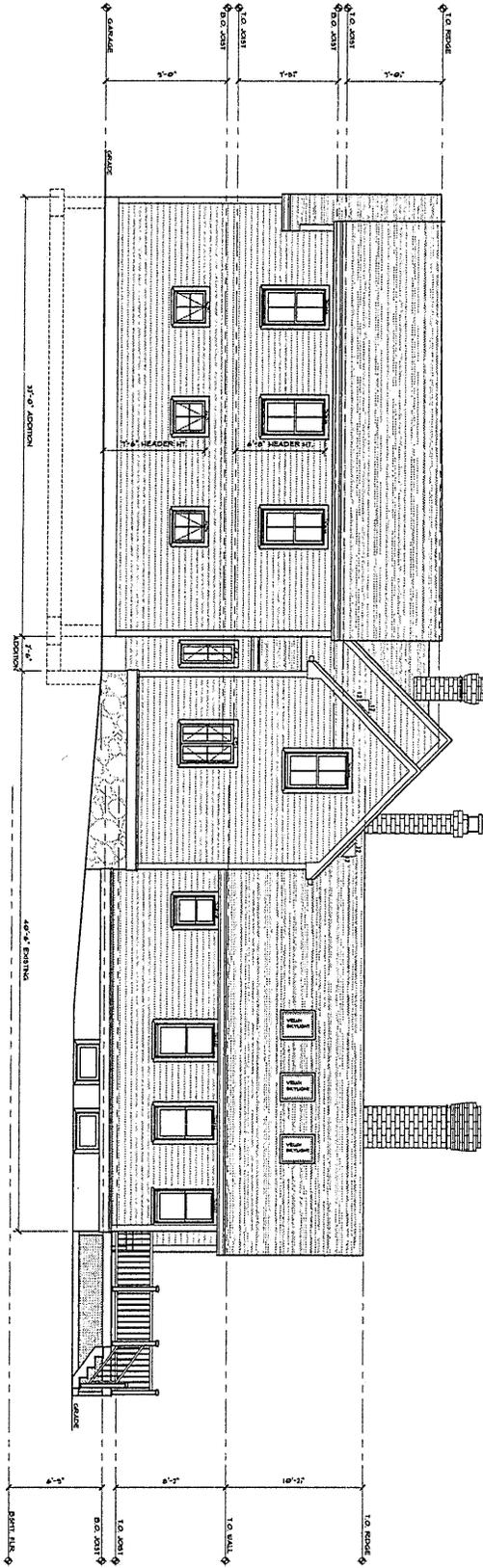
Rockwood Design, Inc.
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Milton, MA 02186
Phone: (781)-457-3140
Fax: (781)-457-3122
Email: info@rockwoodma.com
Website: www.rockwoodma.com

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MILTON, MA 02186

TITLE:
EXISTING LEFT ELEVATION

REVISION	DATE	DESCRIPTION

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PROPOSED RIGHT ELEVATION
SCALE 1/4"=1'-0"

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1020 Fox Street - Suite 200
Mansfield, MA 02050
Phone: (781) 437-3140
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Website: www.rockwooddesign.com

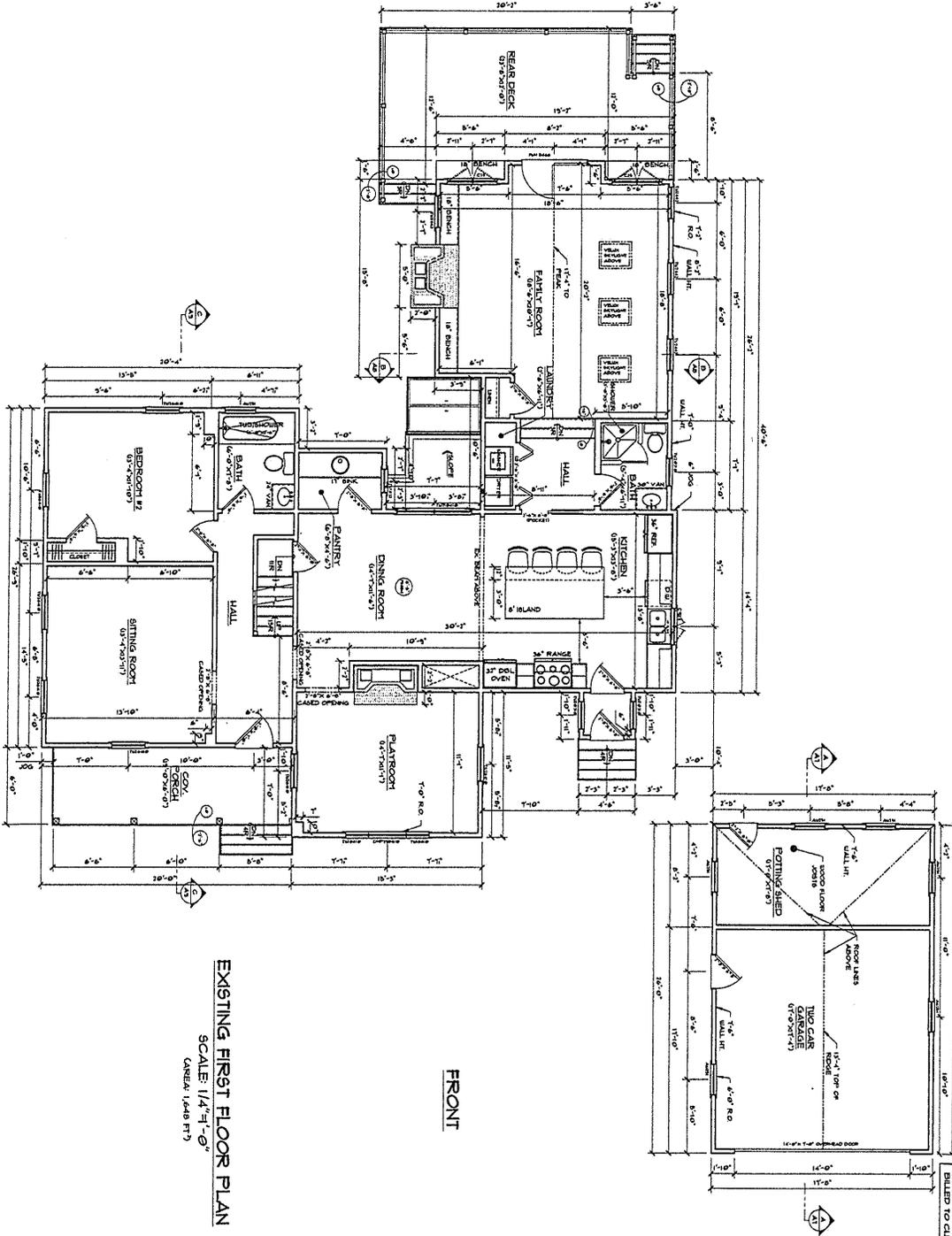
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TITLE:
PROPOSED RIGHT ELEVATION

REVISION	DATE	DESCRIPTION

A2.5
of A9

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EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
(AREA: 1,648 FT²)

FRONT

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SEE SHEET A1 FOR DRAWING INDEX
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PROGRESS SET - 9/24/2025

Rockwood Design, Inc.
1020 Pleasant St., Suite 200
Milton, MA 02186
Phone: (617) 552-3128
Fax: (617) 552-3128
www.rockwoodinc.com

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44 HOLMES LN.
MILTON, MA 02186

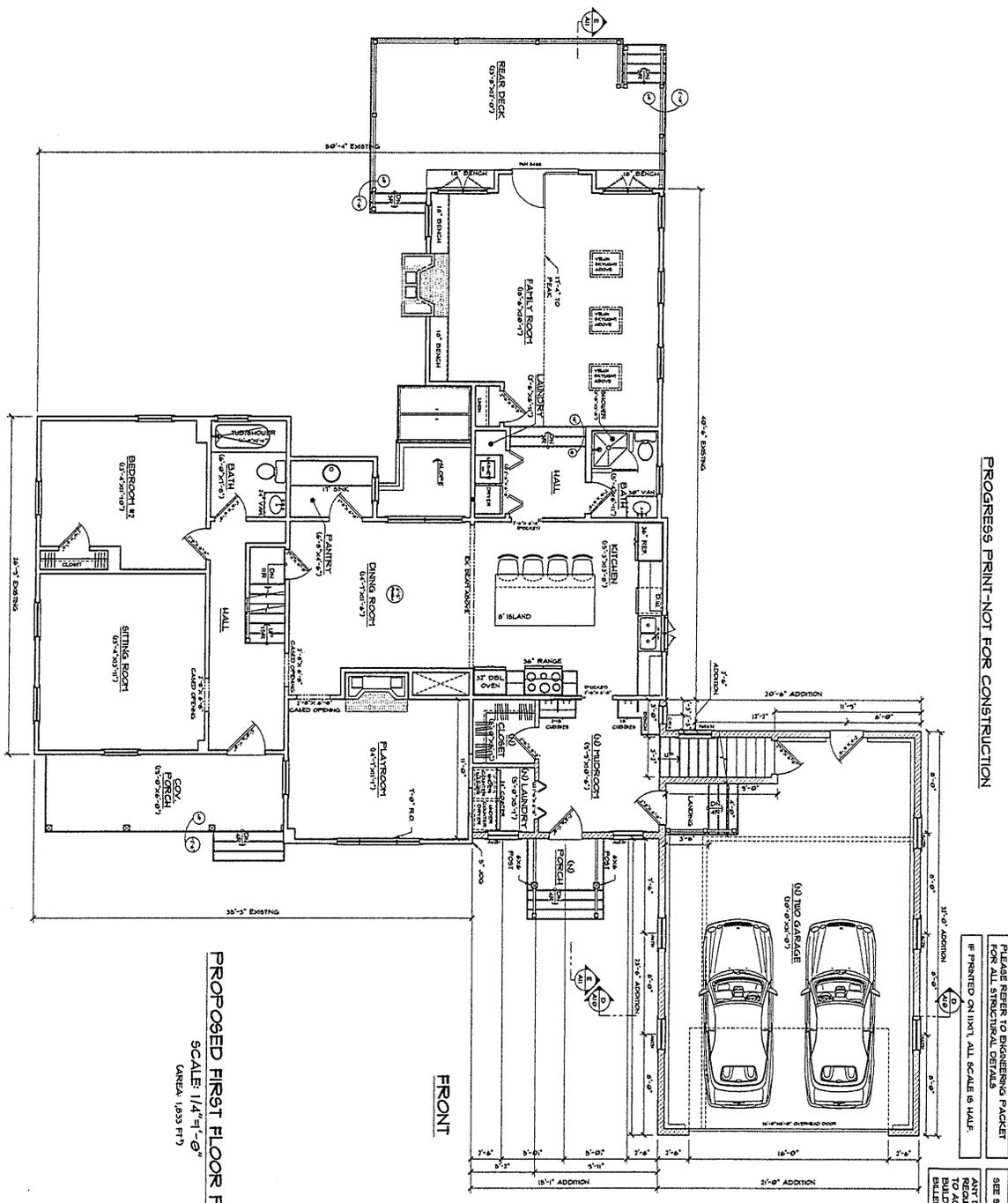
TITLE
EXISTING FIRST FLOOR PLAN

REVISION	DATE	DESCRIPTION

A3
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PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
(AREA: 1,933 FT²)

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PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS.
PRINTED ON 1/8" X 11" ALL SCALE IS HALF.
SEE SHEET A1 FOR DRAWING INDEX
ANT DEVIATION FROM THESE PLANS REGARDING STRUCTURAL DESIGN FOR BELETS TO CLIMB ON AN HONORARY BASIS.

COMPILED BY: ROCKWOOD DESIGN, INC. 100 PAIN SHED RD. SUITE 200 MILTON, MA 02186
DRAWN BY: ROCKWOOD DESIGN, INC. 100 PAIN SHED RD. SUITE 200 MILTON, MA 02186
CHECKED BY: ROCKWOOD DESIGN, INC. 100 PAIN SHED RD. SUITE 200 MILTON, MA 02186
DATE: 9/24/2025

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Rockwood Design Inc.
100 Pain Shed Rd. Suite 200
Milton, MA 02186
Phone: (781) 461-1122
Fax: (781) 461-1122
www.rockwooddesign.com

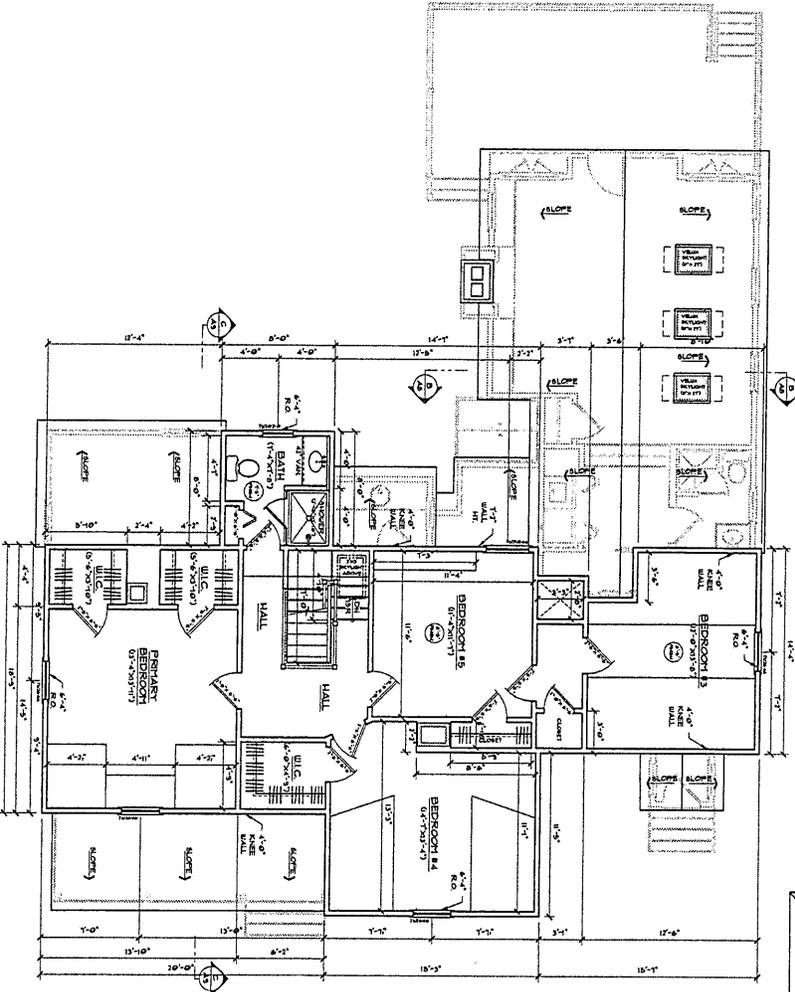
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TITLE:
PROPOSED FIRST FLOOR PLAN

REVISION	DATE	DESCRIPTION

A3.1
OF A9

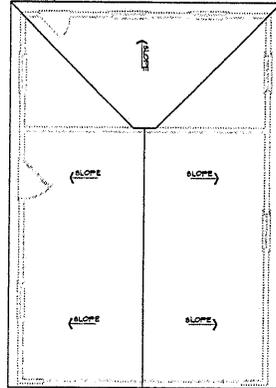
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FRONT

EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
(AREA: 1,935 FT²)

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A4
OF A9

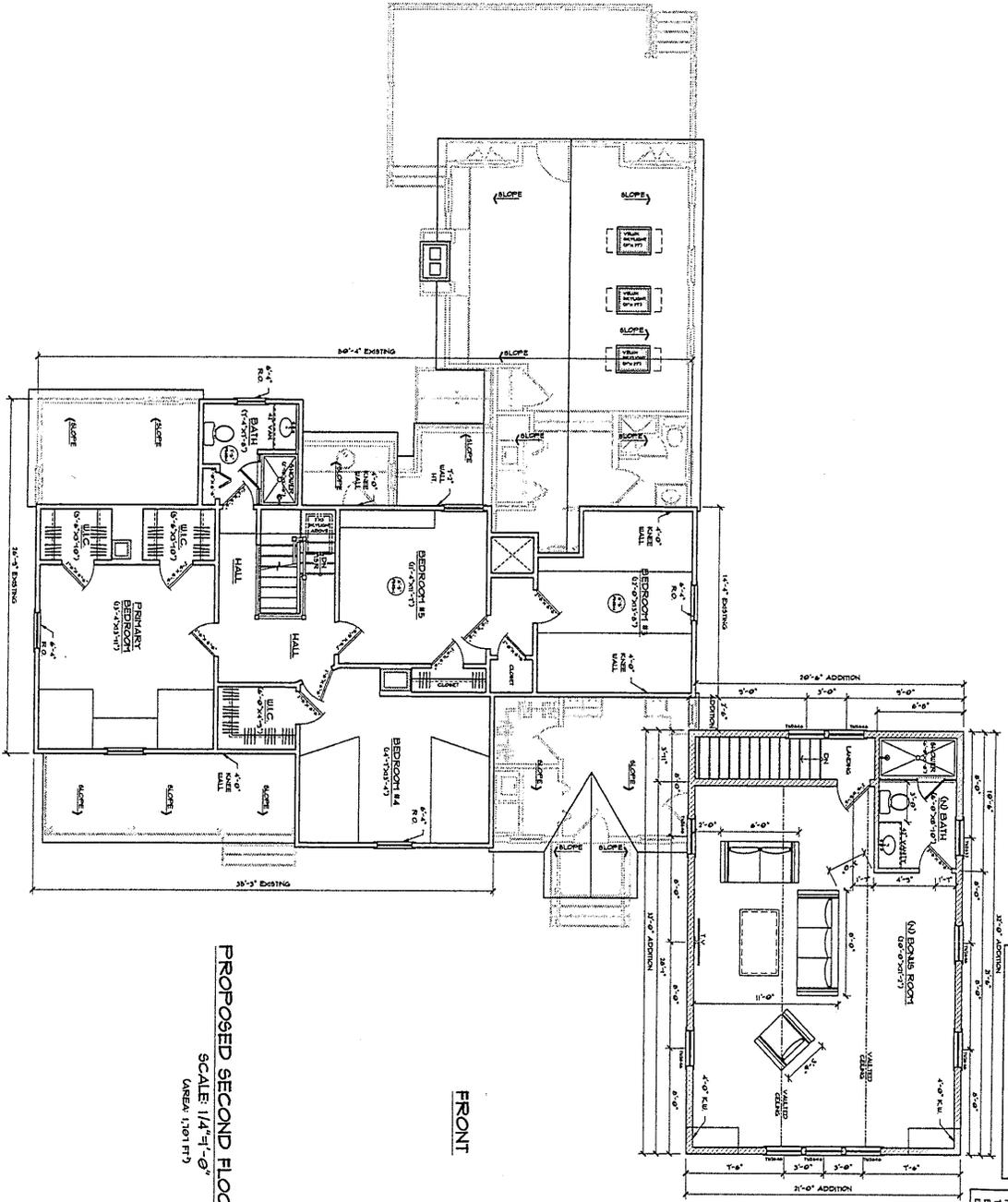
Rockwood Design, Inc.
100 Park Street, Suite 200
Milton, MA 02186
Phone: (781) 637-3140
Fax: (781) 637-3128
Email: info@rockwooddesign.com
Website: www.rockwooddesign.com

PROJECT:
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44 HOLMES LN.
MILTON, MA 02186

TITLE:
EXISTING SECOND FLOOR PLAN

REVISION	DATE	DESCRIPTION

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PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
(AREA: 1,101 FT²)

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SEE SHEET #1 FOR DRAWING INDEX
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PROGRESS SET - 9/24/2025

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1000 Park Street - Suite 300
Milton, MA 02186
Phone: (781) 467-3140
Fax: (781) 467-3128
Email: info@rockwooddesign.com
Website: www.rockwooddesign.com

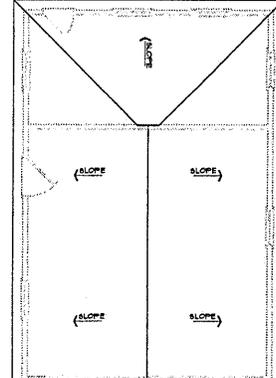
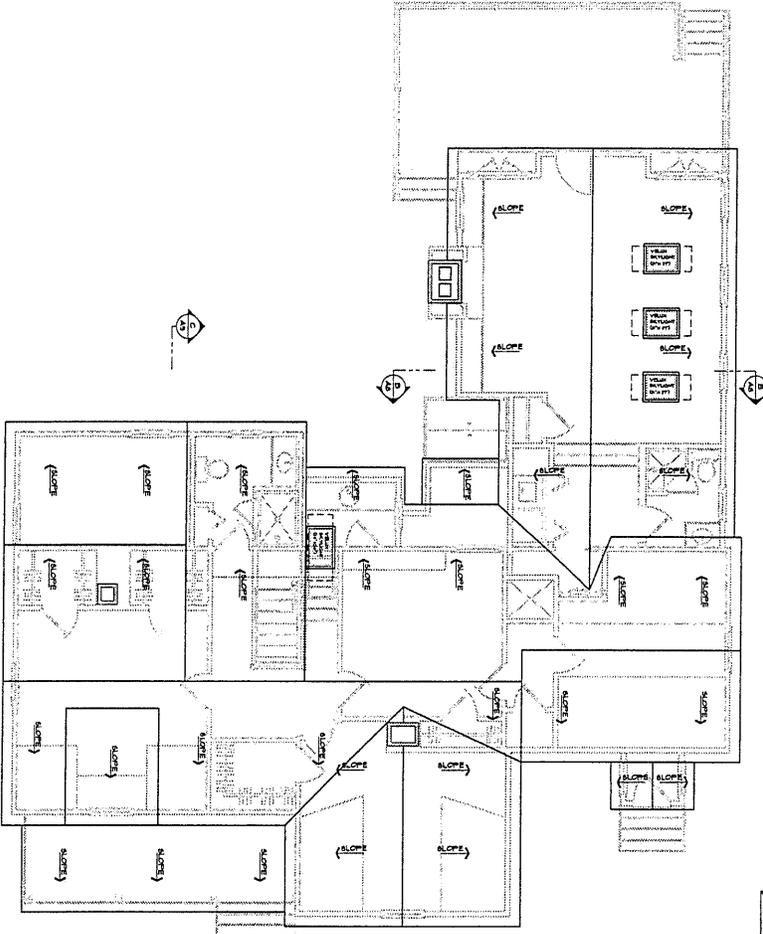
PROJECT:
ROCHE RESIDENCE
44 HOLMES LN.
MILTON, MA 02186

TITLE:
PROPOSED SECOND FLOOR PLAN

REVISION	DATE	DESCRIPTION

A4.1
of A9

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EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"

FRONT

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SEE SHEET A1 FOR DRAWING INDEX
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PROGRESS SET - 9/24/2025

A6
of 49

Rockwood Design Inc.
1020 Pine Street, Suite 320
Milton, MA 02186
Phone: (617)-837-3140
Fax: (617)-837-3149
Email: info@rockwooddesign.com
Website: www.rockwooddesign.com

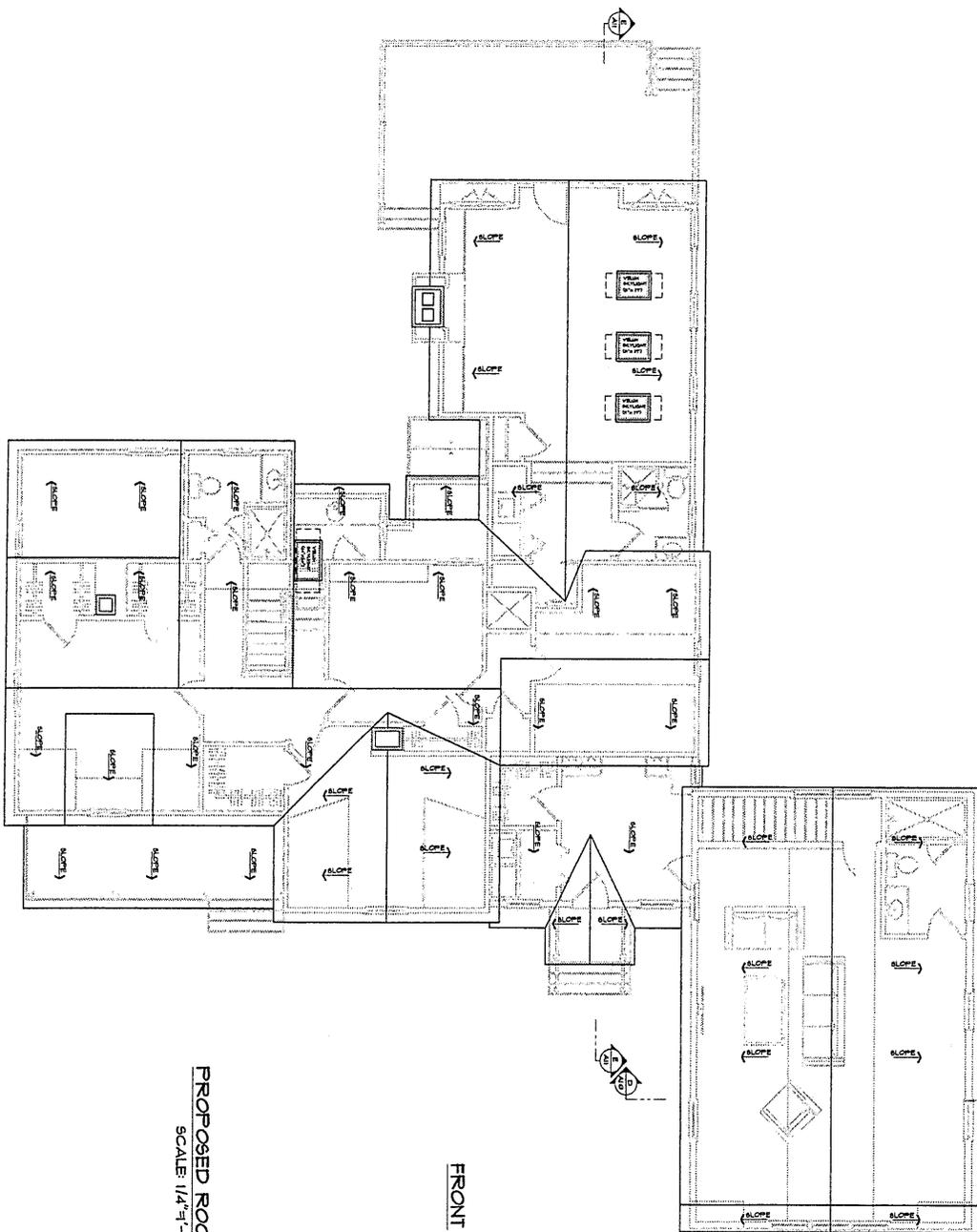
PROJECT:
ROCHE RESIDENCE
44 HOLMES LN.
MILTON, MA 02186

TITLE:
EXISTING ROOF PLAN

REVISION	DATE	DESCRIPTION

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PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

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REQUIRING ROCKWOOD DESIGN INC.
TO ACQUIRE STRUCTURAL REDLINES FOR
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PROGRESS SET - 9/24/2025

A6.1
of A9



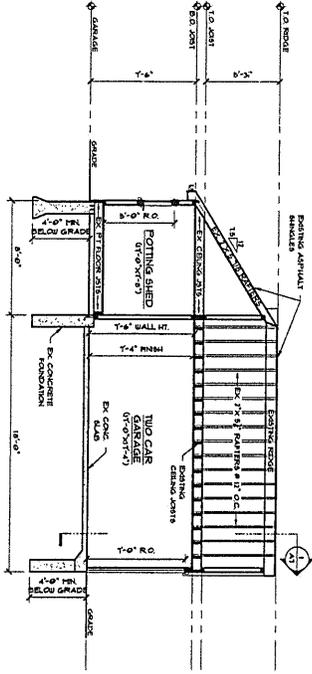
**Rockwood
Design Inc.**
1020 Poplar Street - Suite 320
Milton, MA 02186
Phone: (781) 537-5340
Fax: (781) 537-5128
Email: info@rockwooddesign.com
Website: www.rockwooddesign.com

PROJECT:
ROCHE RESIDENCE
44 HOLMES LN.
MILTON, MA 02186

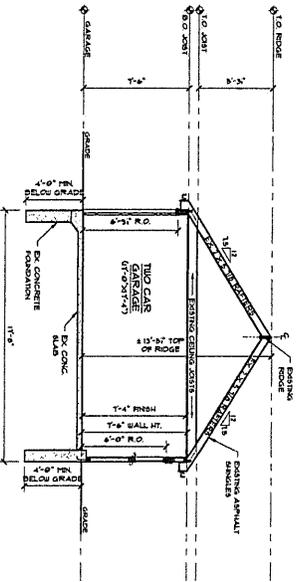
TITLE
PROPOSED ROOF PLAN

REVISION	DATE	DESCRIPTION

PROGRESS PRINT-NOT FOR CONSTRUCTION



EXISTING BUILDING SECTION "A-A"
SCALE: 1/4"=1'-0"



DETAIL SECTION "1-1"
SCALE: 1/4"=1'-0"

PROGRESS PRINT-NOT FOR CONSTRUCTION

PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS.
IF PRINTED ON 11x17, ALL SCALE IS HALF.

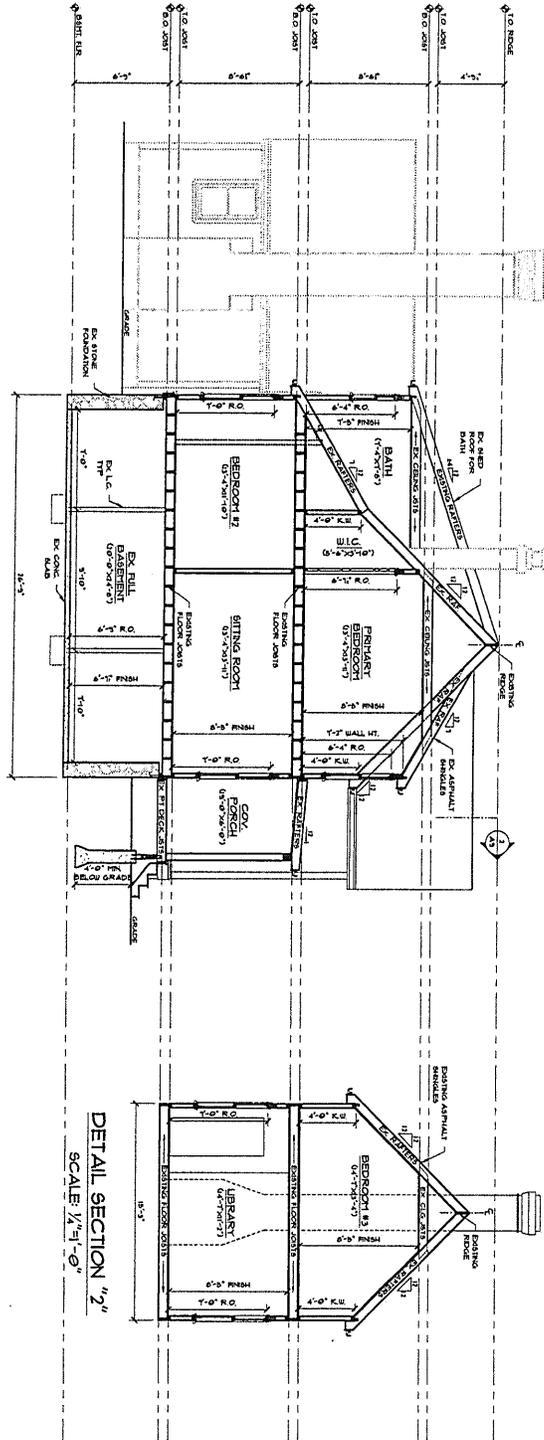
SEE SHEET A1 FOR DRAWING INDEX
ANY DEVIATION FROM THESE PLANS REGARDING ROCKWOOD DESIGN INC. FOR BUILDING DEPARTMENT WORKSHEETS WILL BE FILED TO CLIENT ON AN HOUR-Y-DAY BASIS.

PROGRESS SET - 9/24/2025

 <p>Rockwood Design Inc. 100 Park Street - Suite 200 Milton, MA 02186 Phone: 781-337-3140 Fax: 781-337-3141 Email: info@rockwooddesign.com Website: www.rockwooddesign.com</p>	<p>PROJECT: ROCHE RESIDENCE 44 HOLMES LN. MILTON, MA 02186</p>	<p>TITLE: EXISTING BUILDING SECTION "A-A"</p>	<table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISION	DATE	DESCRIPTION												
	REVISION	DATE	DESCRIPTION															
<p>A1 C/A9</p>	<p>DATE: 9/24/2025 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: 1/4"=1'-0"</p>	<p>DATE: 9/24/2025 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: 1/4"=1'-0"</p>	<p>DATE: 9/24/2025 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: 1/4"=1'-0"</p>															

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PROGRESS PRINT-NOT FOR CONSTRUCTION



EXISTING BUILDING SECTION "C-C"
SCALE: 1/4"=1'-0"

DETAIL SECTION "2-2"
SCALE: 1/4"=1'-0"

PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS
IF PRINTED ON IPRINT, ALL SCALE IS HALF

SEE SHEET A1 FOR DRAINING INDEX
ANY DEVIATION FROM THESE PLANS REGARDING ROCKWOOD DESIGN INC. SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE BUILDING DEPARTMENT SIGN-OFFS WILL BE FILED TO CLIENT ON AN HOURLY BASIS.

PROGRESS SET - 9/24/2025

A9
OF 49

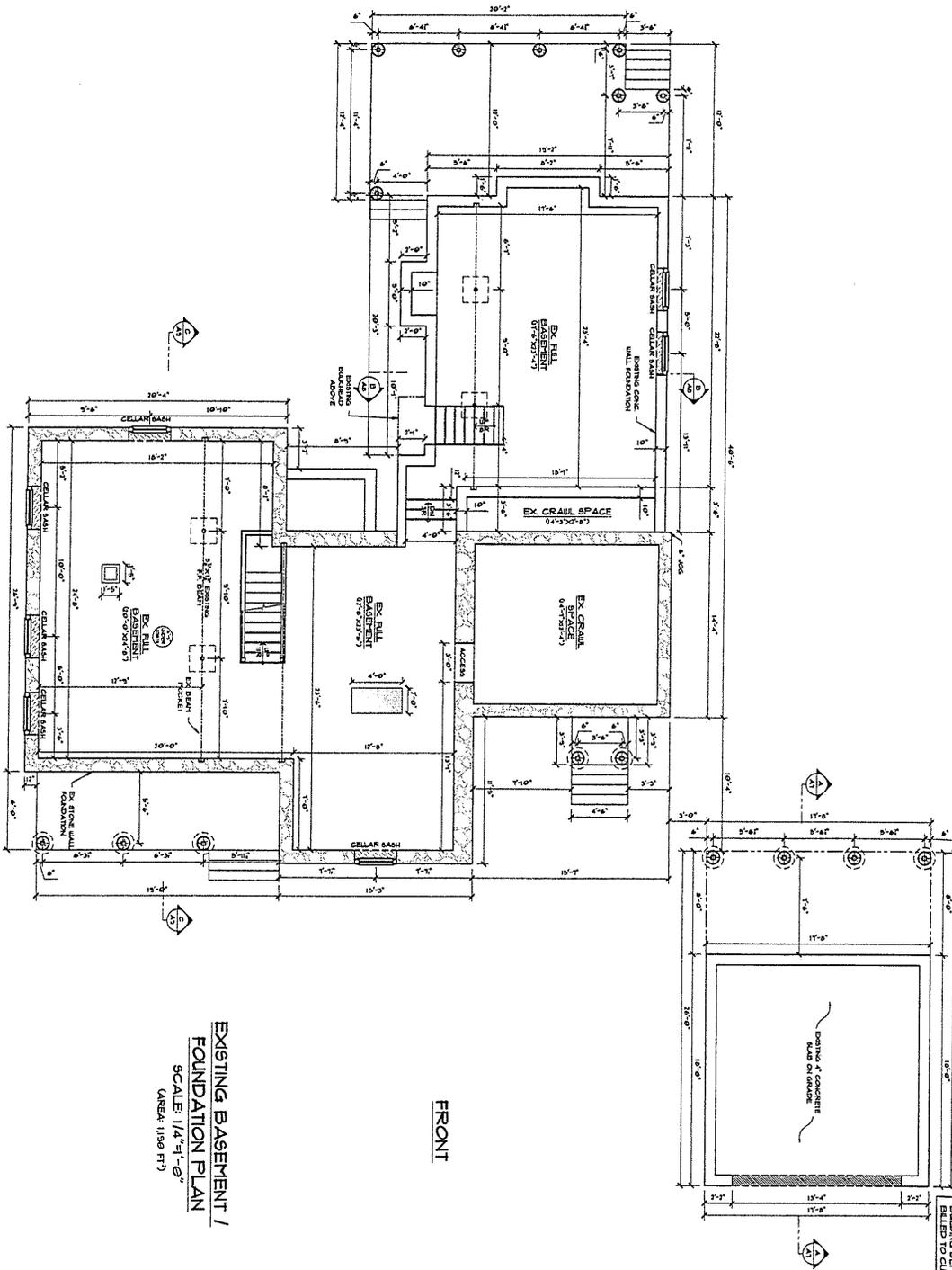
Rockwood Design Inc.
1025 Park Street - Suite 320
Milton, MA 02186
Phone: (781) 237-3140
Fax: (781) 237-3128
Email: info@rockwooddesign.com
Website: www.rockwooddesign.com

PROJECT:
ROCHE RESIDENCE
44 HOLMES LN.
MILTON, MA 02186

TITLE:
EXISTING BUILDING SECTION "C-C"

REVISION	DATE	DESCRIPTION

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PROGRESS PRINT-NOT FOR CONSTRUCTION

PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS
 # PRINTED ON 1/8" ALL SCALE IS HALF

SEE SHEET A1 FOR DRAWING INDEX
 ANT DEVIATION FROM THESE PLANS REQUIRING ROCKWOOD DESIGN INC. TO ACQUIRE STRUCTURAL DESIGN FOR BE BELIE TO CLIENT ON AN HOURLY BASIS

EXISTING BASEMENT /
 FOUNDATION PLAN
 SCALE: 1/4"=1'-0"
 (AREA: 1,190 FT²)

FRONT

PROGRESS SET - 9/24/2025

<p>Rockwood Design Inc. 1057 Park Street, Suite 320 Milford, MA 02033 Tel: (508) 326-1111 Fax: (508) 326-1122 Email: info@rockwooddesign.com Website: www.rockwooddesign.com</p>	<p>PROJECT: ROCHE RESIDENCE 44 HOLMES LN MILTON, MA 02186</p>	TITLE	REVISION	DATE
		<p>EXISTING FOUNDATION PLAN</p>		

Quitclaim Deed

We, Lara Marie Roche and Kenneth James Roche being married, both of 44 Holmes Lane, Milton, MA

in consideration of One (\$1.00) Dollars paid

grant to Lara M. Roche and Kenneth J. Roche, of 44 Holmes Lane, Milton, MA 02186, Trustees of the 44 Holmes Lane Realty Trust u/d/t April 14, 2020.

with quitclaim covenants

A certain parcel of land situated in Milton, in the County of Norfolk, Commonwealth of Massachusetts, bounded and described as follows:

SOUTHWESTERLY by Holmes Lane, one hundred ten (110) feet;
NORTHWESTERLY by land now or formerly of Minnie G. Holmes et al, one hundred forty-seven and 15/100 (147.15) feet;
NORTHEASTERLY by Lot B, as indicated on a plan hereinafter referred to, one hundred ten (110) feet; and
SOUTHEASTERLY by land now or formerly of said Minnie G. Holmes et al, one hundred thirty-six and 94/100 (136.94) feet.

Said parcel is shown as Lot C on a plan drawn by W. W. Churchill, Surveyor, dated July 1925, as approved by the Land Court, filed in the Land Registration Office as No. 10246B, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 8715, Book 44.

There is appurtenant to the above-described land a right of way over said Holmes Lane, as shown on said plan, in common with others entitled thereto.

For Grantor's title to the property, see Document 1,361,936 recorded with Certificate of Title No. 194093 filed with the Land Registration Office of the Norfolk Registry of Deeds.

See Trustee Certificate to be recorded herewith.

Property Address: 44 Holmes Lane, Milton, MA

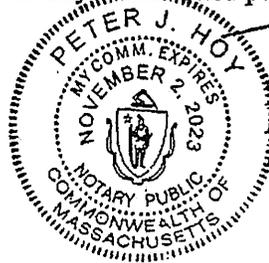
Witness our hands and seals this 14th day of April 2020.

Lara Marie Roche
Lara Marie Roche

Kenneth James Roche
Kenneth James Roche

Commonwealth of Massachusetts
County of Norfolk

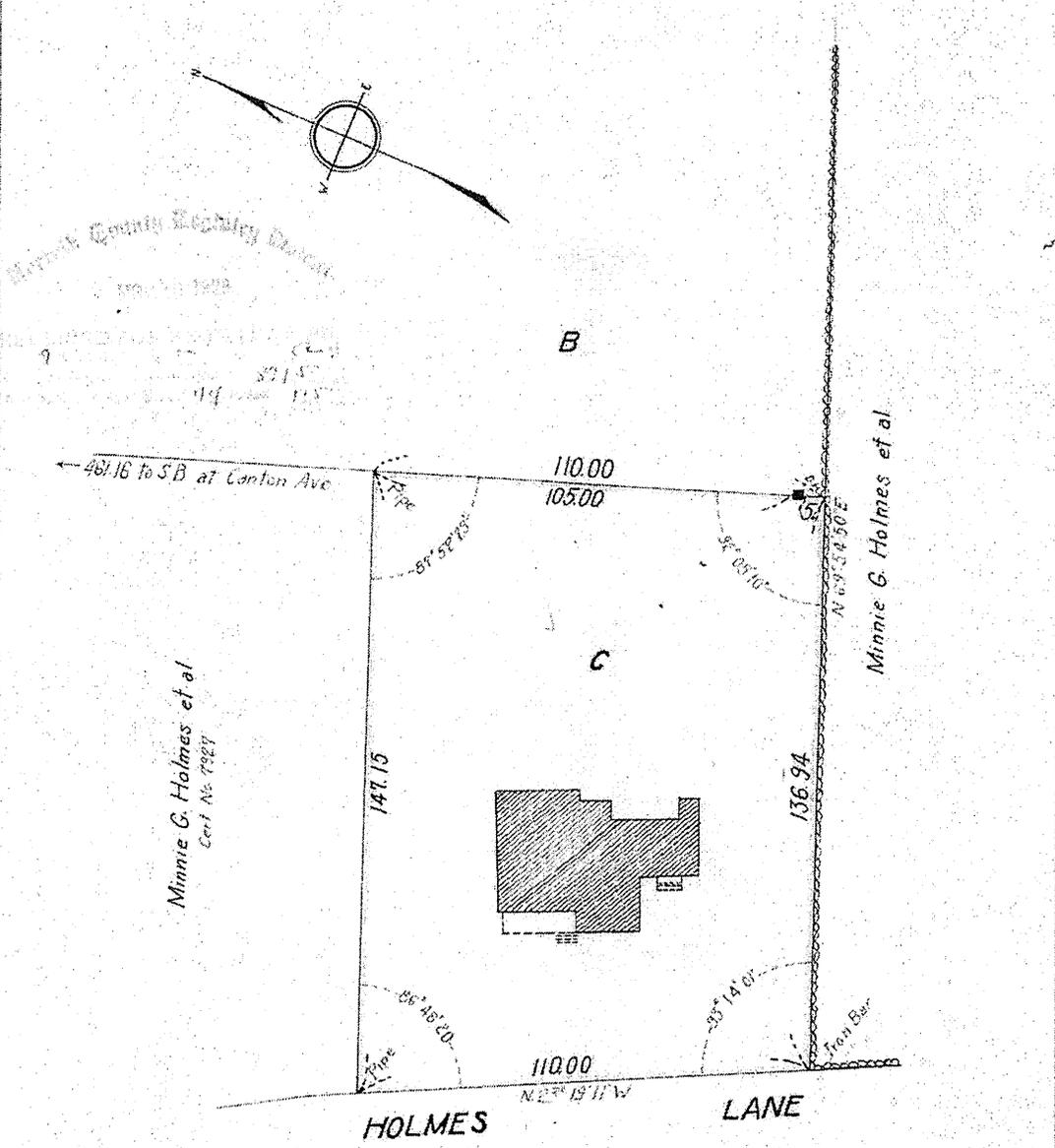
On this 14th day of April, 2020, before me, the undersigned notary public, personally appeared Lara Marie Roche and Kenneth James Roche, proved to me through satisfactory evidence of identity, which were Massachusetts Driver's Licenses, to be the people whose names are signed on the preceding or attached document in my presence and they acknowledged that they signed it voluntarily for its stated purpose.



Peter J. Hoy
Notary Public
My commission expires: 11/2/2023

Subdivision of Lot A shown on plan filed with 10246^B
 Cert. of Title No. 1927 Registry District of Norfolk County
LAND IN MILTON
 Scale 30 feet to an inch
 JULY, 1925

W. W. Churchill, Surveyor

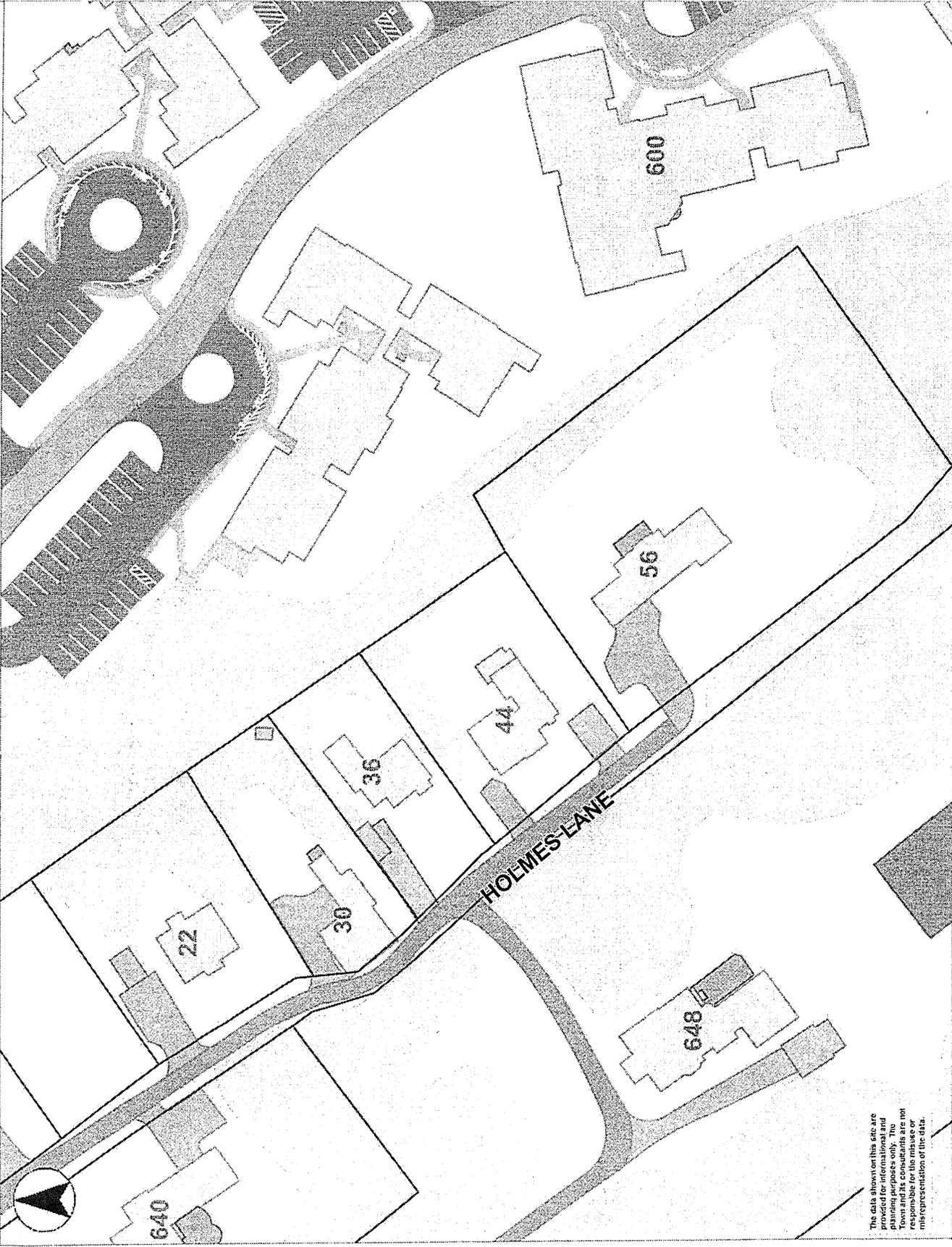


Separate certificates of title may be issued
 for Lot C as shown hereon
 By the Court
 NOV. 6, 1925

Charles A. Southworth
 Recorder

Copy of part of plan
 filed in
LAND REGISTRATION OFFICE
 OCT. 30, 1925
 Scale of this plan 30 feet to an inch
 C. B. Humphrey, Engineer for Court

- Sidewalks AM
- Pavement
- Pavement Marking
- Buildings Structures Impen
- Building Footprint
- Concrete Pad
- Deck/Porch
- Foot
- Sports Facility
- Tank
- Traffic Islands
- Rows/Driveways/Parking/Lot
- Driveway Paved
- Driveway Unpaved
- Parking Lot Paved
- Parking Lot Unpaved
- Path
- Road - Paved
- Road Unpaved
- Spans
- Fields AM
- FIELD
- SOFTBALL
- GOLF
- PLAYGROUND
- TENNIS
- Vegetation AM
- Town Boundary
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Abutting Towns
- Ocean
- Street Centerline
- Open Water
- Streams



The data shown on this site are provided for informational and reference purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 11/10/2025 at 09:49 AM

Unofficial Property Record Card - Milton, MA

General Property Data

Parcel ID K 1 4	Account Number
Prior Parcel ID	Property Location 44 HOLMES LN MILTON
Property Owner ROCHE KENNETH J & LARA M TRUSTEES	Property Use ONE FAM
Mailing Address 44 HOLMES LN	Most Recent Sale Date 4/21/2020
City MILTON	Legal Reference 202426
Mailing State MA Zip 02186	Grantor ROCHE KENNETH J & LARA M
ParcelZoning RA	Sale Price 1
	Land Area 0.364 acres

Current Property Assessment

Card 1 Value	Building Value 453,200	Xtra Features Value 9,700	Land Value 581,600	Total Value 1,044,500
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Building Description

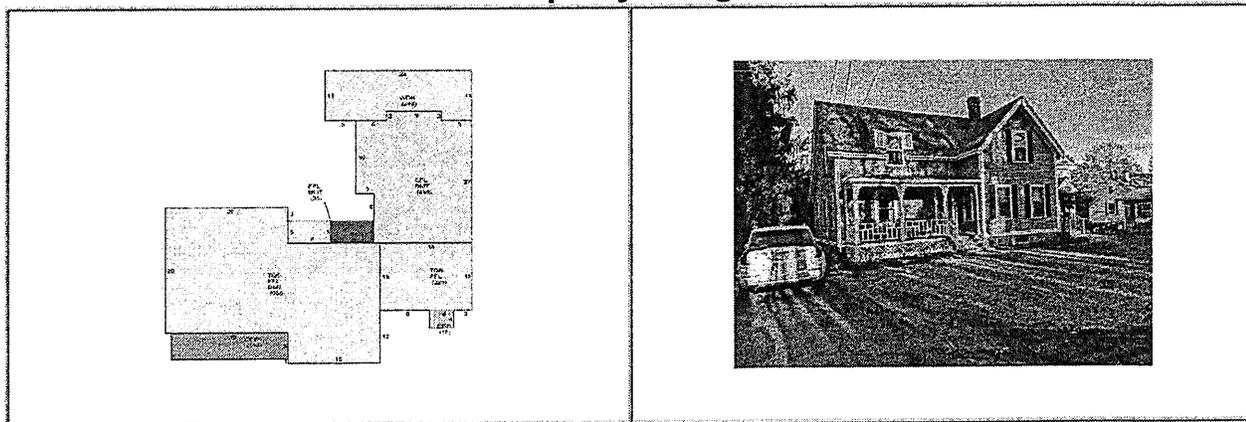
Building Style OLD STYLE	Foundation Type BRICK/STN	Flooring Type HARDWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 1900	Roof Structure GABLE	Heating Type FORCED H/W
Building Grade GOOD (-)	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition N/A	Siding CLAPBOARD	Air Conditioning 0%
Finished Area (SF) 2615.5	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 9	# of Bedrooms 3	# of Full Baths 1
# of 3/4 Baths 2	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.364 acres of land mainly classified as ONE FAM with a(n) OLD STYLE style building, built about 1900 , having CLAPBOARD exterior and ASPHALT SH roof cover, with 0 commercial unit(s) and 1 residential unit(s), 9 room(s), 3 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

To the Milton Board of Appeals:

I (we) have reviewed renovation plans our neighbors at 44 Holmes Lane are proposing, which include an attached single-story addition using the existing garage footprint. I (we) are aware that this work requires relief from the Board of Appeals, and have no objection to the Board granting the requested relief.

	Name (print)	Name (signature)	Address	Date
1.	KAREN WALKER	<i>Karen Walker</i>	36 Holmes Ln	10/29/2025
2.	KEVIN WALKER	<i>Kevin Walker</i>	36 Holmes Ln	10/30/25
3.	Kate Walker	<i>Kate Walker</i>	36 Holmes Ln	10/30/25
4.	ANN SUZEDELL	<i>Ann Suzedell</i>	56 HOLMES LANE	11/5/25
5.				
6.				