



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

City of Woburn, Massachusetts

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

CITY CLERK OFFICE
2024 AUG 19 AM 8:56
WOBURN, MA

PETITION FOR SPECIAL PERMIT

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

1. Petitioner: Gregory Farber

Address: 63 Jefferson Ave. Woburn, MA, 01801

Telephone: [REDACTED]

2. Landowner: Gregory Farber

Address: 63 Jefferson Ave. Woburn, MA, 01801

Telephone: [REDACTED]

3. Property Location: Corner lot in Woburn, located at Jefferson Ave & Eastern Ave

63 Jefferson Ave. Woburn, MA, 01801

4. Zoning District: R-2 Residence

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): The structure as it exists today, is a preexisting non-conforming structure. The 2 story, 2 bedroom single family house sits well over the front yard set back requirements at Jefferson Ave & Eastern Ave.

The proposed project at the property is a single story addition to the dwelling. The addition is proposed in the middle of the lot and will connect to the existing home at the most inset side of the structure, away from all streets.

Due to the corner lot condition, a 25' set back is required at Jefferson Ave and Eastern Ave. The addition requires relief from this requirement along Eastern Ave only and is proposed at 18' instead. Due to the location of the existing dwelling on the lot, it will not be possible to move the addition into the 25' setback. The proposal will not extend the non-conformity more detrimental than the current and existing nonconformity.

6. Signature of Petitioner: [Signature]

Date: 8/15/24

7. Signature of Landowner: [Signature]

Date: 8/15/24



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)

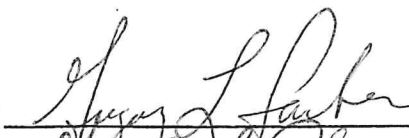
1. I hereby swear or affirm under the pains and penalties of perjury that the following facts serve as the basis for the claim that the property subject of this petition is a pre-existing non-conforming structure or use at the time of this application for a special permit for which relief is sought pursuant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

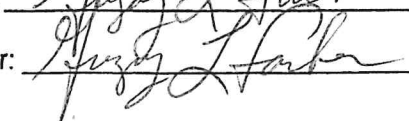
The house was built in 1900 before the adoption of the current zoning code.
The lot side is 5,624 sf which falls short of the minimum lot size.
The front yard width dimension does not meet the minimum street frontage
Both fronts at Jefferson Ave & Eastern Ave are non conforming to the set backs.

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:

We are not creating any new non-conformities or making the existing non-conformities worse.

The home with the proposed addition is in scale and character with other homes in the neighborhood.

1. Signature of Petitioner:  Date: 8/15/24

2. Signature of Landowner:  Date: 8/15/24

CERTIFICATION OF TREASURER/COLLECTOR

(MGL c.40, §57; WMC 3-24)

Office Use Only: DEPARTMENT

CLERKS

Board of Appeals

NOTE - ~~ALL FINALS MUST BE COMPLETED BY APPLICANT~~

1. Parcel which directly relates to the application filed. (This numeric Parcel I.D. can be found: on the tax bill, or in Street Listing Records at the Building or Assessor's office. Web: <http://data.visionappraisal.com/WoburnMA/>.)

Map 52 Block 12 Lot 16

2. ~~Does Real Estate owner and/or tenant own or have a beneficial or financial interest in any other real estate properties within the city of Woburn?~~

Circle one: NO YES

A beneficial interest can be as an individual, partnership, trust, LLP, LLC etc. If YES, insert Map, Block, and Lot below for each property. Use back of form, if necessary.

Map _____ Block _____ Lot _____
Map _____ Block _____ Lot _____

3. Property Address where permit is sought: 63 Jefferson Ave, Woburn, 01801
Real Estate Owner Name(s): Greg Farber
Real Estate Owner(s) Legal Business Name (if any): _____
Real Estate Owner's Current Residential Address (if different): _____
Telephone Number: [REDACTED]

Tenant/Lessee Name: _____
Legal Business Name (if any): _____ Telephone Number: _____
Tenant's Main Address (if different): _____

4. Ownership type (Check one): ☒ Individual ☐ Corporation
☐ Trust ☐ LLC/LLP ☐ Other _____

5. I certify under the penalties of perjury that I am the record owner or tenant of the within described property and the above information is accurate and complete.

8/16/24

Date

[Signature]
Signature of Applicant Property Owner or Tenant (Not contractor)

Gregory L. Farber
Print Name

Title

~~Important~~

CERTIFICATION OF TREASURER/COLLECTOR

The records of this office indicate that there are no unpaid real estate taxes, municipal fees, liens or other municipal charges outstanding and unpaid, or for the payment of which the owner has entered into a payment agreement with this office, on the above described parcels.

EXPIRES: 2-16-25

8-16-24
Certification Date

[Signature]
Treasurer/Collector

* FAXES OR SIGNATURE COPIES WILL NOT BE ACCEPTED *

For copies of this form: <http://www.cityofwoburn.com/index.asp?nid=279>

City of Woburn

ENGINEER'S CERTIFICATE

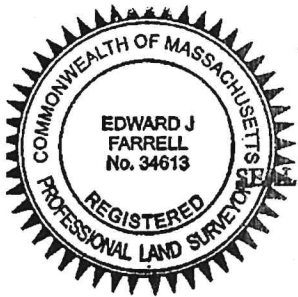
FORM C-2

Date 8-15-24

To the **BOARD OF APPEALS** of the City of Woburn

I hereby certify that the accompanying plan, entitled PLOT PLAN
63 JEFFERSON AVENUE WOBURN MASS.

and dated AUG. 5, 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

A large, stylized handwritten signature in black ink, appearing to be "E. Farrell".

EDWARD J. FARRELL
Registered Land Surveyor

Registration No. 34613

Casey Brownell
Registered Professional Engineer

Registration No. 952386



NAME & ADDRESS OF PETITIONER: Greg Farber

63 Jefferson Ave. Woburn, MA, 01801

FORTES STEPHEN
VICKI A FORTES
39 JEFFERSON AVE
WOBURN, MA 01801

QUINLAN JULIA M TR
MOSCOSO FAMILY TRUST
59 EASTERN AVE
WOBURN, MA 01801

JOHNSON ROBERT D
97 TAFT ST
MEDFORD, MA 02155

VANGELIST CANDICE R
BRENDAN P MAHER
3 JEFFERSON CT
WOBURN, MA 01801

TIGHE MICHAEL J
43 EASTERN AVE
WOBURN, MA 01801

COX MAURA TURNER
GARETH M COX
55 EASTERN AVE
WOBURN, MA 01801

CIASULLO EMILIO
KIMBERLY M CIASULLO
53 EASTERN AVENUE
WOBURN, MA 01801

PEREIRA FLORIANO H
MARIA C PEREIRA
37 EASTERN AVENUE
WOBURN, MA 01801

MCLAUGHLIN JAMES J
36 AUBURN ST
WOBURN, MA 01801

DURAN JOHN F III
7 DURAN DRIVE
WOBURN, MA 01801

FULWIDER HERMAN A
ELIZABETH T FULWIDER
51 JEFFERSON AVENUE
WOBURN, MA 01801

GAROZZO ANDREW J
ELENA R GAROZZO
1 JEFFERSON CT
WOBURN, MA 01801

FLAHERTY MARTIN J
55 JEFFERSON AVENUE
WOBURN, MA 01801

DURAN JOHN F III
MARY ANN DURAN
7 DURAN DRIVE
WOBURN, MA 01801

MACKENZIE WILLIAM R LF EST
MARIE G MACKENZIE LF EST
62 JEFFERSON AVE
WOBURN, MA 01801

KIRK JOHN F
1A JEFFERSON CT
WOBURN, MA 01801

WILLIAMS WILLIAM J IV
CHRISTINE E WILLIAMS
54 EASTERN AVE
WOBURN, MA 01801

MCDONELL JORDAN
SAMUEL HOOKE
38 AUBURN ST
WOBURN, MA 01801

JAMES K DURAN TR
4 DURAN DRIVE TRUST
4 DURAN DRIVE
WOBURN, MA 01801

FREY KEVIN J
57 EASTERN AVENUE
WOBURN, MA 01801

BRODERICK JOSEPH
MARY BRODERICK
51 EASTERN AVE
WOBURN, MA 01801

HOQUE SAFAYET
HAMIDA BANU
57 JEFFERSON AVE
WOBURN, MA 01801

AMARI FRANCES J IRREV TRU...
LINDA J MANCINI & DENISE A D...
7 QUIMBY AVE
WOBURN, MA 01801

DURAN PAUL P
COLLEEN DURAN
6 DURAN DRIVE
WOBURN, MA 01801

GOMEZ SERGIO
MARIA E GOMEZ
34 JEFFERSON AVE
WOBURN, MA 01801

ROMANOWSKI RONALD T
7 ALFRED TERRACE
WOBURN, MA 01801

JOHNSON ROBERT D
97 TAFT ST
MEDFORD, MA 02155

WOBURN CITY OF
SHAMROCK SCHOOL
55 LOCUST STREET
WOBURN, MA 01801

BERKACHI MELHEM
DONNA DAABOUL
5 JEFFERSON CT
WOBURN, MA 01801

GREGORY L FABER-MAZOR
63 JEFFERSON AVE
WOBURN, MA 01801

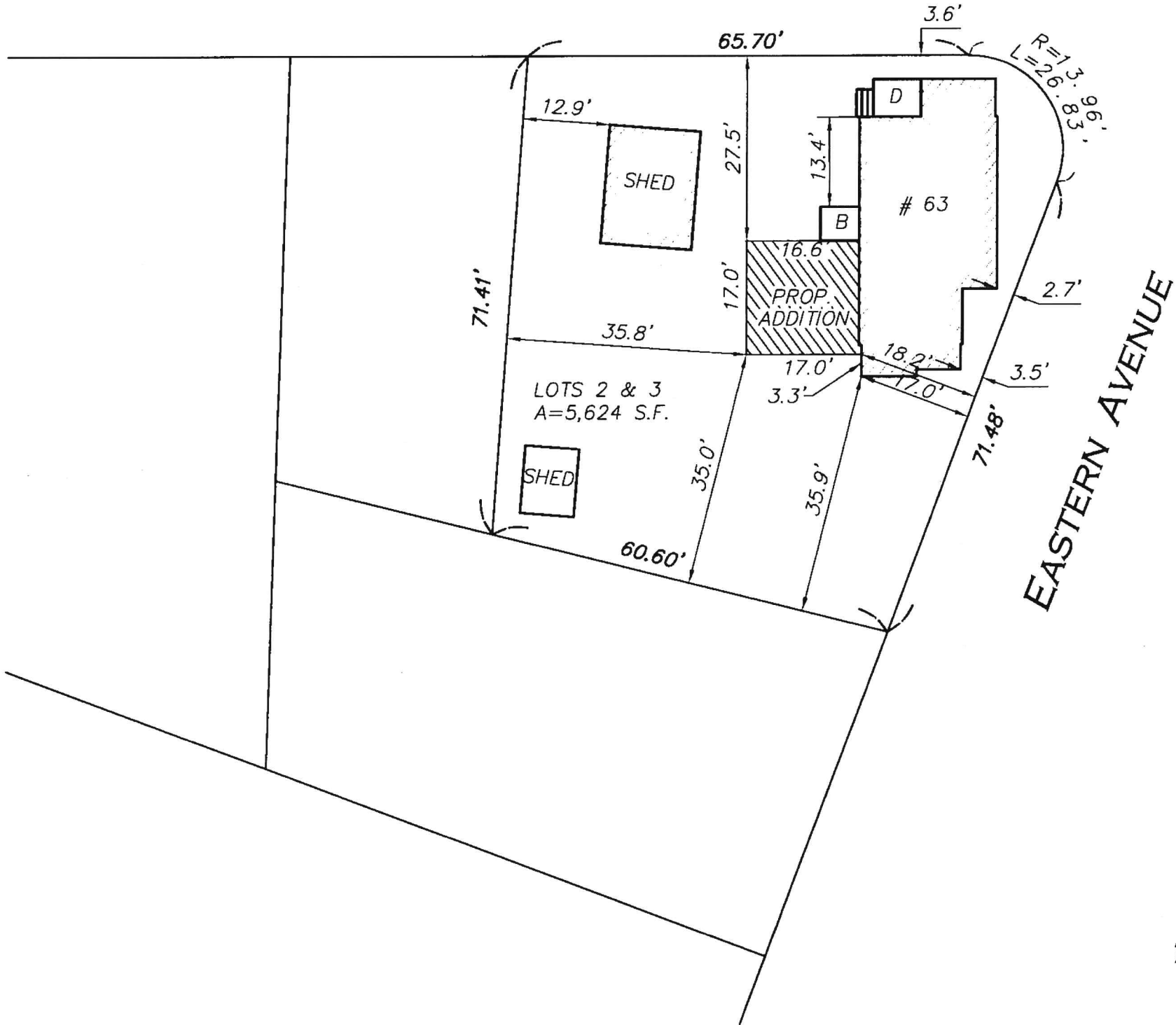
GAINES STEPHANIE L
2 JEFFERSON COURT
WOBURN, MA 01801

BOARD OF ASSESSORS
CERTIFICATION APPROVED


8/15/24
JOHN F. CONNOLLY

PROPOSED LOT COVERAGE=23.2%

JEFFERSON AVENUE



OWNER OF RECORD

GREGORY FABER-MAZOR

BOOK 73260 PAGE 76 M.S.R.D.

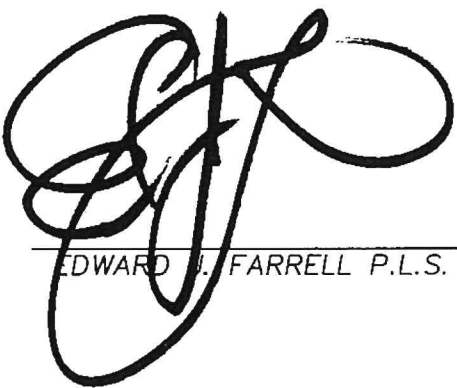
ZONING DISTRICT

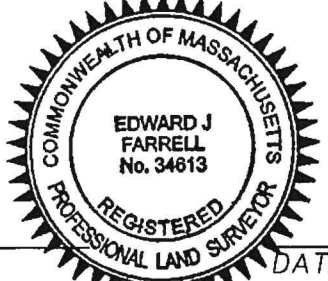
TAX MAP 52 BLOCK 12 PARCEL 16
R2 RESIDENCE

PLAN REFERENCES

PLAN BOOK 219 PLAN 8

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


EDWARD J. FARRELL P.L.S.



DATE

8-5-24

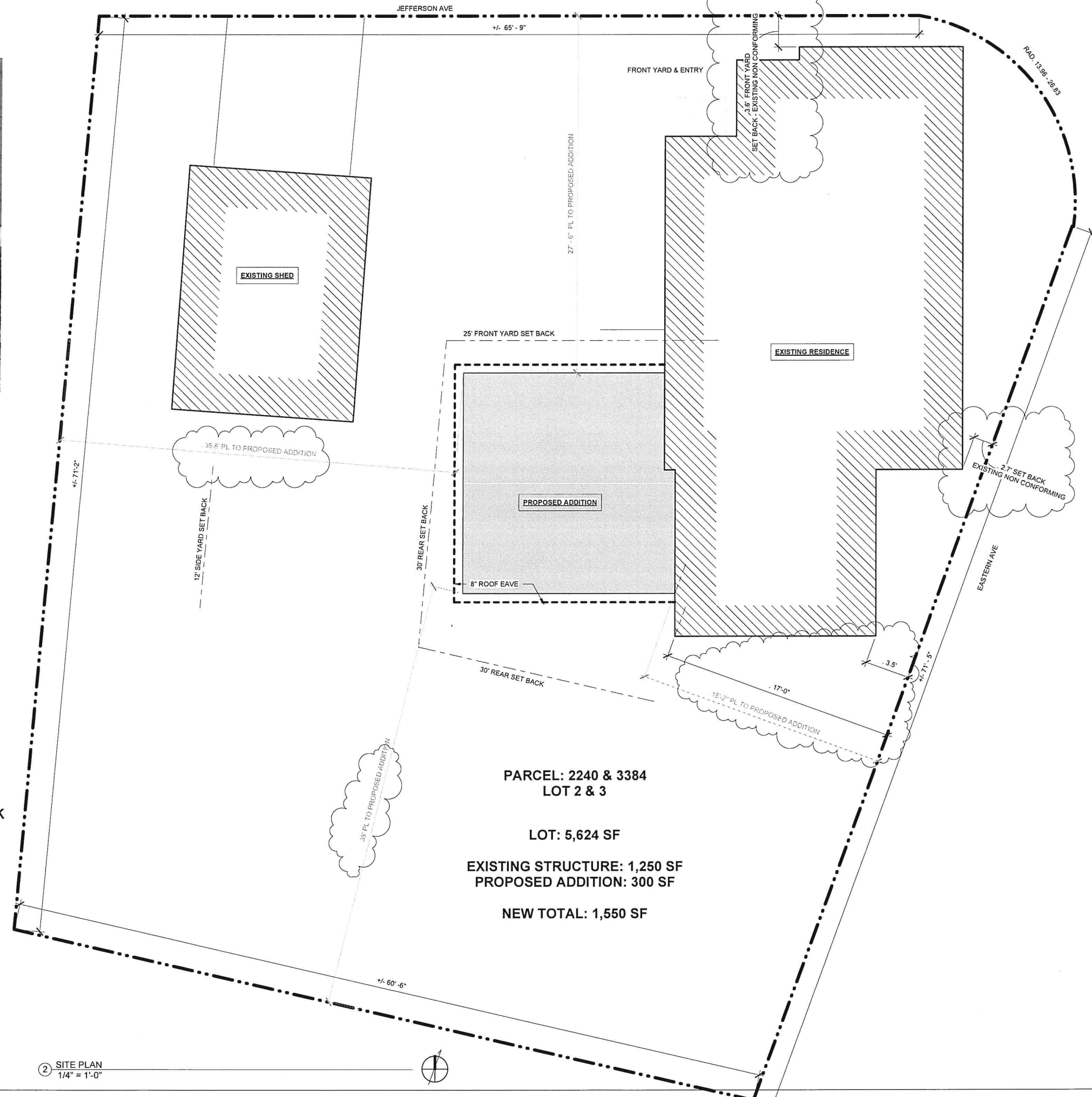
PLOT PLAN
63 JEFFERSON AVENUE
WOBURN, MASS.
SCALE: 1" = 20' AUGUST 5, 2024
Prepared By
EDWARD J. FARRELL
PROFESSIONAL LAND SURVEYOR
110 WINN STREET ~ SUITE 210 ~ WOBURN, MA.
(781)-933-9012



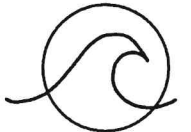
EXTERIOR, CORNER LOT, NO ZBA NEEDED

**300SF ADDITION
PROPOSED ADDITION WITHIN CORNER LOT SET BACK
R-2 DISTRICT
NO CHANGE IN STRUCTURE HEIGHT**

District	Use	Lot Size Minimum	Lot Width Minimum	Street Frontage Minimum	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Lot Area Minimum
R-1	Single Family Detached	12,000 sf	60 feet	100 feet	25 feet	12 feet	30 feet	12,000 sf
R-1	Other Permitted Use	15,000 sf	60 feet	125 feet	25 feet	25 feet	30 feet	15,000 sf
R-1	Townhouse Development	18 acres	60 feet	125 feet	75 feet	50 feet	50 feet Section 14	18 acres
R-2	Single Family Detached Dwelling	12,000 sf	60 feet	100 feet	25 feet	12 feet	30 feet	12,000 sf
R-2	Two Family Dwelling by Conversion of Single Family Dwelling	10,000 sf	60 feet	80 feet	25 feet	20 feet	30 feet	10,000 sf
R-2	Two Family Dwelling by New Construction	15,000 sf	60 feet	100 feet	25 feet	20 feet	30 feet	15,000 sf
R-2	Other Permitted Use	15,000 sf	60 feet	125 feet	25 feet	20 feet	30 feet	15,000 sf
R-2	Townhouse Development	18 acres	60 feet	125 feet	75 feet	50 feet	50 feet Section 14	18 acres



GREEN SOUL ARCHITECTURE LLC
858 232 5437
CASEYMHART@GMAIL.COM

[illegible]

ADDITION

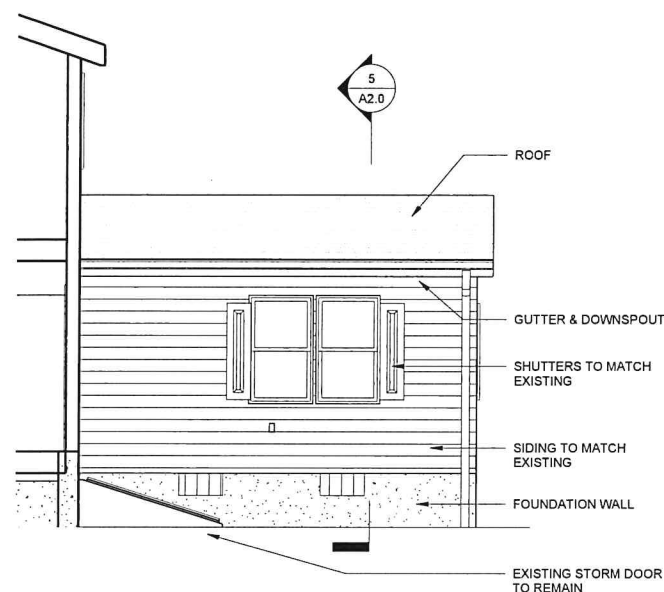
SITE PLAN

Drawn by	CB
Checked by	CB

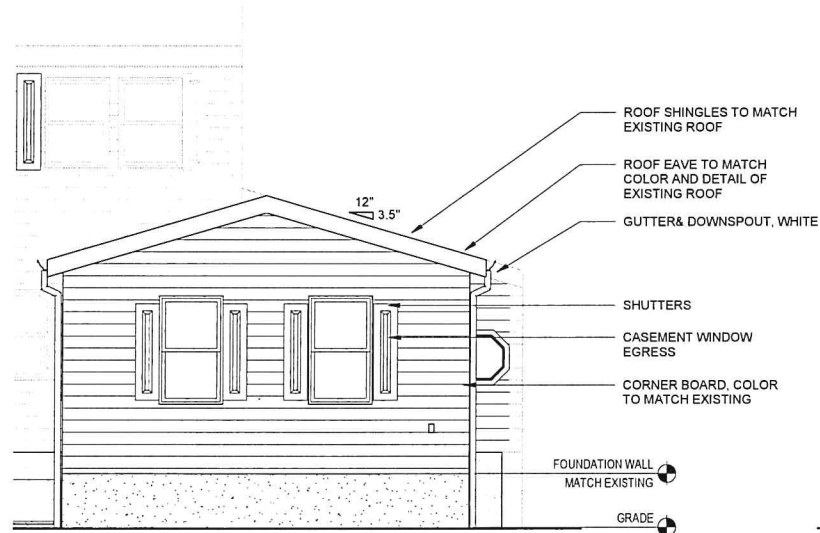
A0.1

Scale 1/4" = 1'-0"

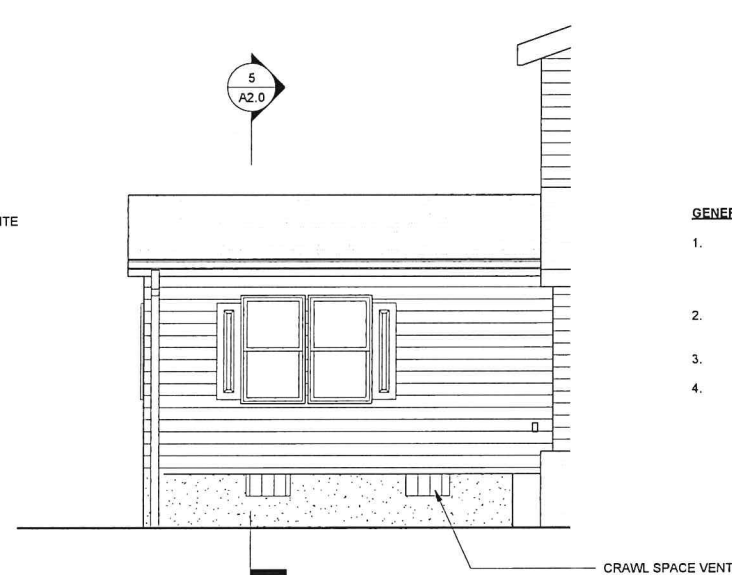
④ SECOND FLOOR - CEILING PLAN
1/4" = 1'-0"



① NORTH ELEVATION
1/4" = 1'-0"



② SIDE ELEVATION
1/4" = 1'-0"



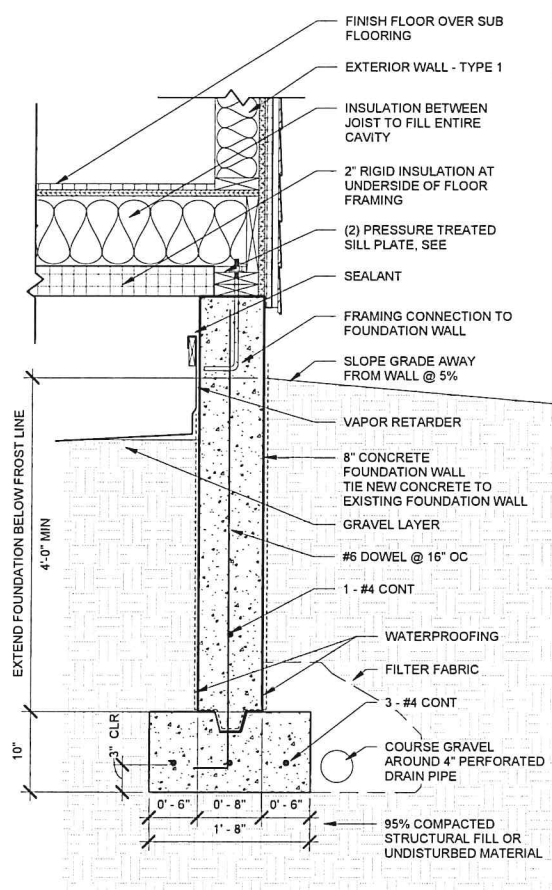
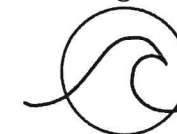
③ BACK YARD ELEVATION
1/4" = 1'-0"

GENERAL ELEVATION NOTES:

1. PROVIDE CERTAINTED LANDMARK LIFETIME ARCHITECTURAL SHINGLES TO MATCH EXISTING ROOF. PROVIDE 3 FEET OF GRACE ICE & WATER COVERAGE @ ALL EAVES AND FULL COVERAGE ON SLOPES LESSER THAN 6/12.
2. PROVIDE VINYL WINDOW & DOOR SURROUNDS @ EXISTING & NEW TO MATCH ADJACENT EXISTING CONDITIONS.
3. PROVIDE AZEK TRIM @ EAVES & RAKES, PROVIDE PVC BEADBOARD @ ALL SOFFITS.
4. PROVIDE PRE-FORMED VINYL CORNERBOARDS.

CASEY BROWNELL
ARCHITECT, RA

GREEN SOUL ARCHITECTURE LLC
858 232 5437
CASEYMHART@GMAIL.COM



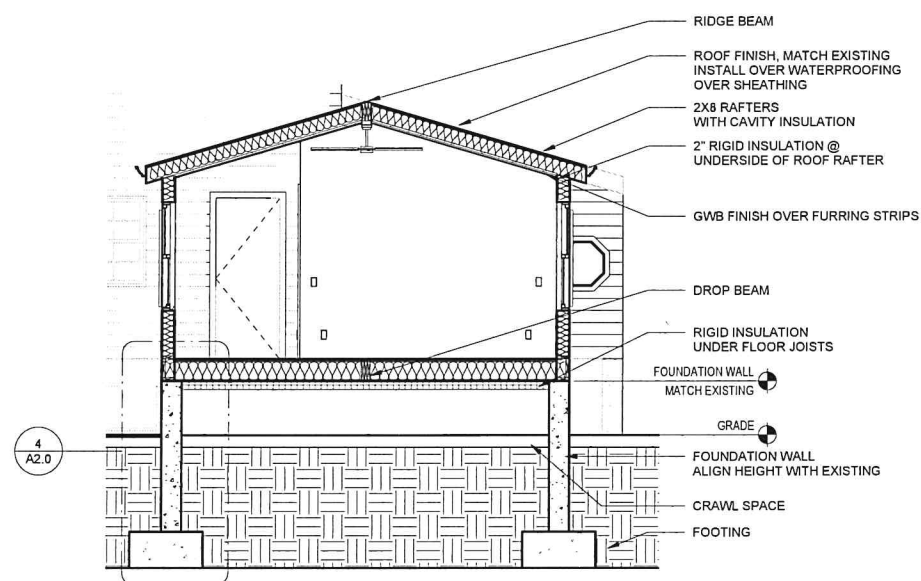
④ SECTION @ FOUNDATION WALL
1" = 1'-0"

INSULATION REQUIREMENTS:

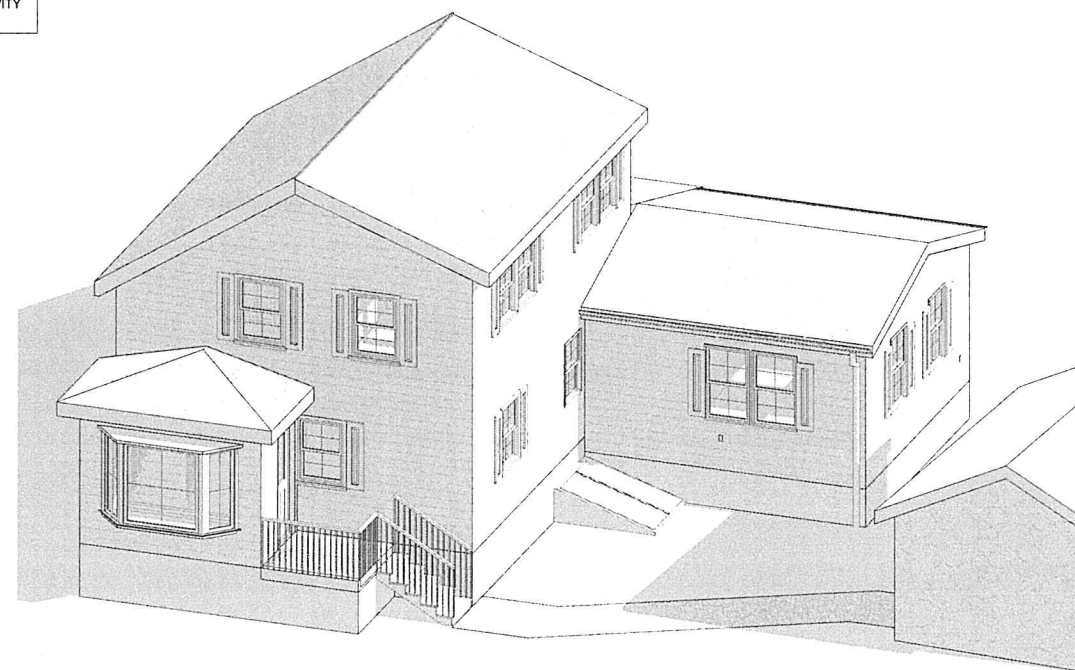
FLOOR: R30 TOTAL
R20 - MINERAL WOOL @ JOIST CAVITY
R10 - 2" RIGID

WALL: R21 TOTAL
R15 - MINERAL WOOL @ STUD CAVITY
R6 - 1" RIGID INSULATION

ROOF: R38 TOTAL
R28 - MINERAL WOOL @ RAFTER CAVITY
R10 - 2" RIGID



⑤ SECTION @ ADDITION
1/4" = 1'-0"



⑥ 3D VIEW

[illegible]

63 JEFFERSON

ADDITION

ELEVATIONS, SECTIONS & 3D

Project number	230621
Date	5/27/2024
Drawn by	CB
Checked by	CB

A2.0

Scale As indicated



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
- Acres
- 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 HEARBY 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