

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 c/d/A April 14, 2026*

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

Owner's Email Address: *Kroche@de11brookjks.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: *Marion V. McEtrick*

Attorney's Email Address: *marcetrick@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
617-828-2411

Walter White
Local Inspector

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)

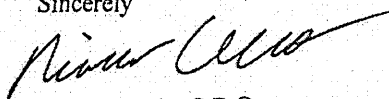
"A valid pre-existing, nonconforming single family or two family residential structure may be extended or altered as of right within the existing building envelope or within a height and setback which conform with the dimensional requirements of the Milton Zoning Bylaws and may be further extended or 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
mmcettrick@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.

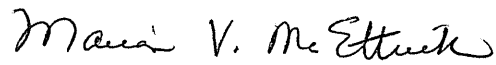
The criteria for issuance of a special permit by the Board of Appeals is described in Section 275-13.3 of the Zoning bylaw are as that the desired relief may be granted without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Bylaw. The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

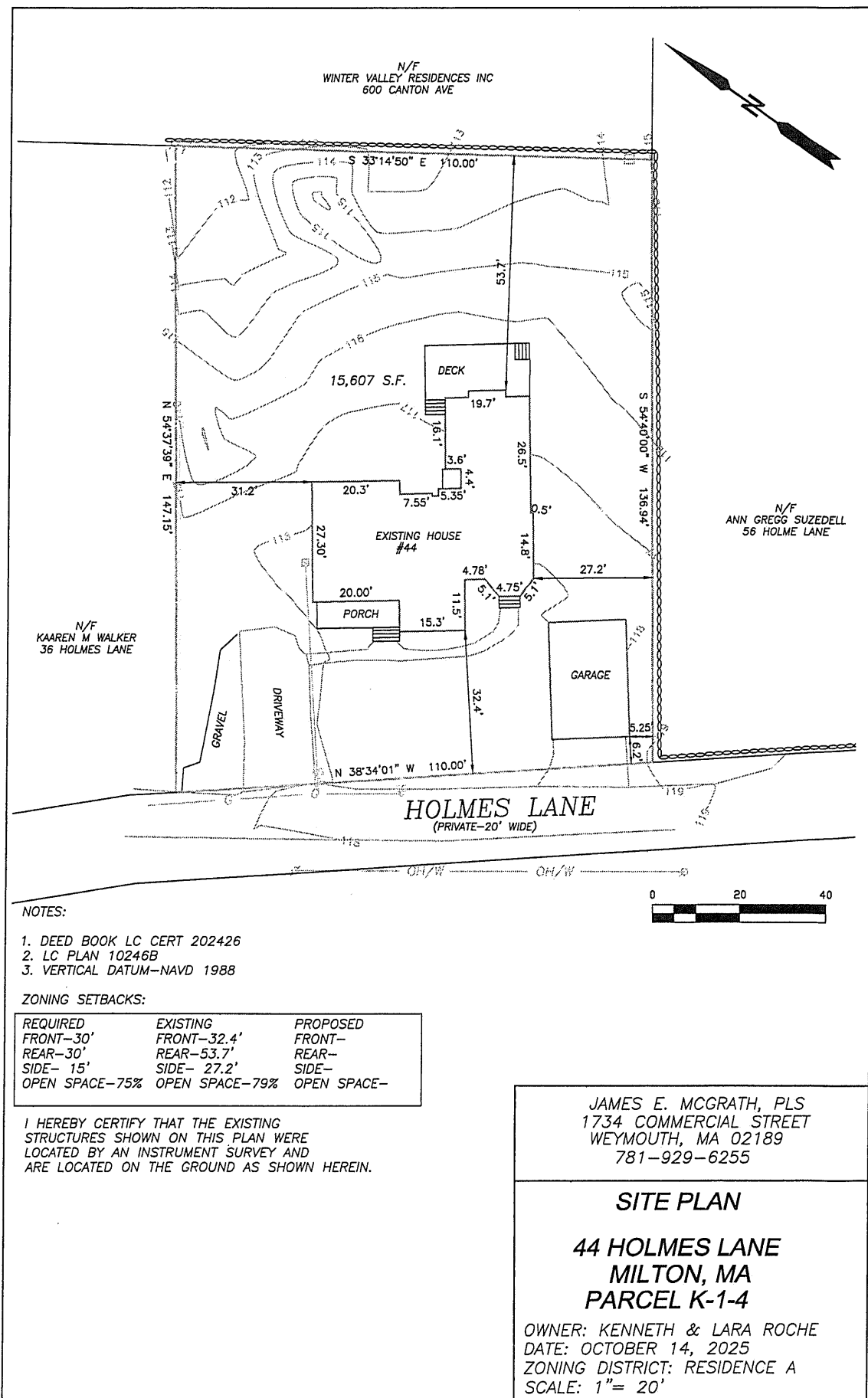
The applicants appreciate consideration of their proposal by the Board of Appeals and look forward to discussing this in more detail when a public hearing is scheduled.

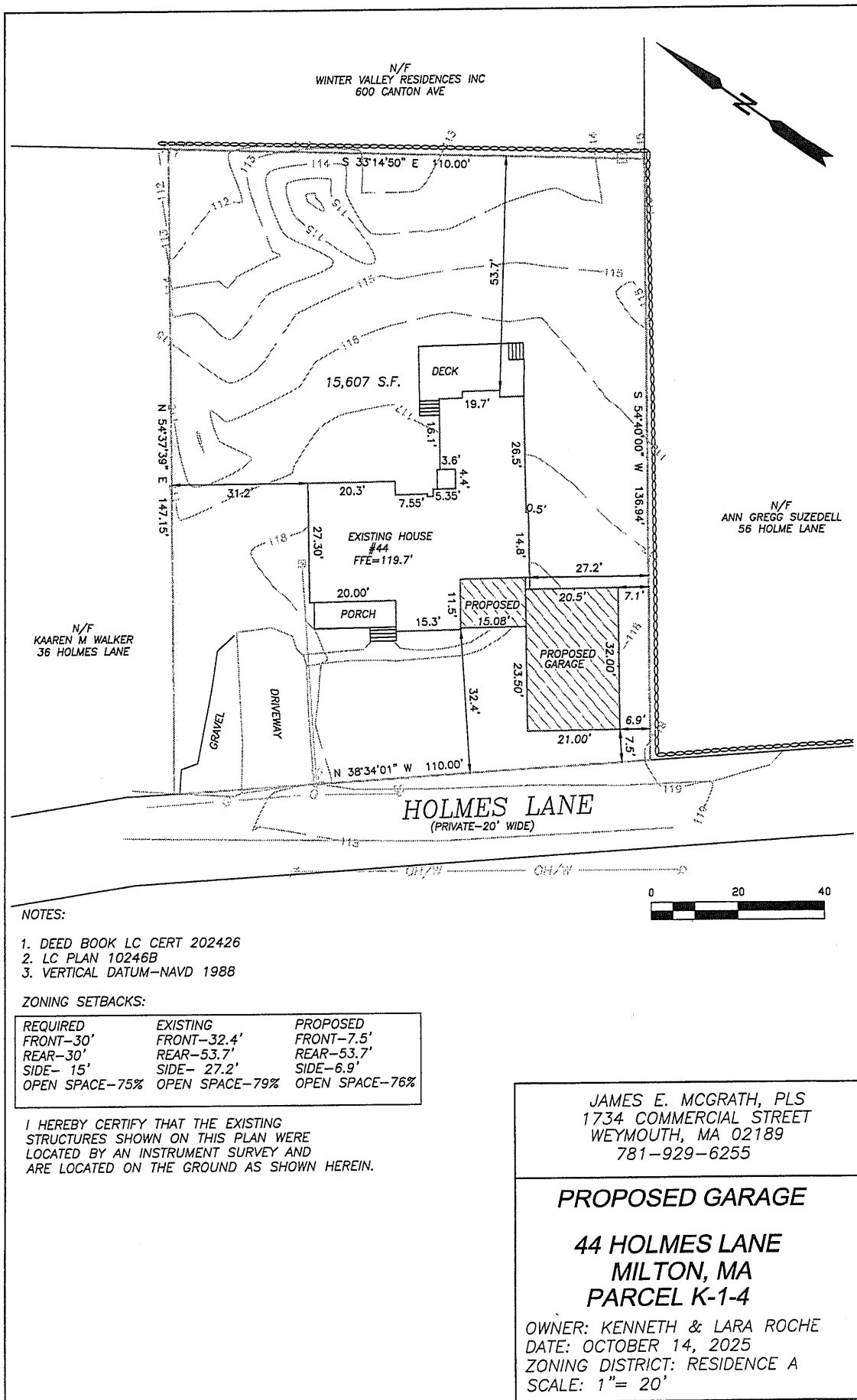
Sincerely,

A handwritten signature in black ink, reading "Marion V. McEttrick". The signature is written in a cursive style with a large, stylized 'M' and 'V'.

Marion V. McEttrick

Enc.





PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS PRINT-NOT FOR CONSTRUCTION

ROCHE RESIDENCE
44 HOLMES LN.
MILTON, MA 02186

LOCUS MAP



SEE SHEET A FOR DRAINING INDEX

IF PRINTED ON 11x17, ALL SCALE IS MALE.

CONTRACTOR TO VERIFY ALL DIMENSIONS
AND SETBACKS PRIOR TO CONSTRUCTION

OWNER:

KENT & LARA ROCHE
44 HOLMES LN.
MILTON, MA 02186
CELL
617-410-1111

DESIGNER:

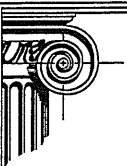
ROCKWOOD DESIGN INC.
1020 PLAIN STREET - SUITE 310
MARSHFIELD, MA 02050
PHONE: (781)-837-3140
FAX: (781)-837-3126
EMAIL: phil@rockwooddesign.com
WEBSITE: WWW.ROCKWOODDESIGN.COM

STRUCTURAL
ENGINEER:

**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

PROGRESS SET - 9/24/2025

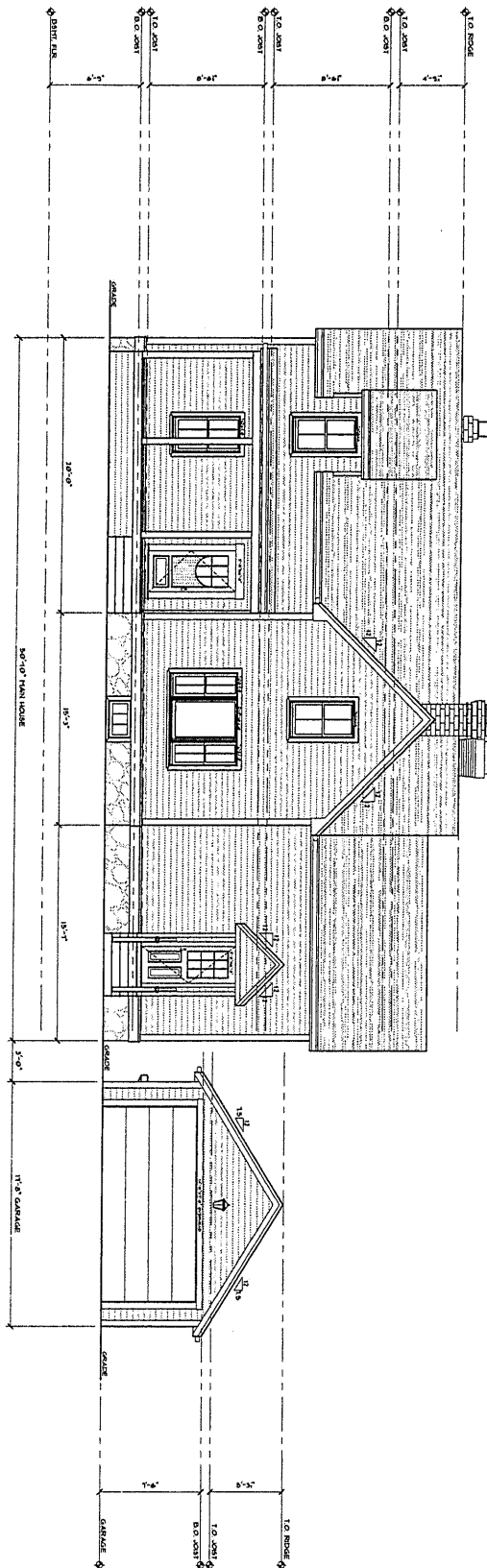


PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS PRINT-NOT FOR CONSTRUCTION

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

SEE SHEET A FOR DRAWING INDEX
ANY DEVIATION FROM THESE PLANS
REQUIRES STRUCTURAL DESIGN INC.
TO RE-EVALUATE THE DESIGN AND BE
BILLED TO CLIENT ON AN HOURLY BASIS



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

PROGRESS SET - 9/24/2025

A2
of A9



**Rockwood
Design, Inc.**
1020 Park Street • Suite 320
Milton, MA 02186
Phone: (781) 437-3128
Fax: (781) 437-3128
Email: info@rockwoodma.com
Website: www.rockwoodma.com

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

TITLE
EXISTING FRONT ELEVATION

REVISION	DATE	DESCRIPTION

Copyright © 2025 by Rockwood Design, Inc. All architectural, engineering, planning, production and other information on this sheet and all shall remain the property of Rockwood Design, Inc. No part thereof shall be copied, reproduced or printed, in whole or in part, without the written consent of Rockwood Design, Inc. This drawing is provided for informational purposes only and is not to be used for construction or any other purpose without the written consent of Rockwood Design, Inc.

PROGRESS PRINT-NOT FOR CONSTRUCTION

**PLEASE REFER TO ENGINEERING
FOR ALL STRUCTURAL DETAILS**

IF PRINTED ON 11X17, ALL SCALE IS HALF.

SEE SHEET A1 FOR DRAWING INDEX

ANY DEVIATION FROM THESE PLANS
REQUIRING ROCKWOOD DESIGN INC.
TO ACQUIRE STRUCTURAL REDESIGN FOR
BUILDING DEPARTMENT SIGN-OFFS WILL BE
BILLED TO CLIENT ON AN HOURLY BASIS.

EXISTING RIGHT ELEVATION
SCALE: $\frac{1}{4}''=1'-0''$

PROGRESS SET - 9/24/2025

TITLE:
EXISTING RIGHT ELEVATION

[illegible]

© 2005 by Universal McClelland Group, Inc. All rights reserved. This document is the property of Universal McClelland Group, Inc. and shall remain the property of Universal McClelland Group, Inc. No part of this document shall be copied, reproduced, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written consent of Universal McClelland Group, Inc.

A2.1



**Rockwood
Design, Inc.**
1020 Plain Street - Suite 320
Marshallfield, MA 02030
Phone: (781)-637-3140
Fax: (781)-637-3128
Email: info@rockwooddesign.com
Website: www.rockwooddesign.com

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

PROGRESS PRINT-NOT FOR CONSTRUCTION

IF PRINTED ON 11X17, ALL SCALE IS HALF.

ANY DEVIATION FROM THESE PLANS
REQUIRING ROCKWOOD DESIGN INC.
TO ACQUIRE STRUCTURAL REDESIGN FOR
BUILDING DEPARTMENT SIGN-OFFS WILL BE
BILLED TO CLIENT ON AN HOURLY BASIS.

Architectural drawing of the front elevation of a two-story house. The drawing includes a front porch with a railing, a central chimney, and a gabled roof. Dimensions are provided for various elements: overall width (28'-0"), overall height (10'-0"), and specific window and door sizes. The drawing is labeled "FRONT ELEVATION" and "GARAGE".

A2.3



**Rockwood
Design, Inc.**

1020 Plain Street - Suite 320
 Merrimack, MA 02538
 Phone (781)-537-3140
 Fax (781)-537-3128
 Email: info@rockwooddesign.com
www.rockwooddesign.com

DATE: 11-07-2015

DESIGN BY: [blank]

CHECKED BY: [blank]

APPROVED BY: [blank]

SCALE: 1/8" = 1'-0"

OR A9

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

TITLE:
EXISTING LEFT ELEVATION

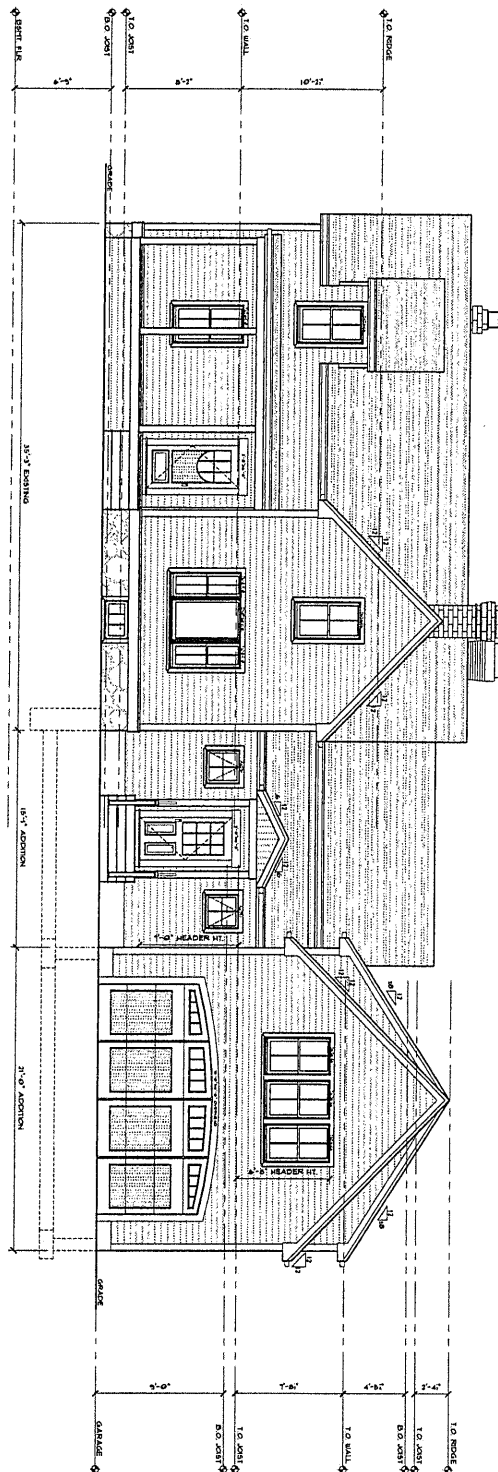
[illegible]

PROGRESS PRINT-NOT FOR CONSTRUCTION

PLEASE REFER TO ENGINEERING PACKETS
FOR ALL STRUCTURAL DETAILS

SEE SHEET A1 FOR DRAWING INDEX

PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROGRESS SET - 9/24/2025

TITLE: PROPOSED FRONT ELEVATION

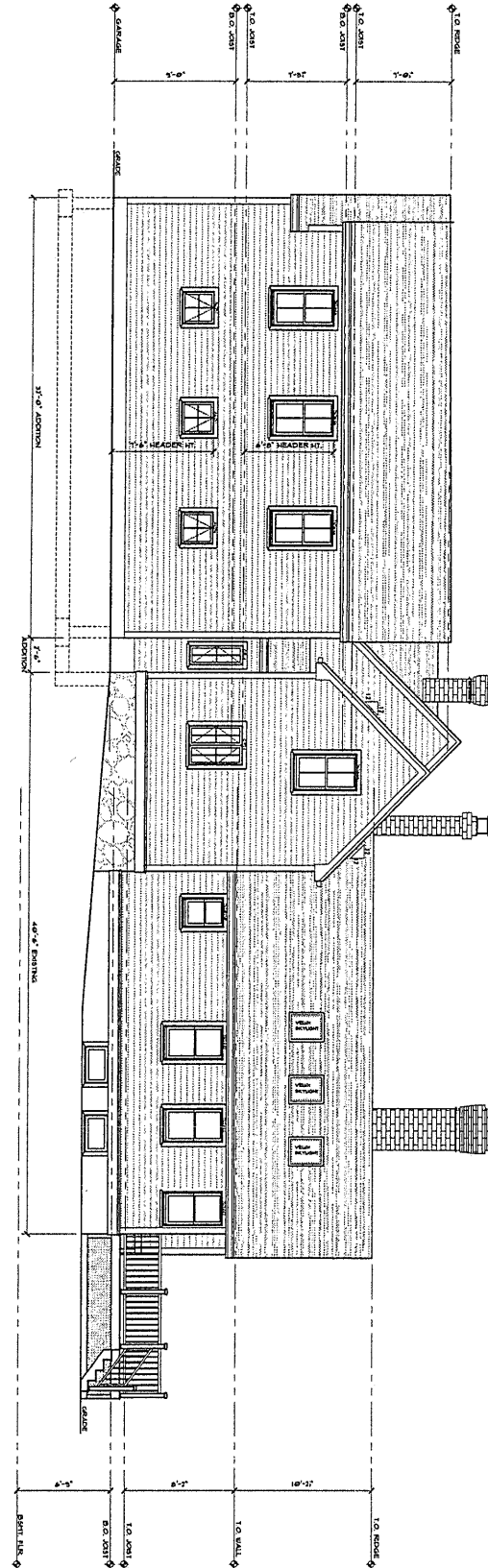
PROJECT:
ROCHE RESIDENCE
44 HOLMES LN.
MILTON, MA 02186

**Rockwood
Design, Inc.**
1020 Plain Street - Suite 320
Moranfield, MA 02030
Phone: (781)-637-3140
Fax: (781)-637-3128
Email: info@rockwooddesign.com
Website: www.rockwooddesign.com

DATE:	14-07-2013
ORDERED BY:	044
CHECKED BY:	
SCALE:	AS SHOWN

A2.4
of A9

PROGRESS PRINT-NOT FOR CONSTRUCTION



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

SEE SHEET A1 FOR DRAWING INDEX
ANY DEVIATION FROM THESE PLANS
REQUIREING ROCKWOOD DESIGN INC.
BUILDING DEPARTMENT AND DESIGNER TO
BE LIAISON TO CLIENT ON ANY HOUSING PLANS

PROGRESS SET - 9/24/2025

Rockwood Design, Inc.
1020 Pine Street - Suite 320
Milton, MA 02166
Phone: (781)-437-3140
Fax: (781)-437-3122
Email: info@rockwooddesign.com
Website: www.rockwooddesign.com

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

TITLE:
PROPOSED RIGHT ELEVATION

A2.5
OF A9

PROGRESS PRINT-NOT FOR CONSTRUCTION

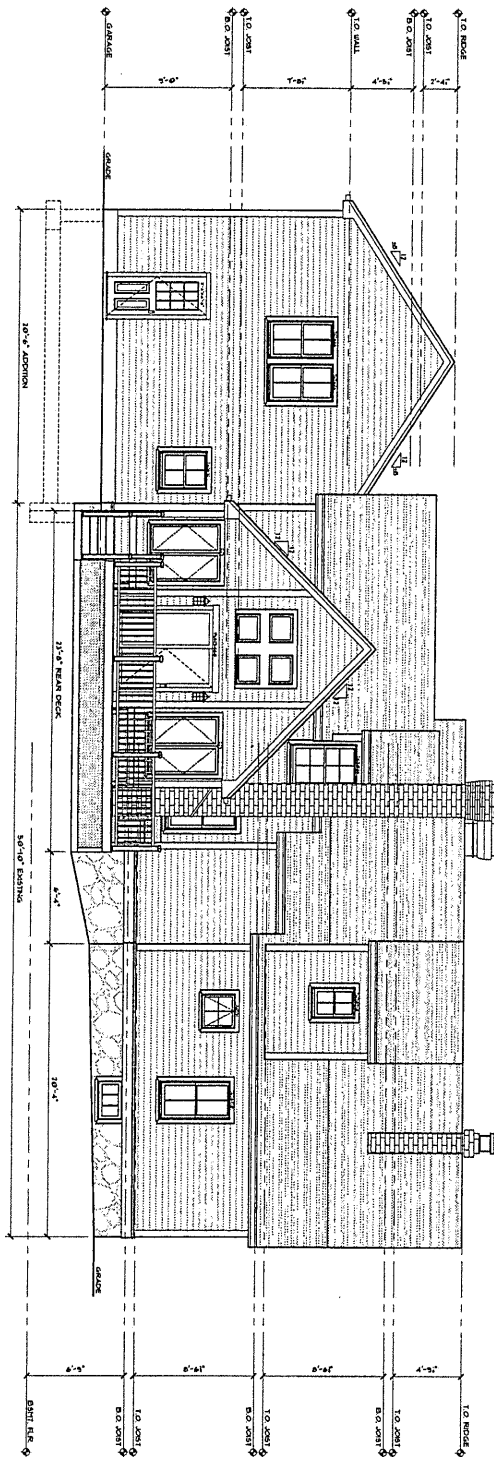
PLEASE REFER TO ENGINEERING PACKETS
FOR ALL STRUCTURAL DETAILS

IF PRINTED ON 11X17, ALL SCALE IS HALF.

SEE SHEET A1 FOR DRAWING INDEX

ANY DEVIATION FROM THESE PLANS REQUIRING ROCKWOOD DESIGN INC. TO ACQUIRE STRUCTURAL REDESIGN FOR BUILDING DEPARTMENT SIGN-OFFS WILL BE BILLED TO CLIENT ON AN HOURLY BASIS.

PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"



PROGRESS SET - 9/24/2025

A2.6
of A9



**Rockwood
Design, Inc.**
1020 Plain Street - Suite 320
Morrishfield, MA 02050
Phone: (781)-837-3140
Fax: (781)-837-3128
Email: info@rockwooddesign.com
Website: www.rockwooddesign.com

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

TITLE:
PROPOSED REAR ELEVATION

[illegible]

CONFIDENTIAL

SEE SHEET A1 FOR DRAWING INDEX

A2.1



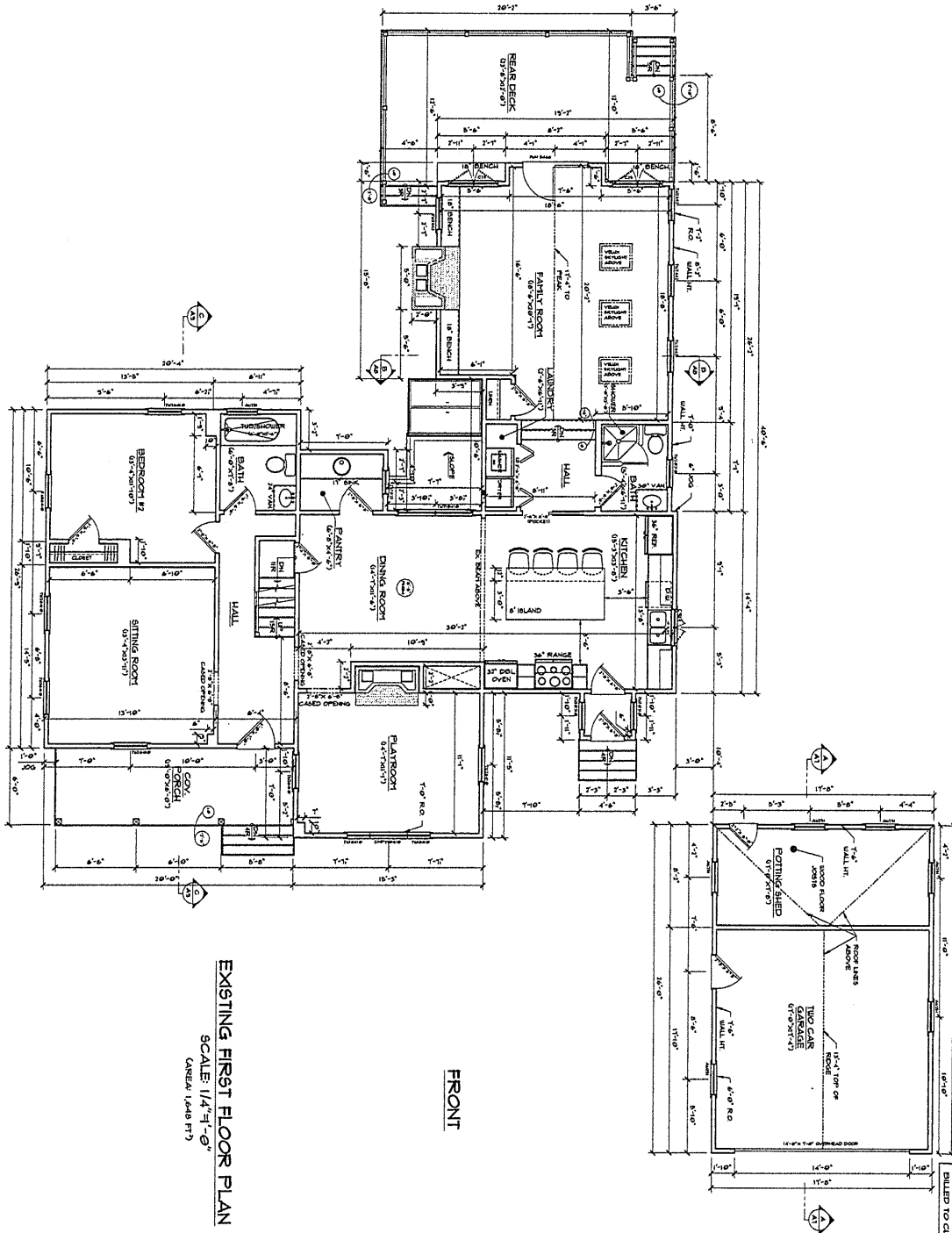
**Rockwood
Design, Inc.**
320 Plain Street - Suite 320
Mansfield, MA 02030
Phone: (781)-837-3140
Fax: (781)-837-3120
E-mail: info@rockwooddesign.com
Web: www.rockwooddesign.com

TITLE
PROPOSED LEFT ELEVATION

[illegible]

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS PRINT-NOT FOR CONSTRUCTION



EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
(AREA: 1,648 FT²)

FRONT

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
REQUIREING ROCKWOOD DESIGN INC.
FOR REVIEW AND APPROVAL. ANY
BUILDING DEPARTMENT SIGN-OFFS WILL BE
FILED TO CLIENT ON AN HOURLY BASIS

PROGRESS SET - 9/24/2025

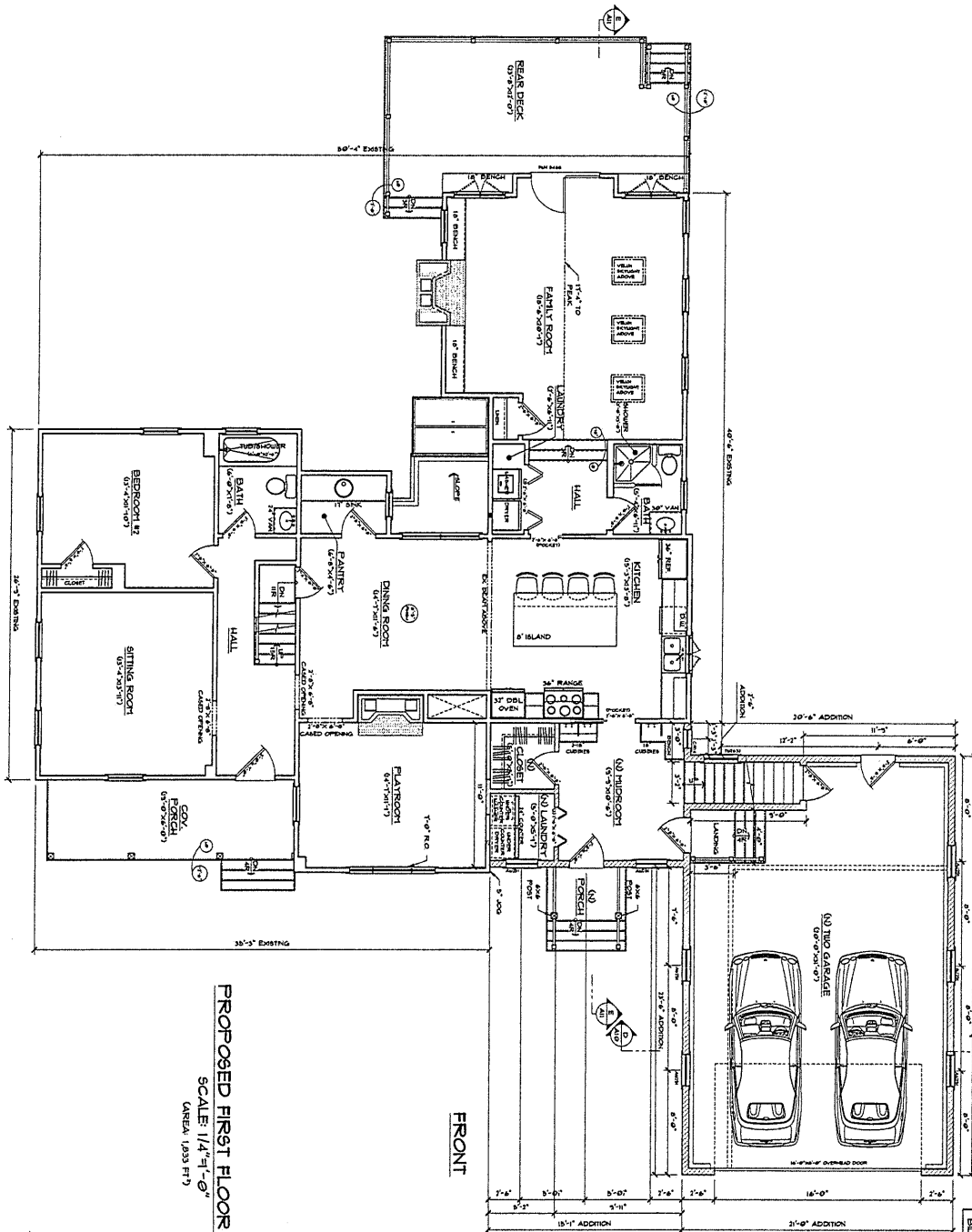
<div>A3</div> <div>OF A5</div>	<div><div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div></div></div>
--------------------------------	--

PROGRESS PRINT-NOT FOR CONSTRUCTION

**PLEASE REFER TO ENGINEERING PACKET
FOR ALL STRUCTURAL DETAILS**

SEE SHEET A1 FOR DRAWING INDEX

TO ACQUIRE STRUCTURAL REDESIGN FOR BUILDING DEPARTMENT SIGN-OFFS WILL BE BILLED TO CLIENT ON AN HOURLY BASIS.



PROPOSED FIRST FLOOR PLAN

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

AREA: 1,833 FT²

PROGRESS SET - 9/24/2025

A3.1



**Rockwood
Design, Inc.**
320 Plain Street - Suite 320
Methenfield, MA 02050
Phone: (781)-837-3140
Fax: (781)-837-3128
net: info@rockwooddesign.com

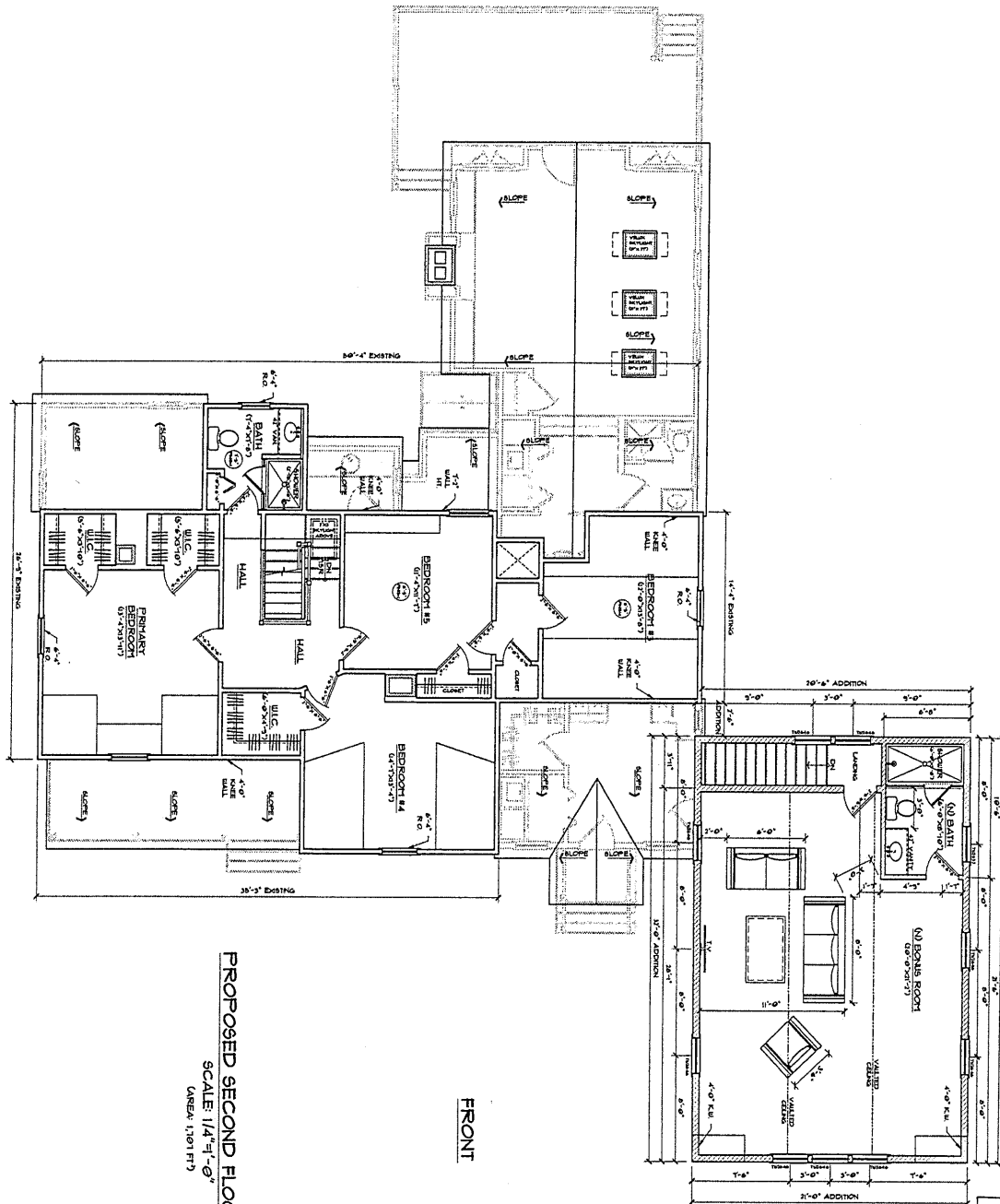
PROJECT:
ROCHE RESIDENCE
44 HOLMES LN.
MILTON, MA 02186

TITLE
PROPOSED FIRST FLOOR PLAN

[illegible]

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS PRINT-NOT FOR CONSTRUCTION



FRONT

PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"
(AREA: 1,701 FT²)

PROGRESS SET - 9/24/2025

A4.1
of A9

Rockwood Design, Inc.
1020 Park Street - Suite 300
Milton, MA 02186
Phone: (781) 637-3140
Fax: (781) 637-3128
Email: info@rockwooddesign.com
Website: www.rockwooddesign.com

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

TITLE
PROPOSED SECOND FLOOR PLAN

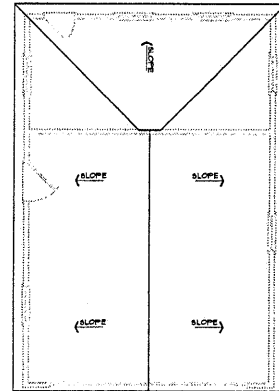
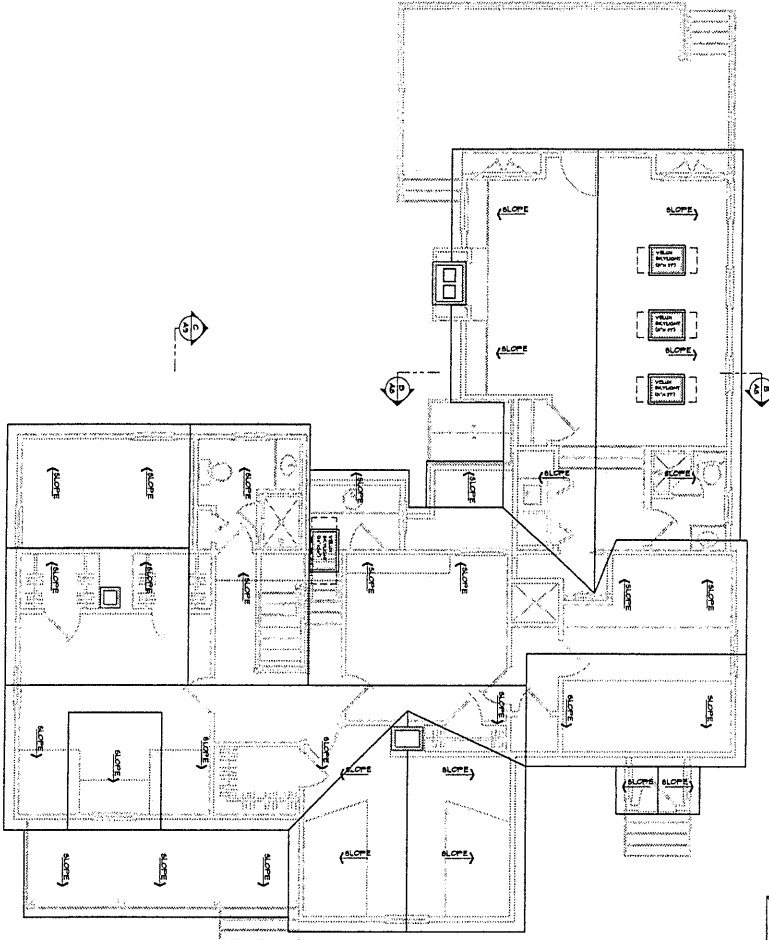
REVISION	DATE	DESCRIPTION

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 TO ACCORD WITH LOCAL ORDINANCES OR TO ACCORD WITH STRUCTURAL REQUIREMENTS FOR ROCKWOOD DESIGN, INC. SHALL BE THE RESPONSIBILITY OF THE CLIENT AND SHALL BE FILED TO CLIENT ON ALL HOUSELY BASIS.

PROGRESS PRINT-NOT FOR CONSTRUCTION



FRONT


EXISTING ROOF PLAN
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 1/4".

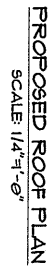
SEE SHEET A FOR DRAWING INDEX
ANY DEVIATION FROM THESE PLANS
TO ADDRESS ROCKWOOD DESIGN INC.
BUILDING DEPARTMENT SIGN-OFFS WILL BE
MAILED TO CLIENT ON AN HOURLY BASIS.

PROGRESS SET - 9/24/2025

 <p>Rockwood Design Inc. 1022 Pine Street - Suite 320 Milton, MA 02186 Phone: (617) 637-3140 Fax: (617) 637-3158 Email: info@rockwooddesign.com Website: www.rockwooddesign.com</p>	<p>PROJECT: ROCHE RESIDENCE 44 HOLMES LN. MILTON, MA 02186</p>	<p>TITLE: EXISTING ROOF PLAN</p>	<p>REVISION</p> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION																		
			NO.	DATE	DESCRIPTION																			
<p>DATE: 9/24/2025 DRAWN BY: [Name] CHECKED BY: [Name] IN CHARGE: [Name]</p>																								

A6
OF 49

Copyright © 2025 by Rockwood Design, Inc. All rights reserved. This drawing is the property of Rockwood Design, Inc. and shall remain the property of Rockwood Design, Inc. for all purposes. No part of this drawing shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Rockwood Design, Inc.



ANY DEVIATION FROM THESE PLANS
REQUIRING ROCKWOOD DESIGN INC.
TO ACQUIRE STRUCTURAL REDESIGN FOR
BUILDING DEPARTMENT SIGN-OFFS WILL BE
BILLED TO CLIENT ON AN HOURLY BASIS.

A6.1
of A9



**Rockwood
Design, Inc.**
020 Plain Street - Suite 320
Methuen, MA 02840
Phone: (781)-837-3140
Fax: (781)-837-3128
Email: info@rockwooddesign.com

TITLE:
PROPOSED ROOF PLAN

[illegible]

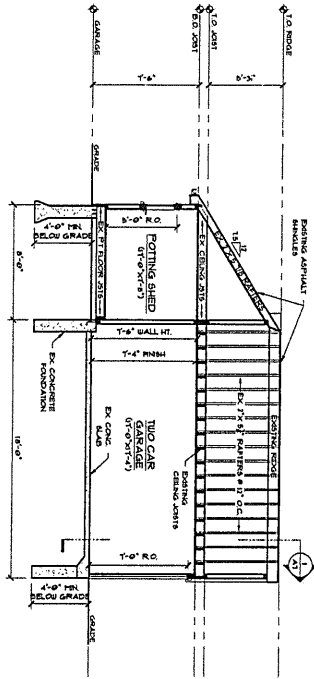
PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS PRINT-NOT FOR CONSTRUCTION

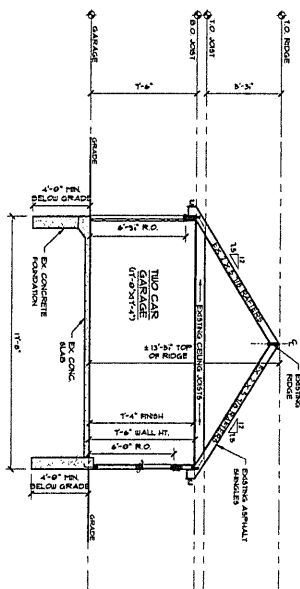
PLEASE REFER TO ENGINEERING PACKET
FOR ALL STRUCTURAL DETAILS
IF PRINTED ON 11x17, ALL SCALE IS HALF.

SEE SHEET A1 FOR DRAWING INDEX
ANY DEVIATION FROM THESE PLANS
RESEARCH ROCKWOOD DESIGN INC.
FOR THE BUILDING DEPARTMENT
BUILT TO CLIENT ON AN HOURLY BASIS


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



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



PROGRESS SET - 9/24/2025

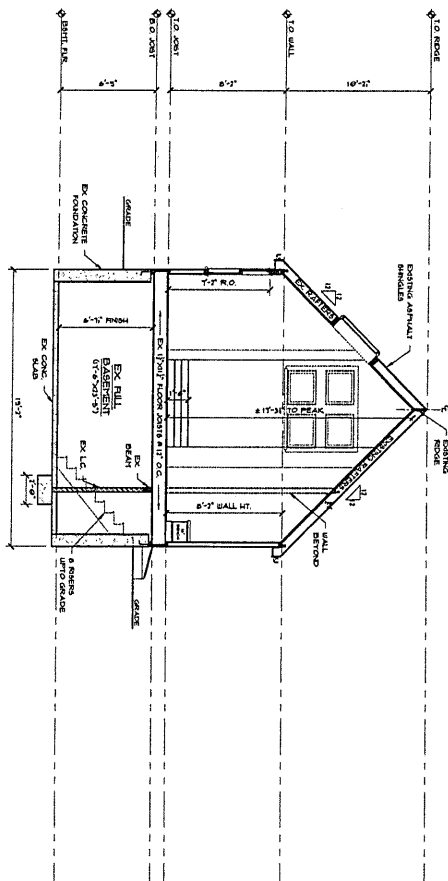
A1 C9A9		Rockwood Design Inc. 1000 Plain Street - Suite 200 Merrimack, MA 02100 Phone: (781) 327-3140 Fax: (781) 327-3128 Email: info@rockwooddesign.com Website: www.rockwooddesign.com	PROJECT:	TITLE:	REVISION	DATE	DESCRIPTION
			ROCHE RESIDENCE 44 HOLMES LN. MILTON, MA 02186	EXISTING BUILDING SECTION "A-A"			

**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
REQUIRING ROCKWOOD DESIGN INC.
TO ACQUIRE STRUCTURAL REDESIGN FOR
BUILDING DEPARTMENT SIGN-OFFS WILL BE
BILLED TO CLIENT ON AN HOURLY BASIS.



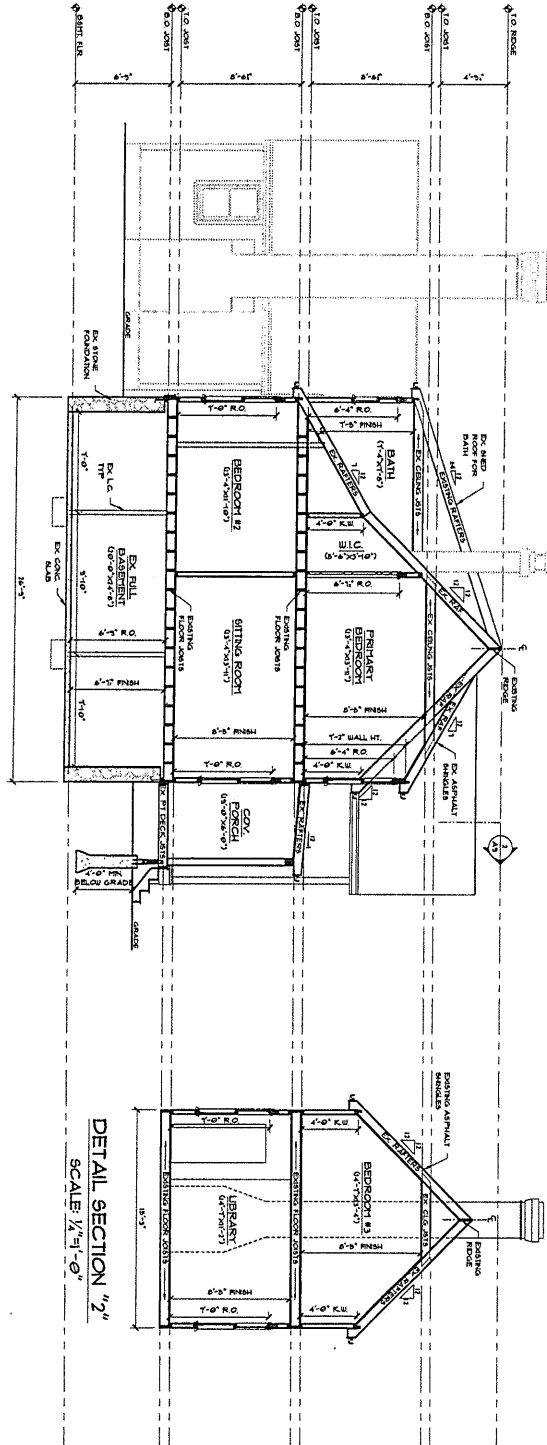
EXISTING BUILDING SECTION "B-B"

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

PROGRESS PRINT-NOT FOR CONSTRUCTION

PLEASE REFER TO ENGINEERING PACKET
FOR ALL STRUCTURAL DETAILS
IF PRINTED ON 10X11 ALL SCALE IS HALF

SEE SHEET A1 FOR DRAWING INDEX
ANY DEVIATION FROM THESE PLANS
REQUIREING ROCKWOOD DESIGN INC.
BUILDING DEPARTMENT SIGN-OFFS WILL BE
FILED TO CLIENT ON AN HOURLY BASIS



PROGRESS SET - 9/24/2025

A9
of A9

Rockwood
Design Inc.
1000 Park Street - Suite 320
Milton, MA 02186
Phone: (781) 257-3140
Fax: (781) 257-3128
Email: info@rockwoodma.com
Website: www.rockwoodma.com

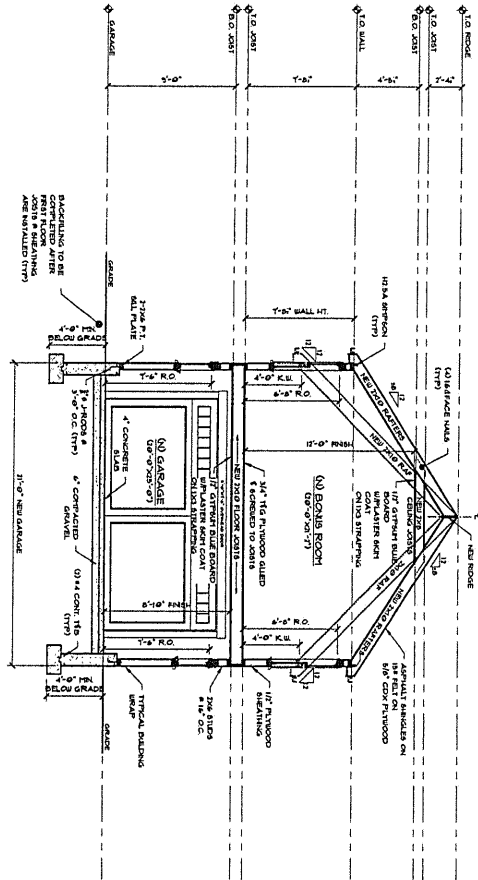
PROJECT:
ROCHE RESIDENCE
44 HOLMES LN.
MILTON, MA 02186

TITLE:
EXISTING BUILDING SECTION "C-C"

REVISION DATE

DESCRIPTION

PROGRESS PRINT-NOT FOR CONSTRUCTION



PROPOSED BUILDING SECTION "D-D"
SCALE: 1/4"=1'-0"

PLEASE REFER TO ENGINEERING PACKET
FOR ALL STRUCTURAL DETAILS
IF PRINTED ON 11x17, ALL SCALE IS 1/4"=1'-0"

SEE SHEET A1 FOR DRAWING INDEX
ANY DEVIATION FROM THESE PLANS
REQUIREING ROCKWOOD DESIGN INC.
BUILDING DEPARTMENT APPROVAL
BEFORE TO CLIENT ON AN HOURLY BASIS

PROGRESS SET - 9/24/2025

A10
CPA9

Rockwood Design, Inc.
1022 Park Street - Suite 320
Milton, MA 02186
Phone: (781) 457-3140
Fax: (781) 457-3185
Email: info@rockwooddesign.com
Website: www.rockwooddesign.com

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

TITLE:
PROPOSED BUILDING SECTION "D-D"

REVISION	DATE	DESCRIPTION

PROGRESS PRINT-NOT FOR CONSTRUCTION

**PLEASE REFER TO ENGINEERING PACKET
FOR ALL STRUCTURAL DETAILS**

SEE SHEET A1 FOR DRAWING INDEX

REQUIRING ROCKWOOD DESIGN INC. TO ACQUIRE STRUCTURAL REDESIGN FOR BUILDING DEPARTMENT SIGN-OFFS WILL BE BILLED TO CLIENT ON AN HOURLY BASIS.

[illegible]

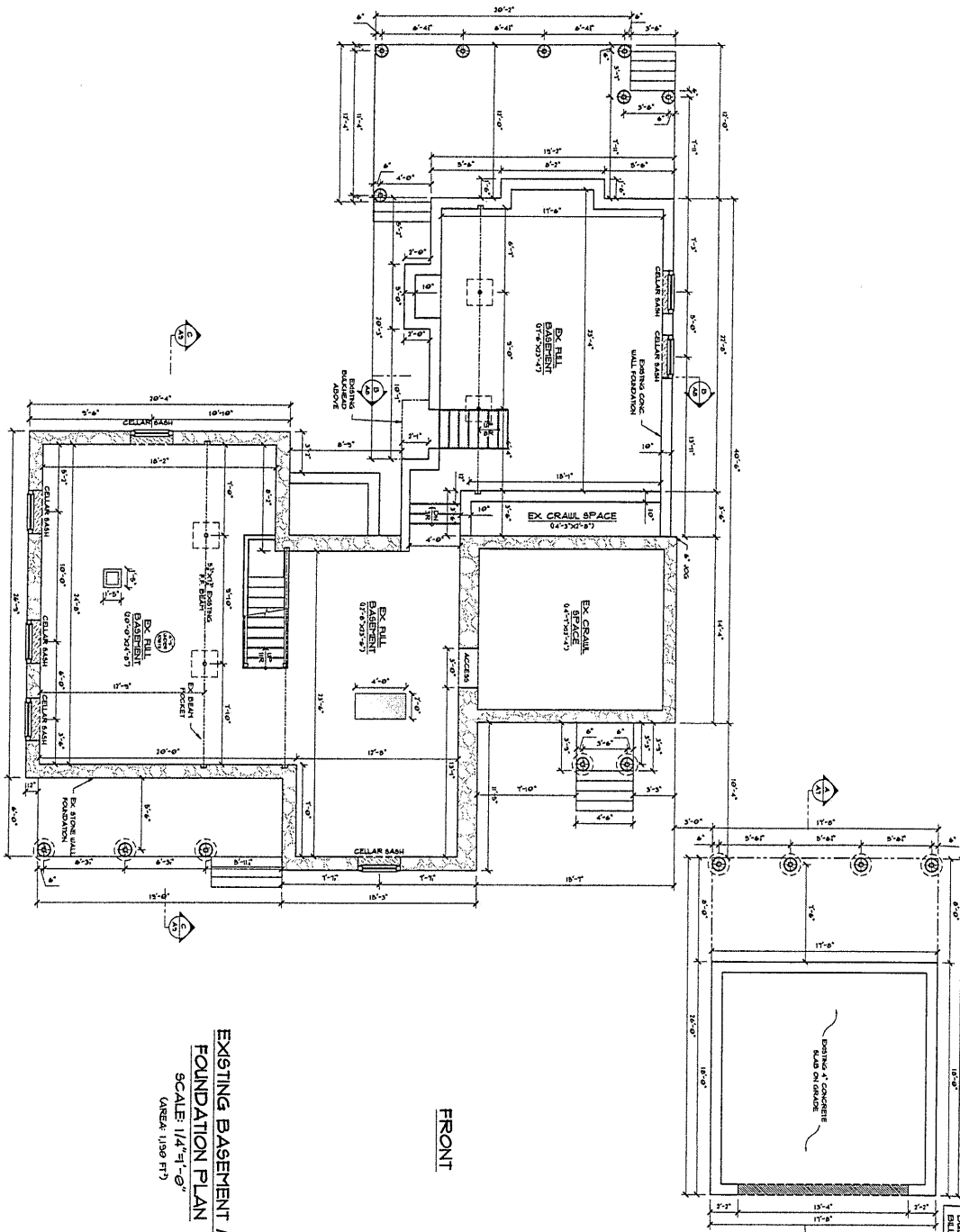
TITLE
PROPOSED BUILDING SECTION "E-E"

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

**Rockwood
Design, Inc.**
1020 Plain Street - Suite 320
Methen, MA 02050
Phone: (781)-637-3140
Fax: (781)-637-3128
Email: info@rockwooddesign.com
Web site: www.rockwooddesign.com

 $\alpha \Delta_{11}$

PROGRESS PRINT-NOT FOR CONSTRUCTION



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

FRONT

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

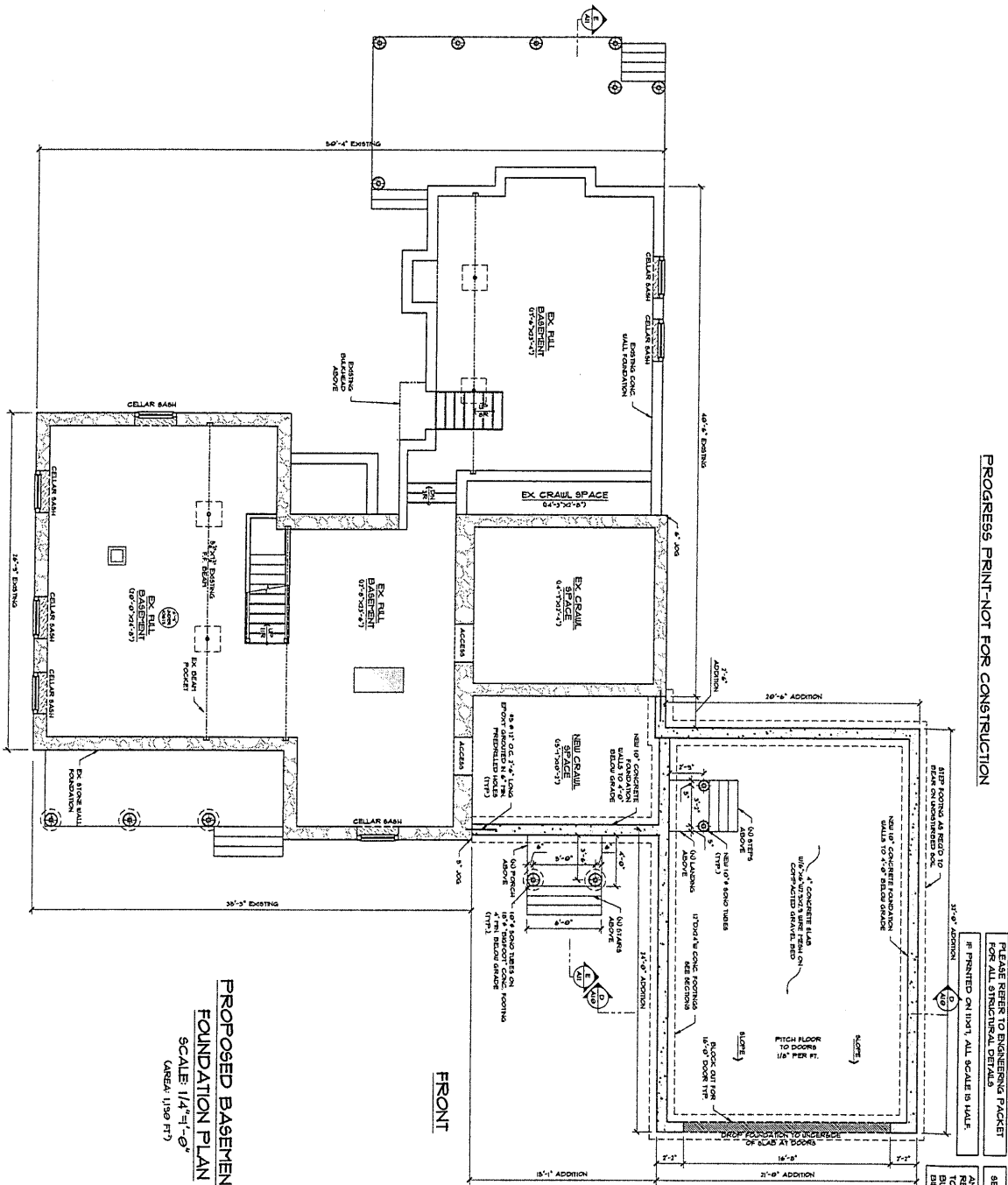
SEE SHEET A1 FOR DRAWING INDEX
ANY DEVIATION FROM THESE PLANS
REQUIREING ROCKWOOD DESIGN INC.
TO ACQUIRE STRUCTURAL DESIGN FOR
BID. ANY CHANGES MUST BE
FILED TO CLIENT ON AN HOURLY BASIS.

PROGRESS SET - 9/24/2025

<p>Rockwood Design Inc. 100 Park Road Milton, MA 02186 Phone: (781) 437-3128 Fax: (781) 437-3129 Email: info@rockwooddesign.com Website: www.rockwooddesign.com</p>	<p>PROJECT: ROCHE RESIDENCE 44 HOLMES LN MILTON, MA 02186</p>	<p>TITLE: EXISTING FOUNDATION PLAN</p>	<p>REVISION</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION												
			NO.	DATE	DESCRIPTION													
<p>51 081</p>	<p>DATE: 9/24/2025</p>	<p>BY: [Signature]</p>																

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS PRINT-NOT FOR CONSTRUCTION



PROPOSED BASEMENT /
FOUNDATION PLAN
SCALE: 1/4"=1'-0"
(AREA: 1,195 FT²)

PROGRESS SET - 9/24/2025

Rockwood Design, Inc.
1020 Plain Street - Suite 320
Milton, MA 02186
Phone: (781) 637-3140
Fax: (781) 637-3125
Email: info@rockwooddesign.com
Website: www.rockwooddesign.com

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

TITLE
PROPOSED FOUNDATION PLAN

REVISION	DATE	DESCRIPTION

SEE SHEET A1 FOR DRAWING INDEX
ANY DEVIATION FROM THESE PLANS
REquiring ROCKWOOD DESIGN INC.
BUILDING DEPARTMENT SIGN-OFF MUST
BE FILED TO CLERK ON ANY HORIZONTAL BASE

51.1
05.1

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

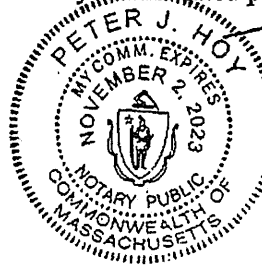
Witness our hands and seals this 14th day of April 2020.

Lara Marie Roche
Lara Marie Roche

Kenneth James Roche
Kenneth James Roche

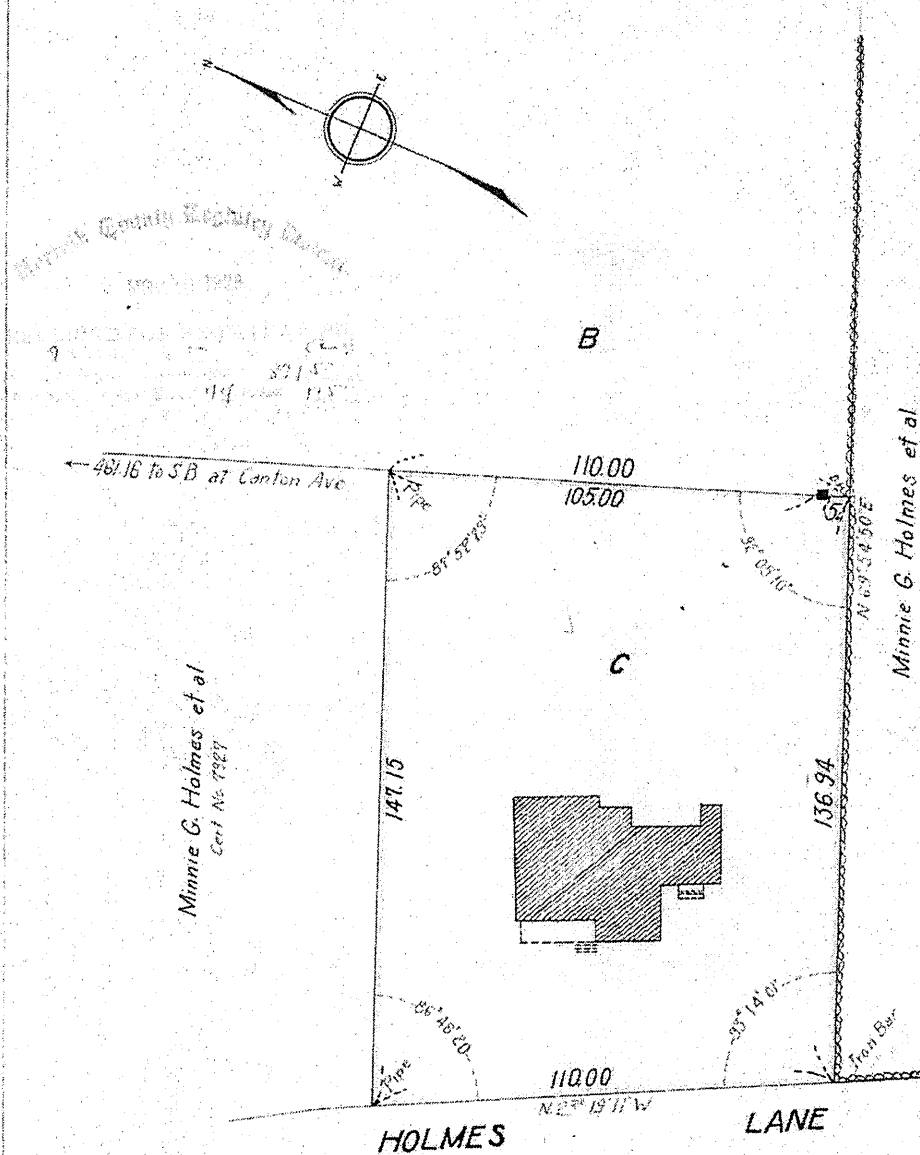
Commonwealth of Massachusetts
County of Norfolk

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

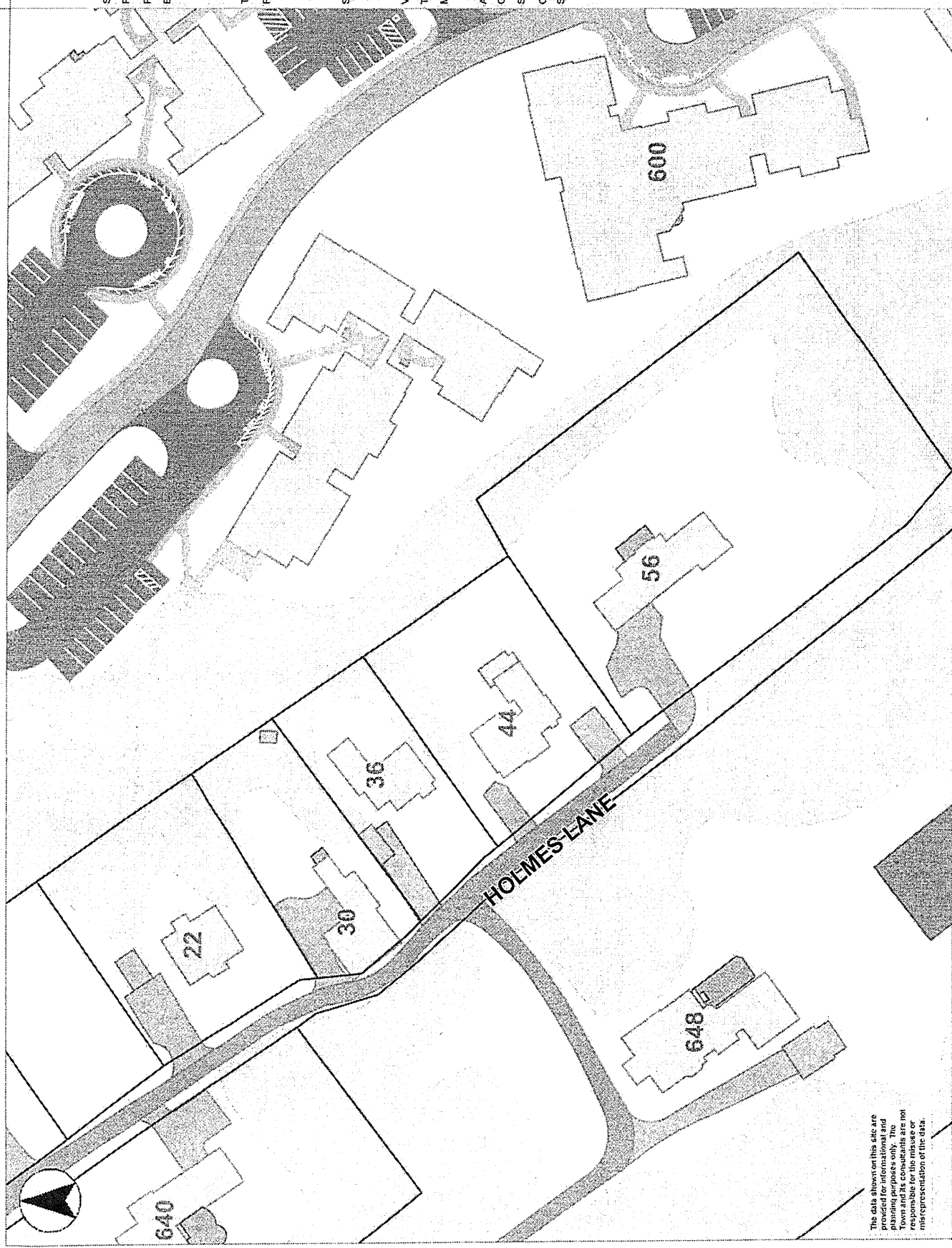
Subdivision of Lot A shown on plan filed with 10246^B
 Cert. of Title No. 1927 Registry District of Norfolk County
LAND IN MILTON
 Scale 30 feet to an inch
 JULY, 1925
 W. W. Churchill, Surveyor



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

Charles A. Smithworth
 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



The data shown on this site are provided for informational and planning purposes only. 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 Owner	ROCHE KENNETH J & LARA M TRUSTEES	Property Location	44 HOLMES LN MILTON
Mailing Address	44 HOLMES LN	Property Use	ONE FAM
		Most Recent Sale Date	4/21/2020
City	MILTON	Legal Reference	202426
Mailing State	MA	Grantor	ROCHE KENNETH J & LARA M
Zip	02186	Sale Price	1
ParcelZoning	RA	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
--------------	----------------	---------	---------------------	-------	------------	---------	-------------	-----------

Building Description

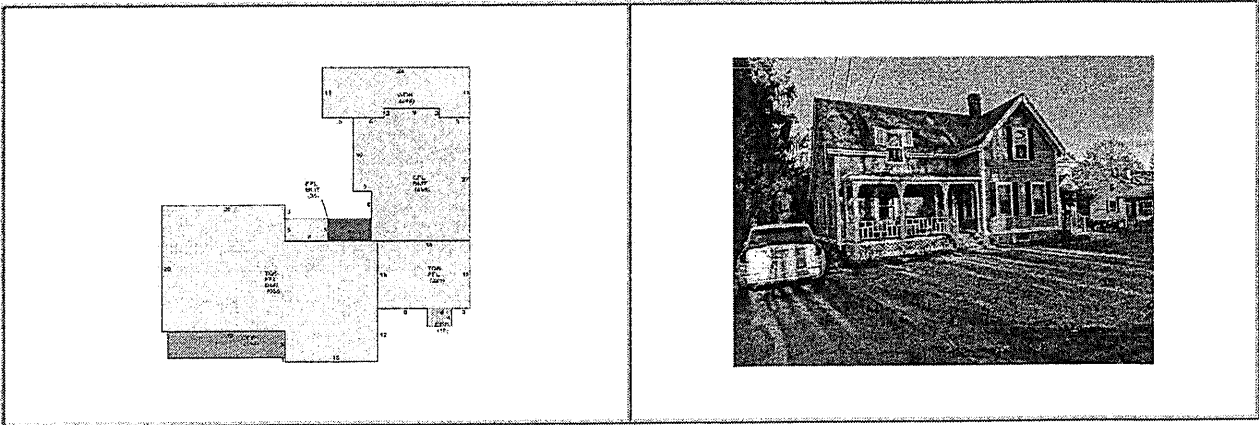
Building Style	OLD STYLE	Foundation Type	BRICK/STN	Flooring Type	HARDWOOD
# of Living Units	1	Frame Type	WOOD	Basement Floor	CONCRETE
Year Built	1900	Roof Structure	GABLE	Heating Type	FORCED H/W
Building Grade	GOOD (-)	Roof Cover	ASPHALT SH	Heating Fuel	GAS
Building Condition	N/A	Siding	CLAPBOARD	Air 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.	Kaaren Walker	Kaaren Walker	36 Holmes Ln	10/29/2025
2.	Kevin Walker	Kevin Walker	36 Holmes Ln	10/30/25
3.	Kate Walker	Kate Walker	36 Holmes Ln	10/30/25
4.	ANN SUZDELL	Ann Suzdell	56 HOLMES LANE	11/5/25
5.				
6.				