



City of Woburn, Massachusetts

CITY CLERK OFFICE
2024 AUG 22 AM 11:37
WOBURN, MA

Filing Fee: \$100 Residential
\$250 - Commercial

BOARD OF APPEALS
City Hall/City Clerk's Office
10 Common Street
Woburn, MA 01801
781-897-5850

PETITION FOR SPECIAL PERMIT

(Pursuant to 1985 WZO Section 7.3 for Single and Two Family Use)

1. Petitioner: White Builders, Inc.

Address: 73 Pleasant Street, Woburn, MA 01801

Telephone: [REDACTED]

2. Landowner: Lauren LoRusso & Sabato LoRusso

Address: 5 Flint Circle, Woburn, MA 01801

Telephone: [REDACTED]

3. Property Location: Map 73 / Block 03 / Lot 27

4. Zoning District: R-1

5. Petition is made for a special permit to alter or extend pre-existing non-conforming structure or use that is a single family dwelling or a two family dwelling that is not seeking to change its use as follows (attach plans and additional documentation to this Petition):

Construct a second story above existing single-story family room

6. Signature of Petitioner: [Signature] Date: 8/9/24

7. Signature of Landowner: [Signature] Date: 8/13/24



City of Woburn, Massachusetts

BOARD OF APPEALS

City Hall
10 Common Street
Woburn, MA 01801

Affidavit of conformity with 1985 WZO Section 7.3

(Pursuant to 1985 WZO Section 7.3 for Single and Two Family Use)

1. I hereby swear or affirm under the pains and penalties of perjury that the following facts serve as the basis for the claim that the property subject of this petition is a pre-existing non-conforming structure or use at the time of this application for a special permit for which relief is sought pursuant to Section 7.3 of the 1985 Woburn Zoning Ordinances, as amended:

Existing building was constructed in 1962, and was built according to the zoning requirements of that time

2. I hereby swear under the pains and penalties of perjury that the basis of a finding under Section 7.3 of the 1985 Woburn Zoning Ordinances, as amended, that the change, extension or alteration sought in this petition will not be substantially more detrimental than the existing nonconforming use to the neighborhood is as follows:

Proposed addition will not create any new non-conformities and is not substantially more detrimental than the existing non-conformity

1. Signature of Petitioner:  Date: 08/09/24
2. Signature of Landowner:  Date: 8/13/24

City of Woburn

Engineer's Certificate

Form C-2

AUG. 2, 2024

To the Board of Appeals of the City of Woburn

I hereby certify that the accompanying plan, entitled Plot Plan
5 FLINT CIRCLE WOBURN, MASS.

and dated 8-2, 2024 is true and correct to the accuracy
required by the Rules and Regulations of the Massachusetts Board of
Registration of Professional Engineers and of Land Surveyors and that all
pertinent data are shown in accordance with Regulation 250 CMR 3.00-6.00

Seal

EDWARD J. FARRELL
Registered Land Surveyor
Registration No. 34613

Seal

Registered Professional Engineer
Registration No. _____

Name and Address of Petitioner WHITE BUILDERS INC.
73 PLEASANT STREET
WOBURN, MA 01801

DAHILL PATRICIA D.
JOANNE M. KENNEDY
230 CAMBRIDGE ROAD
WOBURN, MA 01801

LORUSSO SABATO A.
LAUREN O. LORUSSO
5 FLINT CIR
WOBURN, MA 01801

MUNROE DANIEL J
ALEXANDRA C MUNROE
35 HIAWATHA RD
WOBURN, MA 01801

SILVA ROXANNE M
2 FLINT CIR
WOBURN, MA 01801

SCHIANO MARK S.
JOANNE SOFUOLIS-SCHIANO
9 CRAWFORD DRIVE
WOBURN, MA 01801

O'DOHERTY JOHN L
VIRGINIA A O'DOHERTY
31 HIAWATHA RD
WOBURN, MA 01801

FERNANDEZ MICHAEL B
ALLISON M FERNANDEZ
232 CAMBRIDGE RD
WOBURN, MA 01801

ANGELO RAFFAELE
NICOLE MARIE RAFFAELE
27 HIAWATHA RD
WOBURN, MA 01801

SIMOE'S MARIA E TR
MARIA E SIMOE'S FAMILY TRUS...
10 POND TERR
WOBURN, MA 01801

BRAZ NEMESIO D.
RACHEL E. BRAZ
20 HIAWATHA RD
WOBURN, MA 01801

GRANT BRIAN D
JANET A GRANT
234 CAMBRIDGE RD
WOBURN, MA 01801

GIANGRANDE JOHN T
6 FLINT CIRCLE
WOBURN, MA 01801

JOSEPH J POLITANO TR
JOSEPH J POLITANO REVOCAB...
5 POND TERR
WOBURN, MA 01801

JAYNE PAUL
C/O JEAN & PAUL JAYNE TRS
5 CRAWFORD DRIVE
WOBURN, MA 01801

ROSA-BRADY JEANETTE M.
THOMAS D. BRADY
33 HIAWATHA RD
WOBURN, MA 01801

COVINO LOUIS J
22 HIAWATHA RD
WOBURN, MA 01801

ELIZABETH RODRIGUES TR
MARIA DE FATIMA RODRIGUES ...
240 CAMBRIDGE RD
WOBURN, MA 01801

SHIELDS WILLIAM T
MARIE J DRISCOLL
9 POND TERR
WOBURN, MA 01801

NAVOY JOHN V
MAUREEN E NAVOY
24 HIAWATHA RD
WOBURN, MA 01801

HOANG DANNY TAI
C/O DANNY HOANG & MEI NGA...
7 FLINT CIR
WOBURN, MA 01801

DEPAULIS TINA MARIE
18 HIAWATHA RD
WOBURN, MA 01801

LINEHAN ANDREA M.
MICHAEL LUTKEVICH
6 POND TERRACE
WOBURN, MA 01801

MACHADO JAMES ANTHONY
3 FLINT CIR
WOBURN, MA 01801

HANSON CARL OTTO TR.
MARY LOUISE HANSON TR.
246 CAMBRIDGE RD
WOBURN, MA 01801

BINGEL EDWARD F
JUDITH A BINGEL
7 CRAWFORD DRIVE
WOBURN, MA 01801

STONE DENNIS M
DENISE STONE
11 POND TERRACE
WOBURN, MA 01801

BARBARA SDANKUS BERGERO...
STEVEN SDANKUS & JOANNE ...
4 POND TERR
WOBURN, MA 01801

SHEEHY JOHN S.
COLLEEN M. SHEEHY
25 HIAWATHA RD
WOBURN, MA 01801

LONG GISELLE COSTA TR.
THE MARIA COSTA LARANJEIR...
15 POND TERR
WOBURN, MA 01801

STERINA LERA
GRIGORII STERIN
8 POND TERR
WOBURN, MA 01801

CHOTKOWSKI, PHILIP C.
3 POND TERR
WOBURN, MA 01801

KHATRI SANDIP G.
ALPA S. KHATRI
7 POND TERR
WOBURN, MA 01801

KING THERESE STEPHEN & MI...
MICHELLE MUCCI & BRIAN KIN...
248 CAMBRIDGE RD
WOBURN, MA 01801

**BOARD OF ASSESSORS
CERTIFICATION APPROVED**


JOHN F. CONNOLLY 8/21/24

PROPOSED LOT COVERAGE=10.5%

N 04°50'13" W 180.08'

LOT 83 A
A=15,414 S.F.

PROPOSED 2ND
STY. ADDITION

SHED

DECK

5

DRIVE

BIT. BERM

L=98.88'
R=60.00'

L=40.48'
R=30.00'

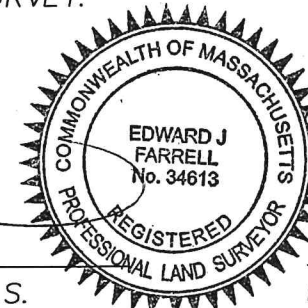
L=36.04'
R=140.00'

N 83°35'50" E
77.00'

S 58°18'30" E
57.60'

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN
ACTUAL INSTRUMENT SURVEY.

EDWARD J. FARRELL P.L.S.



DATE

8-2-24

PLOT PLAN
5 FLINT CIRCLE
WOBURN, MASS.

SCALE: 1" = 20' AUGUST 2, 2024

Prepared By

EDWARD J. FARRELL

PROFESSIONAL LAND SURVEYOR

110 WINN STREET ~ SUITE 210 ~ WOBURN, MA.

(781)-933-9012

FLINT CIRCLE

DRAWING LIST

A0.0 COVER SHEET

Demolition
A3.0 DEMOLITION ELEVATIONS

A4.0 STANDARD DETAILS

Architectural
A0.1 GENERAL NOTES
A1.0 EXISTING FLOOR PLANS
A1.1 EXISTING FLOOR PLANS
A1.2 PROPOSED FLOOR PLANS
A3.1 PROPOSED ELEVATIONS

Structural
A4.1 STRUCTURAL PLANS
Grand total: 9



GOOGLE MAPS

- SCOPE OF WORK**
- 2ND FLOOR DORMER, 2 BEDROOM ADDITION AND PRIMARY SUITE CREATION
 - FINISH OUT PORTION OF BASEMENT



5 FLINT CIRCLE
WOBURN, MA 01801
SINGLE FAMILY RENOVATION



SINGLE FAMILY RENOVATION
5 FLINT CIRCLE
WOBURN, MA 01801



No.	Description	Date

Scale:
Date: 02/23/24
Drawn By: SLHG

Drawing Name
COVER SHEET

Sheet No.
A0.0

GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO MASSACHUSETTS BUILDING CODE AND ALL APPLICABLE FEDERAL, STATE, & TOWN LAWS, ORDINANCES, CODES, AND REGULATIONS.
2. ALL EXISTING CONDITIONS MUST BE VERIFIED IN FIELD. CONTRACTOR IS TO STOP WORK AND IMMEDIATELY INFORM ARCHITECT AND STRUCTURAL ENGINEER UPON DISCOVERY OF ANY SIGNIFICANT & CONSEQUENTIAL DISCREPANCY BETWEEN EXISTING CONDITIONS AND DESIGN DRAWINGS.
3. DISCREPANCIES OR CONFLICTS BETWEEN ARCHITECT'S AND STRUCTURAL ENGINEER'S DRAWINGS - SHOULD THEY BE FOUND TO EXIST - ARE NOT TO BE RESOLVED BY EITHER ARCHITECT NOR ENGINEER ALONE. CONTRACTOR IS INSTEAD TO STOP WORK AND NOTIFY BOTH ARCHITECT AND ENGINEER OF CONFLICT AT ONCE, PROCEEDING ONLY ONCE BOTH PARTIES HAVE APPROVED A COMMON RESOLUTION. SIMILARLY, CONTRACTOR SHALL NOT PROCEED WITH ANY WORK DISCOVERED TO BE IN CONFLICT, (I.E. WORK DESCRIBED BY EITHER ARCHITECT OR ENGINEER THAT CANNOT BE PRACTICABLY CONSTRUCTED IN UNION WITH OTHER DESCRIBED WORK.)
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULING AND WORK OF ALL TRADES.
5. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK. THIS INCLUDES BUT IS NOT LIMITED TO BRACING AND SHORING.
6. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
7. ALL WORK SHALL BE PERFORMED IN A FIRST-CLASS AND WORKMANLIKE MANNER IN CONFORMITY WITH THE SPECIFICATIONS DRAWINGS & DOCUMENTS AND SHALL BE IN GOOD USABLE CONDITION AT THE COMPLETION OF THE WORK.
8. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL VISIT THE SITE AND INDEPENDENTLY VERIFY EXISTING CONDITIONS AND QUANTITIES. NO CLAIM AGAINST THE OWNER OR ENGINEER WILL BE ALLOWED FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
9. THE CONTRACTOR SHALL FIELD-VERIFY ALL EXISTING CONDITIONS INCLUDING UTILITY LOCATIONS, ELECTRICAL PANEL LOCATIONS, BEARING WALL LOCATIONS, AND OTHER RELEVANT INFORMATION PRIOR TO START OF THE WORK.
10. CONTRACTOR WILL OBSERVE ALL STRICT AND PROFESSIONAL PRECAUTIONS NECESSARY TO AVOID INFLECTING ACCIDENTAL DAMAGE TO EXISTING HOUSE. ANY DAMAGE INFLECTED TO THE EXISTING ARCHITECTURE, STRUCTURE, OR UTILITY SERVICE MUST BE REPAIRED AT CONTRACTOR'S EXPENSE.

STRUCTURAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, STRUCTURAL DRAWING DIMENSIONS ARE TAKEN FROM FACE OF STRUCTURAL MEMBER U.N.O.
2. ALL LOADS AND LOADING CONDITIONS ARE TO ACCORD WITH INTERNATIONAL CODE COUNCIL INTERNATIONAL RESIDENTIAL CODE AND MASSACHUSETTS BUILDING CODE 9TH EDITION.
3. CONTRACTOR SHALL STOP WORK AND IMMEDIATELY INFORM ARCHITECT UPON DISCOVERY OF ANY CONFLICT BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS.
4. ALL DIMENSIONAL LUMBER MUST BE OF CONSTRUCTION GRADE OR BETTER.

LIFE SAFETY LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(S)	CEILING SURFACE-MOUNTED COMBINED SMOKE & CARBON MONOXIDE DETECTOR W/ AUDIO/VISUAL ALARM, HARD-WIRED	(S)	BEDROOM HARD-WIRED SMOKE ALARM

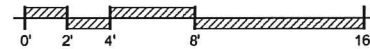
NOTE: DEVICES TO COMPLY W/ NFPA RULE 72B, MOST CURRENT EDITION

PHASING LEGEND

(Solid line)	EXISTING TO REMAIN
(Dashed line)	NEW
(Dotted line)	TO BE DEMOLISHED

DEMOLITION LEGEND

DEMOLITION LEGEND	
(D1)	DEMOLISH EXISTING WALL
(D2)	REMOVE EXISTING DOOR, HARDWARE AND FRAME
(D3)	REMOVE EXISTING WINDOW, HARDWARE AND FRAME
(D4)	DEMOLISH EXISTING DECK AS NEEDED
(D5)	REMOVE EXISTING FLOOR AND FLOOR STRUCTURE AS REQ.
(D6)	DEMOLISH EXISTING STAIR
(D7)	REMOVE EXISTING PLUMBING FIXTURES
(D8)	REMOVE CABINETS & COUNTERTOPS
(D9)	DEMOLISH EX. ROOF STRUCTURE



SINGLE FAMILY RENOVATION
5 FLINT CIRCLE
WOBURN, MA 01801



No.	Description	Date

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

Date: 02/23/24

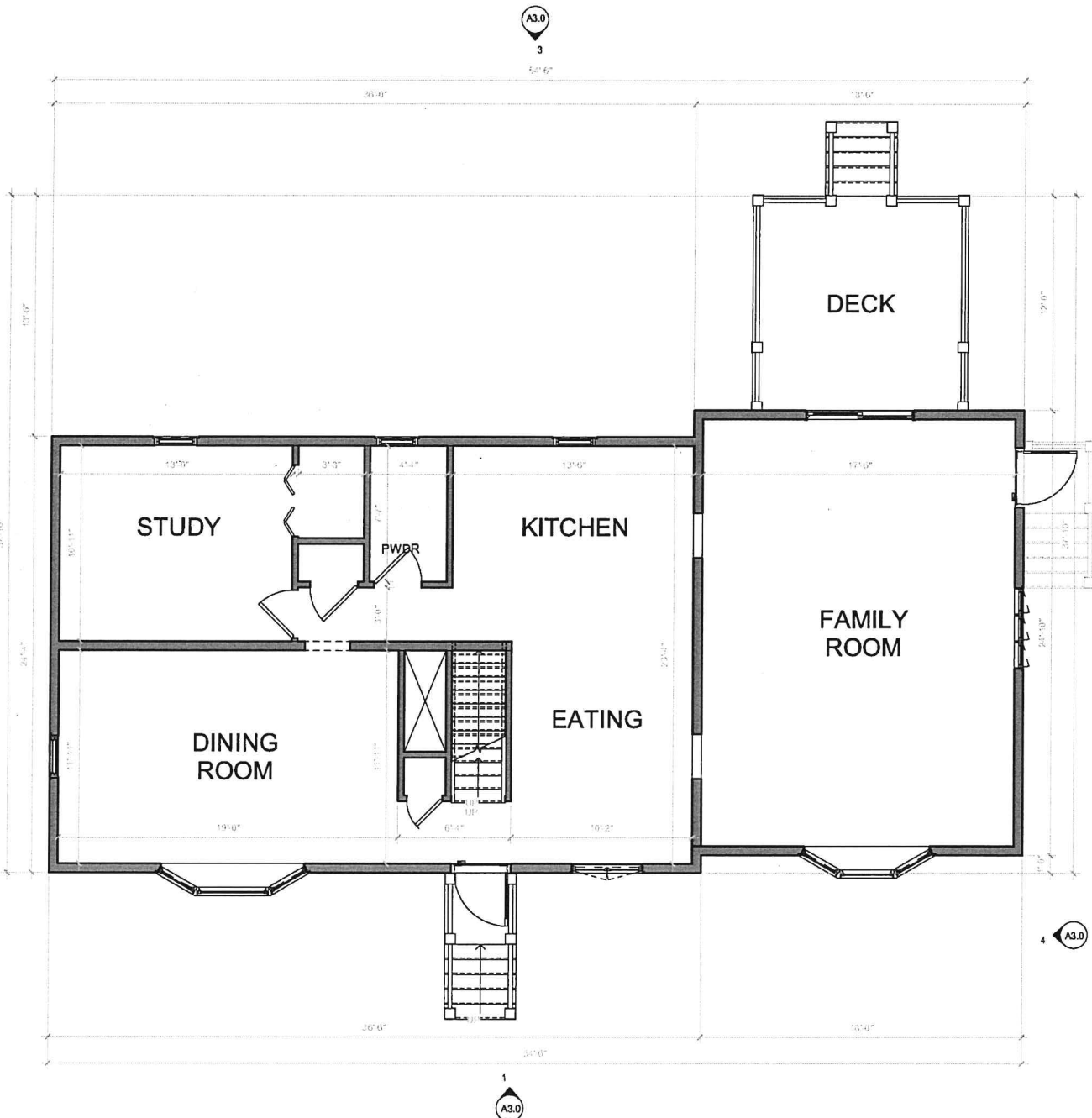
Drawn By: SLHG

Drawing Name

EXISTING
FLOOR PLANS

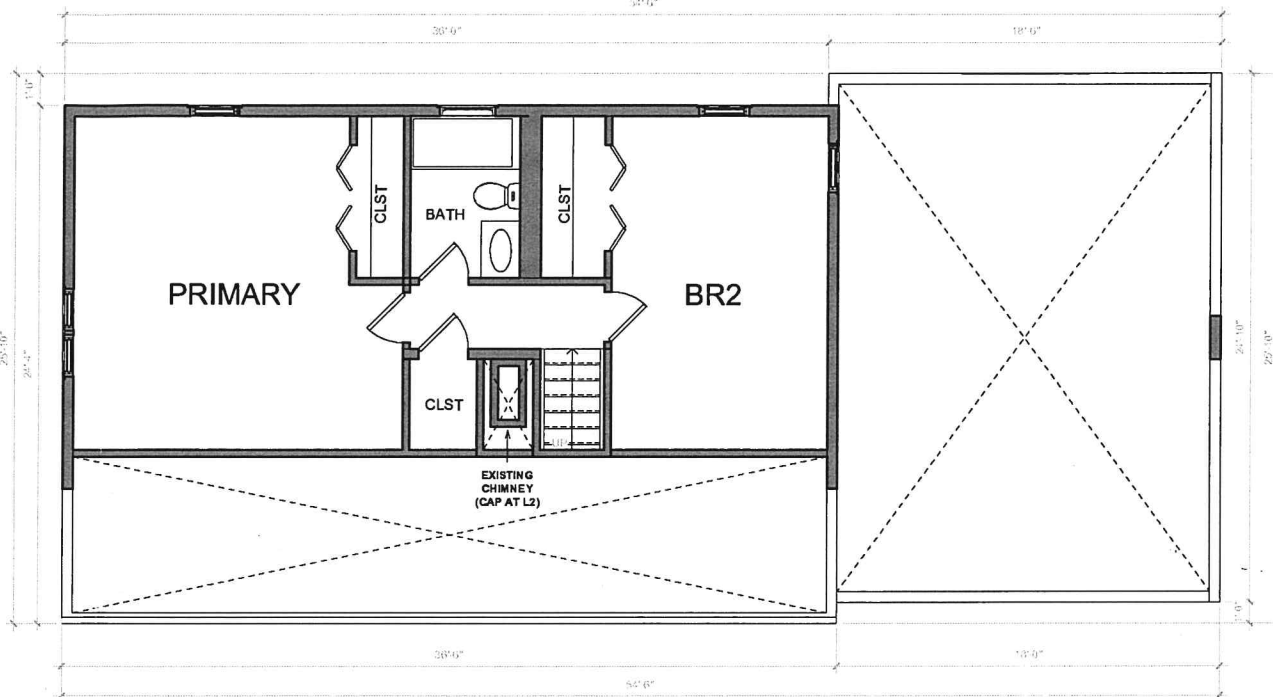
Sheet No.

A1.0

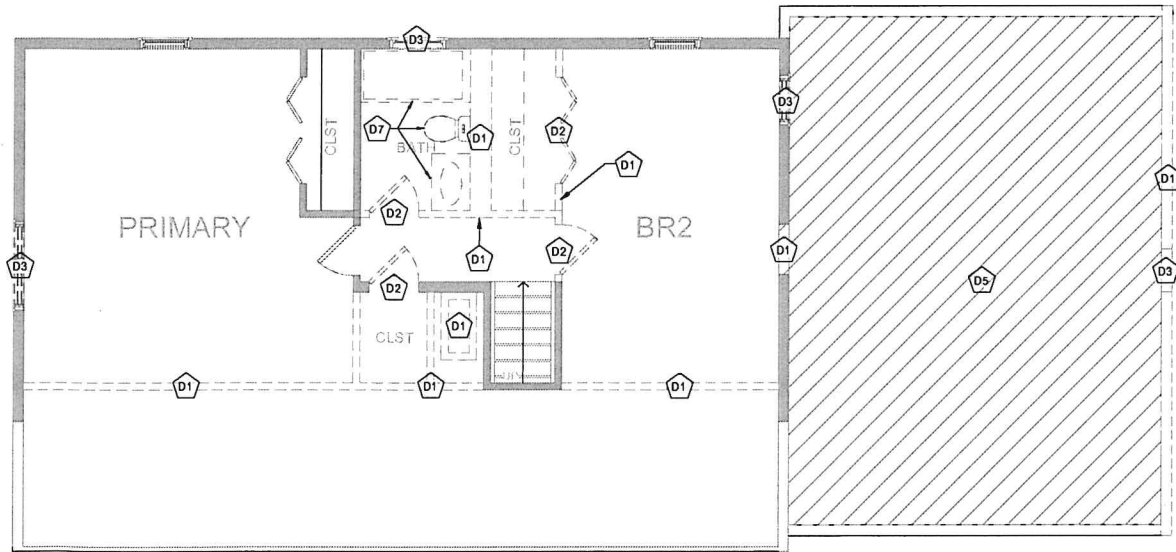


1 EX. 1ST FLOOR
A1.0 1/4" = 1'-0"

EXISTING FIRST FLOOR TO REMAIN



2 EX. 2ND FLOOR
A1.0 1/4" = 1'-0"



3 EX. 2ND FLOOR DEMOLITION
A1.0 1/4" = 1'-0"

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4. ALL DIMENSIONAL LUMBER MUST BE OF CONSTRUCTION GRADE OR BETTER.

LIFE SAFETY LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
60	CEILING SURFACE MOUNTED COMBINED SMOKE & CARBON MONOXIDE DETECTOR W/ AUDIO/VISUAL ALARM, HARD-WIRED	60	BEDROOM HARD-WIRED SMOKE ALARM

NOTE: DEVICES TO COMPLY W/ NFPA RULE 720, MOST CURRENT EDITION

PHASING LEGEND

	EXISTING TO REMAIN
	NEW
	TO BE DEMOLISHED

DEMOLITION LEGEND

DEMOLITION LEGEND	
 D1	DEMOLISH EXISTING WALL
 D2	REMOVE EXISTING DOOR, HARDWARE AND FRAME
 D3	REMOVE EXISTING WINDOW, HARDWARE AND FRAME
 D4	DEMOLISH EXISTING DECK AS NEEDED
 D5	REMOVE EXISTING FLOOR AND FLOOR STRUCTURE AS REQ.
 D6	DEMOLISH EXISTING STAIR
 D7	REMOVE EXISTING PLUMBING FIXTURES
 D8	REMOVE CABINETS & COUTERTOPS
 D9	DEMOLISH EX. ROOF STRUCTURE

Window Schedule

Mark	R.O.		Sill Height	Count	Type Mark	Level
	Width	Height				
73	5'-0"	4'-8"	3'-0"	1	A	EX 2ND FLOOR
74	5'-0"	4'-8"	3'-0"	1	A	EX 2ND FLOOR
75	5'-0"	4'-8"	3'-0"	1	A	EX 2ND FLOOR
76	5'-0"	4'-8"	3'-0"	1	A	EX 2ND FLOOR
80	2'-4"	4'-0"	3'-0"	1	C	EX 2ND FLOOR
82	2'-8"	5'-0"	3'-0"	1	B	EX 2ND FLOOR
83	2'-4"	4'-0"	3'-0"	1	C	EX 2ND FLOOR
Grand total: 7						



SINGLE FAMILY RENOVATION
5 FLINT CIRCLE
WOBURN, MA 01801



No.	Description	Date

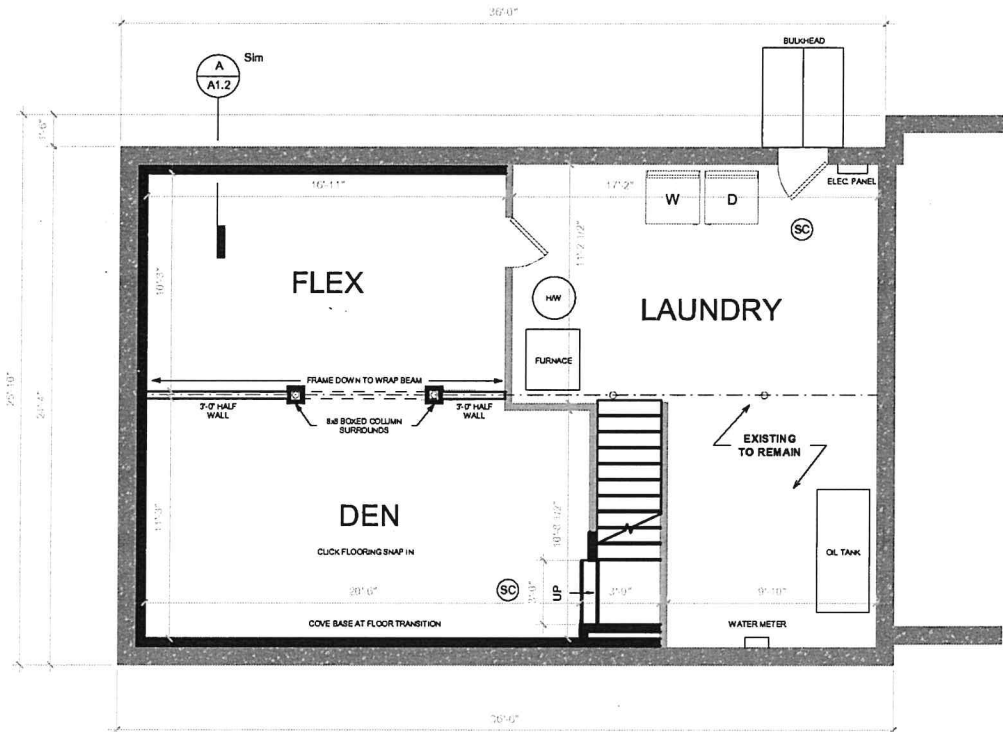
Scale: As indicated
Date: 02/23/24
Drawn By: SLHG

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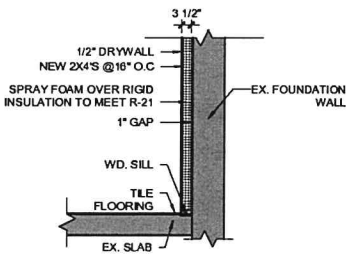
PROPOSED
FLOOR PLANS

Sheet No.

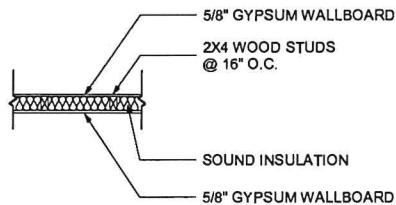
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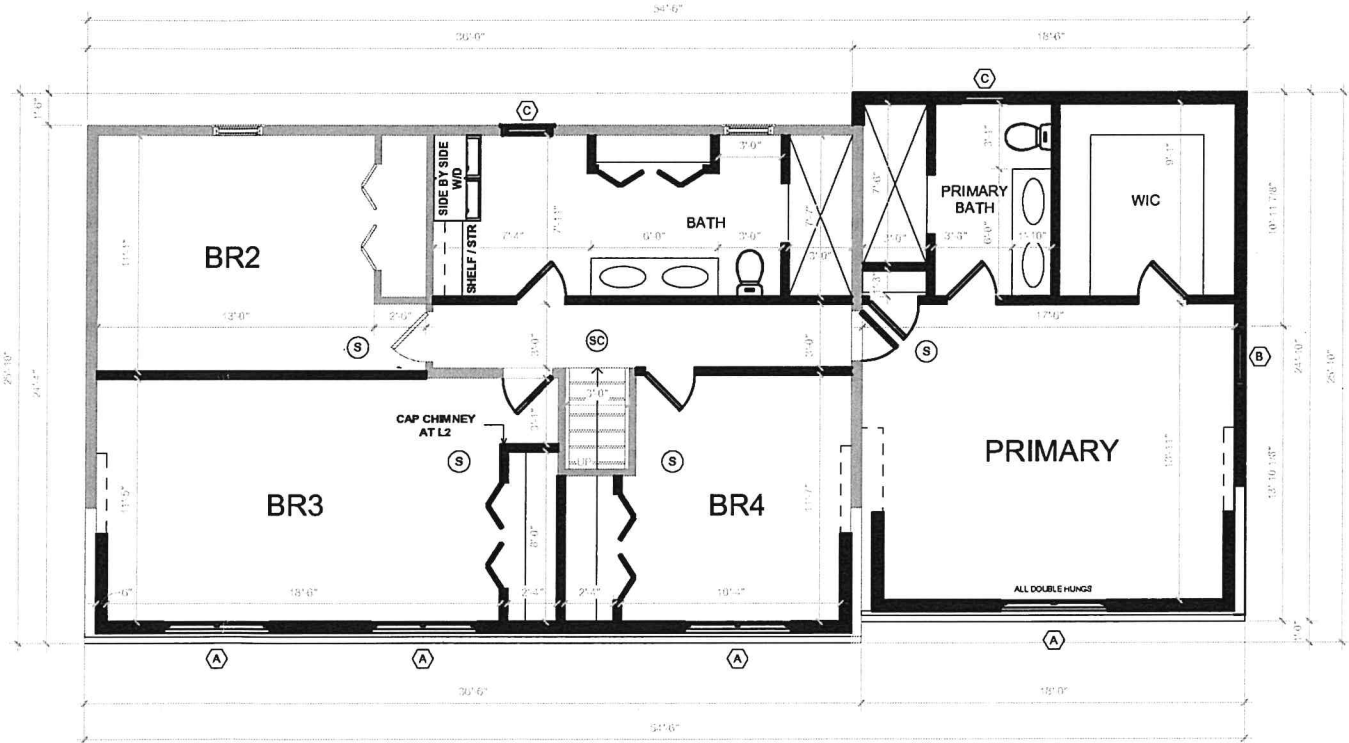
1
A1.2
PROPOSED BASEMENT FLOOR
1/4" = 1'-0"



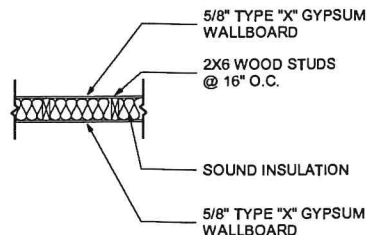
A
A1.2
TYP. BASEMENT STUD WALL
3/8" = 1'-0"



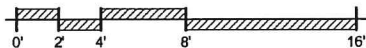
B
A1.2
2X4 INTERIOR PARTITION (TYPICAL)
1/2" = 1'-0"



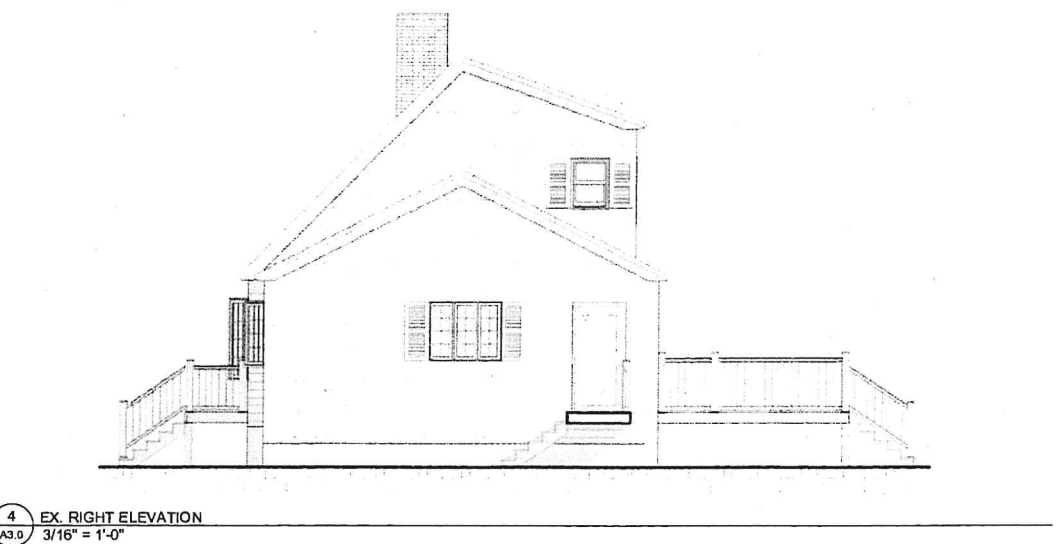
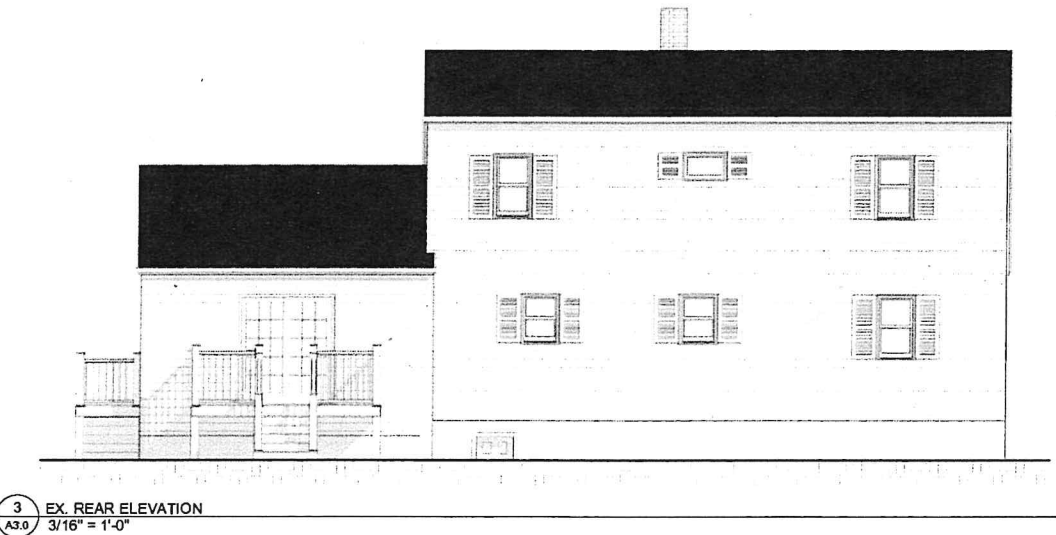
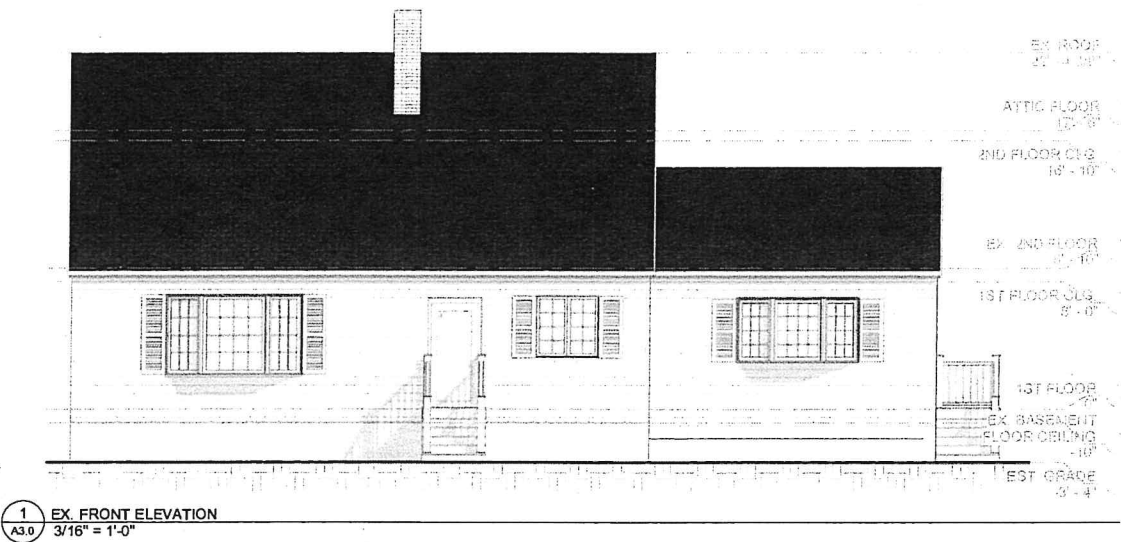
2
A1.2
PROPOSED 2ND FLOOR
1/4" = 1'-0"



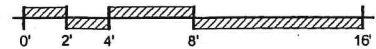
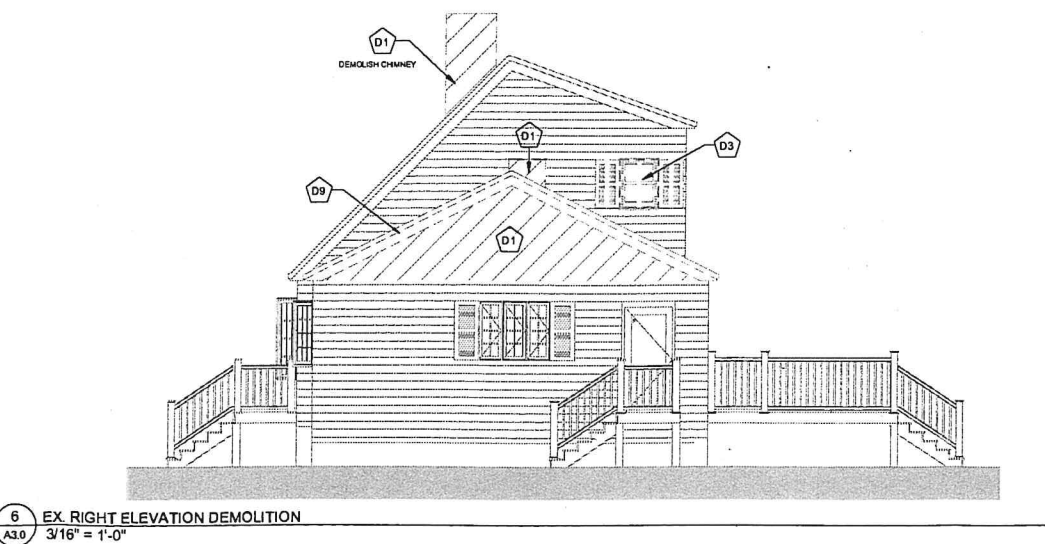
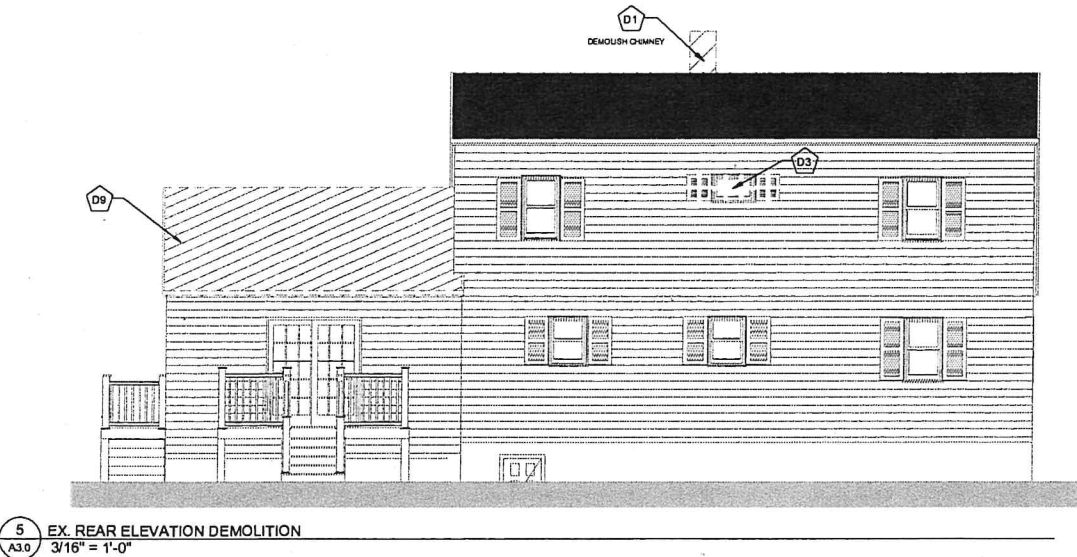
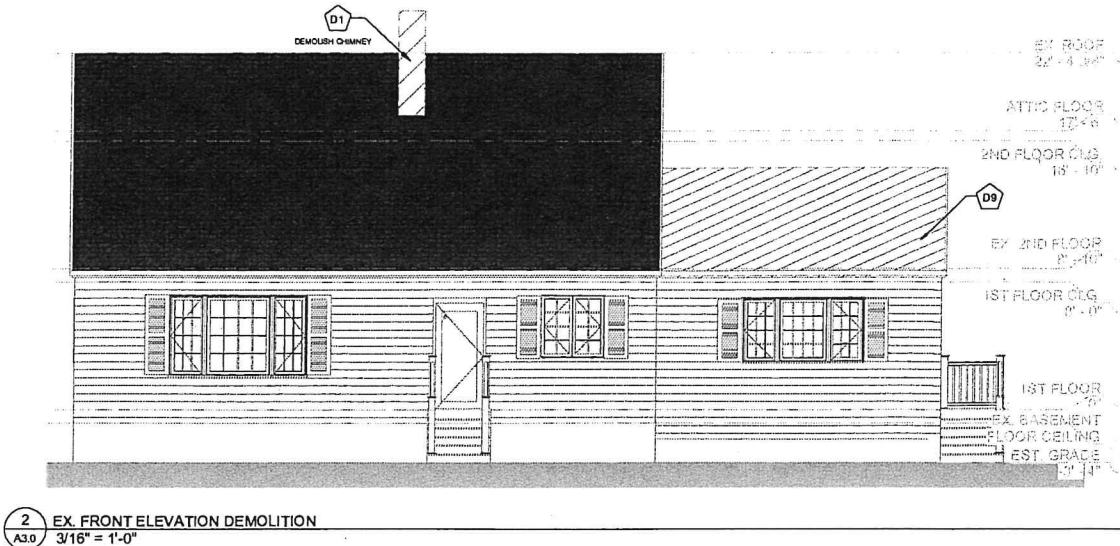
C
A1.2
2X6 PLUMBING WALL
1/2" = 1'-0"



EXISTING ELEVATIONS



DEMOLITION ELEVATIONS



SINGLE FAMILY RENOVATION
5 FLINT CIRCLE
WOBBURN, MA 01801



No.	Description	Date

Scale: 3/16" = 1'-0"
Date: 02/23/24
Drawn By: SLHG

Drawing Name
DEMOLITION ELEVATIONS

Sheet No.
A3.0

SINGLE FAMILY RENOVATION
5 FLINT CIRCLE
WOBURN, MA 01801



No.	Description	Date

Scale: 1/4" = 1'-0"
 Date: 02/23/24
 Drawn By: TM/JL

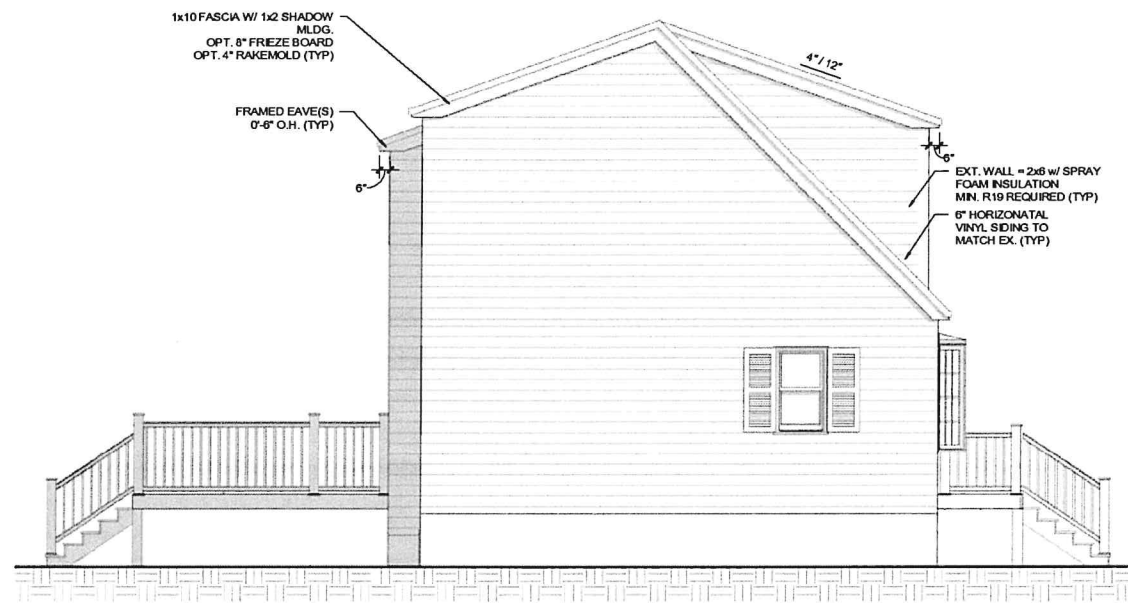
Drawing Name
PROPOSED ELEVATIONS

Sheet No.

A3.1



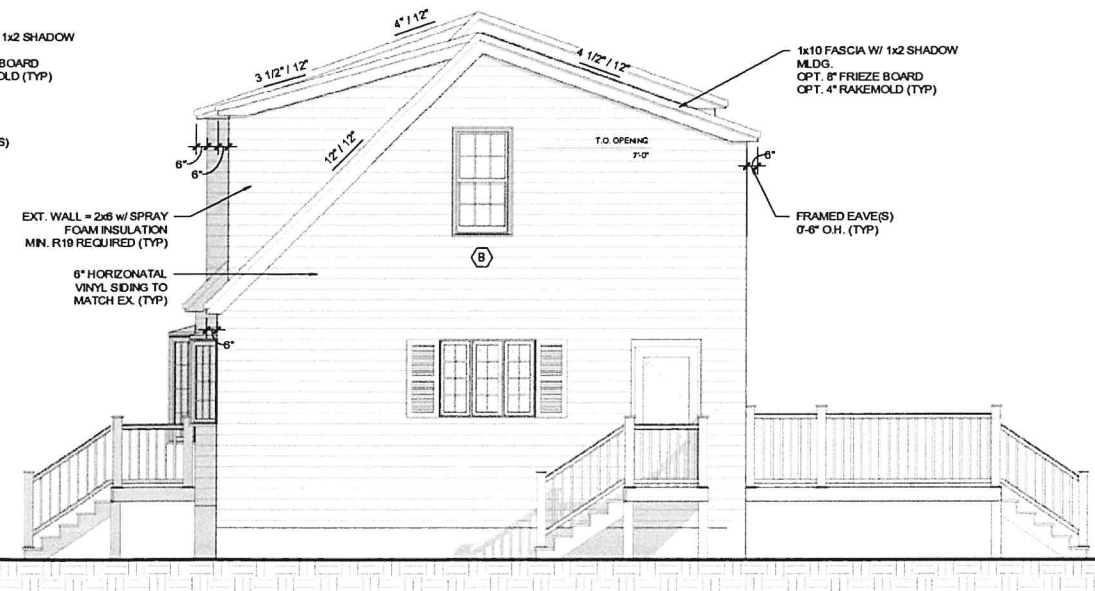
1 PROPOSED FRONT ELEVATION
 A3.1 1/4" = 1'-0"



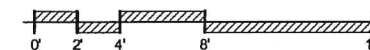
2 PROPOSED LEFT ELEVATION
 A3.1 1/4" = 1'-0"



3 PROPOSED REAR ELEVATION
 A3.1 1/4" = 1'-0"



4 PROPOSED RIGHT ELEVATION
 A3.1 1/4" = 1'-0"





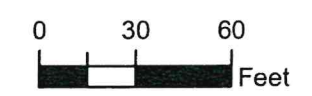
ASSESSOR MAP OF WOBURN MASSACHUSETTS



Legend

- Buildings
- City Boundary
- Easements
- Drainage
- Porch Decks
- Contours
- Parking Lots
- Driveways
- Edge of Pavement
- Paper Streets
- Parcels
- Treed Area
- Right of Way
- Zoning Lines
- FEMA100yrFloodPlain
- Local100yrFloodPlain
- Zoning Text
- Map/Block/Lot
- Acreage
- Dimensions

2024 Aerial Photography



THIS MAP IS PREPARED FOR THE INVENTORY OF REAL ESTATE PROPERTY WITHIN THE CITY OF WOBURN AND IS COMPILED FROM THE RECORDED DEEDS, PLATS, TAX MAPS, SURVEYS, PLANIMETRIC MAPS AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS MAP ARE HERBY NOTIFIED THAT THE AFOREMENTIONED PUBLIC PRIMARY INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE CITY OF WOBURN AND ITS MAPPING CONTRACTORS ASSUME NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.

City of Woburn
Engineering Department