



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 DEC 26 AM 10:04

WOBURN, MA

PETITION FOR SPECIAL PERMIT

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

1. Petitioner: Michael Booker
Address: 10 Barbara Circle
Telephone: 781-835-9267
2. Landowner: Michael Booker
Address: 10 Barbara Circle
Telephone: 781-835-9267
3. Property Location: 10 Barbara Circle
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):

Applicant is seeking a special permit for a 2-Story addition and a deck to the rear of the existing structure.
6. Signature of Petitioner: M. Booker Date: 12/18/24
7. Signature of Landowner: M. Booker Date: 12/18/24



City of Woburn, Massachusetts

BOARD OF APPEALS

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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 applicant is seeking relief for the WZO for a 2-story addition and deck. The existing structure was built in 1977, prior to the adoption of the current zoning code ~~and~~ ~~there is~~ The current structure is non-conforming to the rear yard setback.

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:

The proposed addition and deck will not make the structure substantially more detrimental to the neighborhood. There are no new non-conformities being created.

1. Signature of Petitioner: *M. Bock* Date: 12/18/24
2. Signature of Landowner: *M. Bock* Date: 12/18/24

City of Woburn

ENGINEER'S CERTIFICATE

FORM C-2

Date DEC. 10, 2024

To the BOARD OF APPEALS of the City of Woburn

I hereby certify that the accompanying plan, entitled PLAN OF LAND
10 BARBARA CIRCLE SHOWING PROPOSED ADDITION WOBURN, MASS.

and dated NOV. 12, 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



SEAL

A handwritten signature in blue ink, appearing to read "A. Bramhall", written over a horizontal line.

Registered Land Surveyor

Registration No. 33177

Registered Professional Engineer

Registration No. _____

NAME & ADDRESS OF PETITIONER: _____

CITY OF WOBURN
ASSESSORS
CITY OF WOBURN
ASSESSORS
2024 NOV 13 AM 10:51
BOARD OF ASSESSORS
2024 NOV 14 PM 5:00

REQUEST FOR CERTIFICATION OF ABUTTERS

SECTION I

paid

APPLICANT: MICHAEL BOOKER

DATE: 11/13/2024

ASSESSORS PARCEL IDENTIFICATION	MAP	19
	BLOCK	05
	LOT	55

SECTION II

(FOR OFFICE USE)

REASON FOR CERTIFICATION:

- BOARD OF APPEALS PETITION ****
- CITY COUNCIL PETITION
- PLANNING BOARD
- CONSERVATION COMMISSION
- OTHER

SUBMITTED BY: MICHAEL BOOKER

COMMENTS: 300'

- Note: Once a certified abutters list is completed by Assessing Department. The Assessing Department certification is good for 30 days from the date of the certification.

HARMON MICHAEL JOHN TR ALLISON ANN RODRIGUEZ TR 2 FOREST GLEN CIR WOBURN, MA 01801	WIERZBICKI DAVID MICHAEL MICHELLE MCGEACHIE 1 BARBARA CIR WOBURN, MA 01801	BORDONARO REALTY TRUST C/O PAUL BORDONARO RR 1 BOX 481-G EDGARTOWN, MA 02539
PUOPOLO AARON ALFONSO F JR & MARIA T GAM... 10 KAREN RD WOBURN, MA 01801	MARKIEWICZ CRAIG KRISTAL MARKIEWICZ 11 FOREST GLEN RD WOBURN, MA 01801	MAREN C FORSYTH TR 9 FOREST GLEN ROAD REALTY... 4 SEWELL RD WILMINGTON, MA 01887
GARRITY PAUL S CATHERINE M GARRITY 16 BARBARA CIRCLE WOBURN, MA 01801	LILLEY PATRICK COLLEEN STOKES-LILLEY 9 BARBARA CIR WOBURN, MA 01801	TIGHIOUART HOCINE RUBA S SUHWIEL 11 BARBARA CIR WOBURN, MA 01801
EVANS ALLAN R JR TR ERIC C EVANS TR 12 BARBARA CIR WOBURN, MA 01801	GRAY MICHAEL KRISTEN MARIE GRAY 36 ALFRED ST WOBURN, MA 01801	FERRARI ANN M C/O ANN FERRARI TR 8 BARBARA CIRCLE WOBURN, MA 01801
LAFRENIERE HELEN M LORI MORGAN & STEPHANIE S... 5 FOREST GLEN RD WOBURN, MA 01801	OLSON ALBIN J LISA A OLSON 54 FLETCHER ROAD WOBURN, MA 01801	HOWE STEPHEN M TR ELLEN I HOWE TR 14 BARBARA CIR WOBURN, MA 01801
GRILLO EMMALYN V 3 FOREST GLEN ROAD WOBURN, MA 01801	HANKOUR EMIR NABILA BOUABKELLAH 12 KAREN RD WOBURN, MA 01801	BORDONARO REALTY TRUST C/O PAUL BORDONARO RR 1 BOX 481-G EDGARTOWN, MA 02539
BERTOLINO WILLIAM B LF EST C/O STEPHEN & STEFANIE CR... 2 BARBARA CIR WOBURN, MA 01801	SOLIMINE VITA F 4 BARBARA CIR WOBURN, MA 01801	EVERS MICHAEL JR JILLIAN EVERS 5 BARBARA CIR WOBURN, MA 01801
SHVORIN ZOEY 46 FLETCHER RD WOBURN, MA 01801	HISCOCK FREDERICK M JR TR VICTORIA DIANA TROIANI HISC... 18 BARBARA CIR WOBURN, MA 01801	BRADSHAW ROBERT L LF EST KATHLEEN T BRADSHAW LF ES... 16 KAREN RD WOBURN, MA 01801
HEIMLICH STEVEN J. KIMBERLY M. AUSTIN 7 FOREST GLEN RD WOBURN, MA 01801	WOBURN CITY OF 10 COMMON STREET WOBURN, MA 01801	DUFFY ARTHUR L TR DAWN M DUFFY TR FAMILY TR... 38 ALFRED ST WOBURN, MA 01801
DEMAIO MARK NANCY DEMAIO 13 FOREST GLEN RD WOBURN, MA 01801	PICARIELLO STEPHEN 6 FOREST GLEN RD WOBURN, MA 01801	BOOKER MICHAEL WILLIAM 10 BARBARA CIR WOBURN, MA 01801

DOHERTY LAURIE A
TIMOTHY R DOHERTY
8 FOREST GLEN RD
WOBURN, MA 01801

WENDEL CHRISTOPHER G
JOEL & MARK WENDEL
14 KAREN RD
WOBURN, MA 01801

GONGLIA NANCY A LF EST
3 FOREST GLEN CIR
WOBURN, MA 01801

ARCIERO RICHARD C
DONNA M ARCIERO
6 BARBARA CIR
WOBURN, MA 01801

HUNT IAN M
NICOLE E HUNT
48 FLETCHER RD
WOBURN, MA 01801

BOARD OF ASSESSORS
CERTIFICATION APPROVED

1/13/24
JOHN F. CONNOLLY

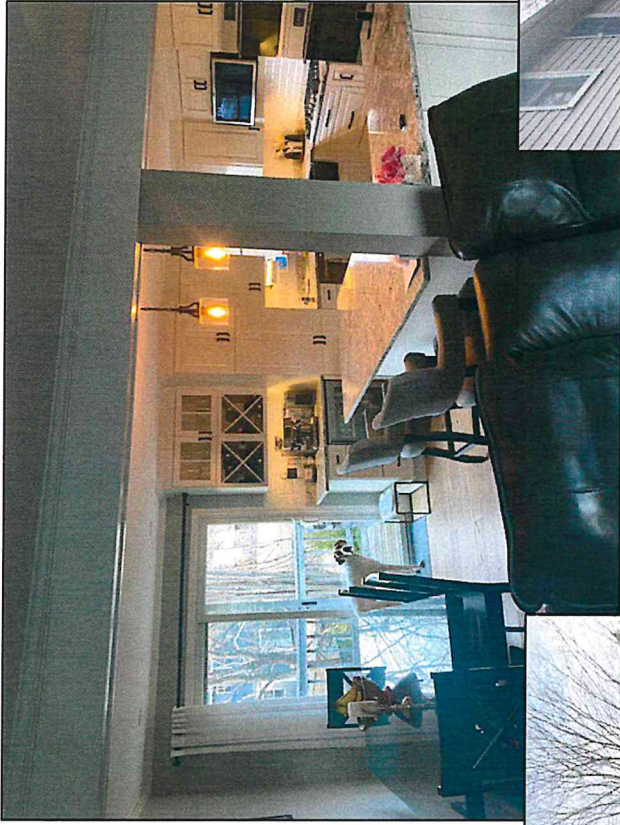
**10 Barbara
Circle
Alison &
Michael
Booker**



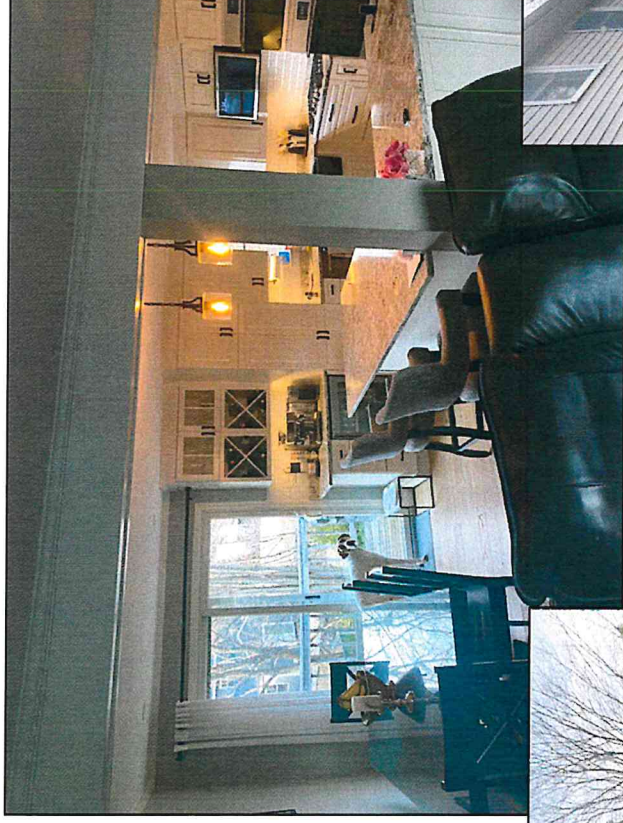
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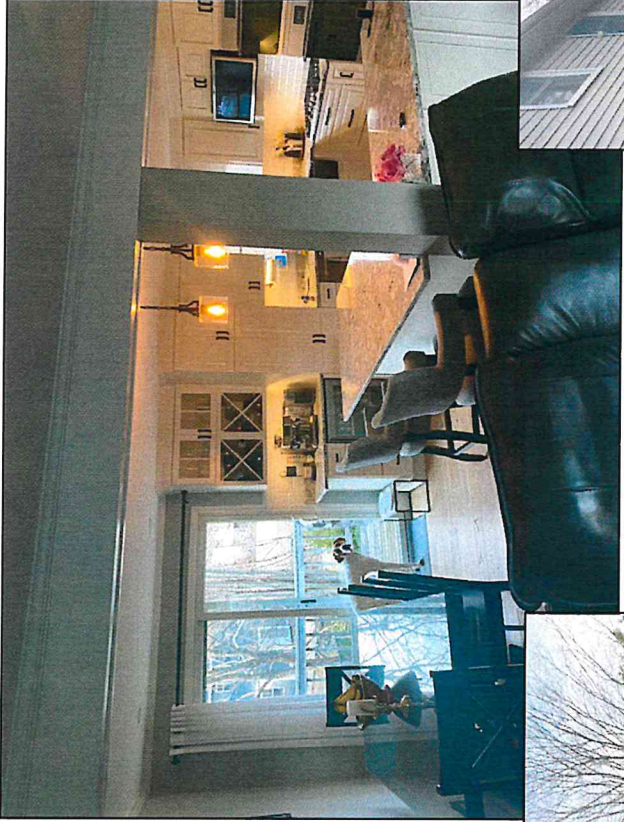
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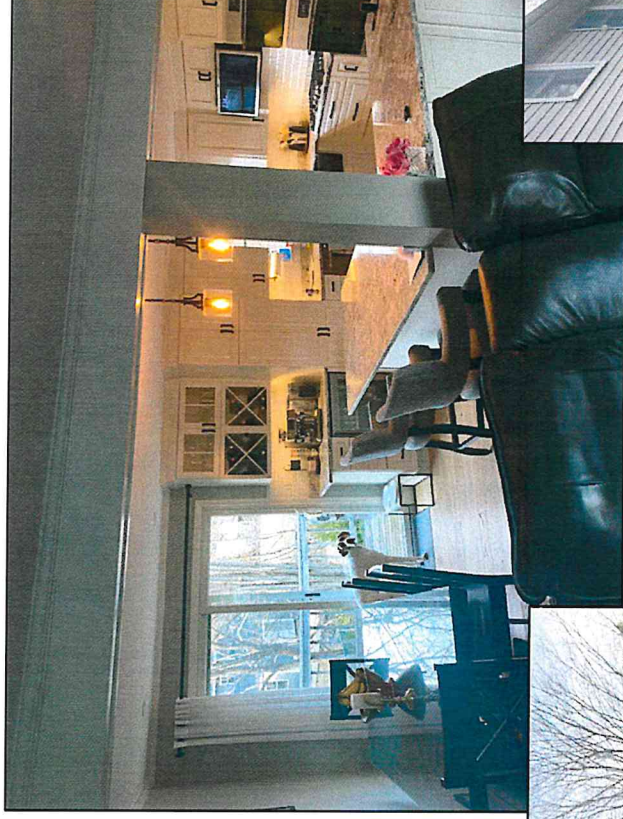
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CERTIFICATION OF TREASURER/COLLECTOR

(MGL c.40,§57; WMC 3-24)

Office Use Only: DEPARTMENT

CLERKS

Board of Appeals

NOTE - ALL ITEMS 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 19 Block 05 Lot 55

2. Does Real Estate Owner and/or Tenant own or have a beneficial 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: 10 Barbara Circle

Real Estate Owner Name(s): Michael Booker

Real Estate Owner(s) Legal Business Name (if any): _____

Real Estate Owner's Current Residential Address (if different): _____

Telephone Number: 781-835-9267

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.

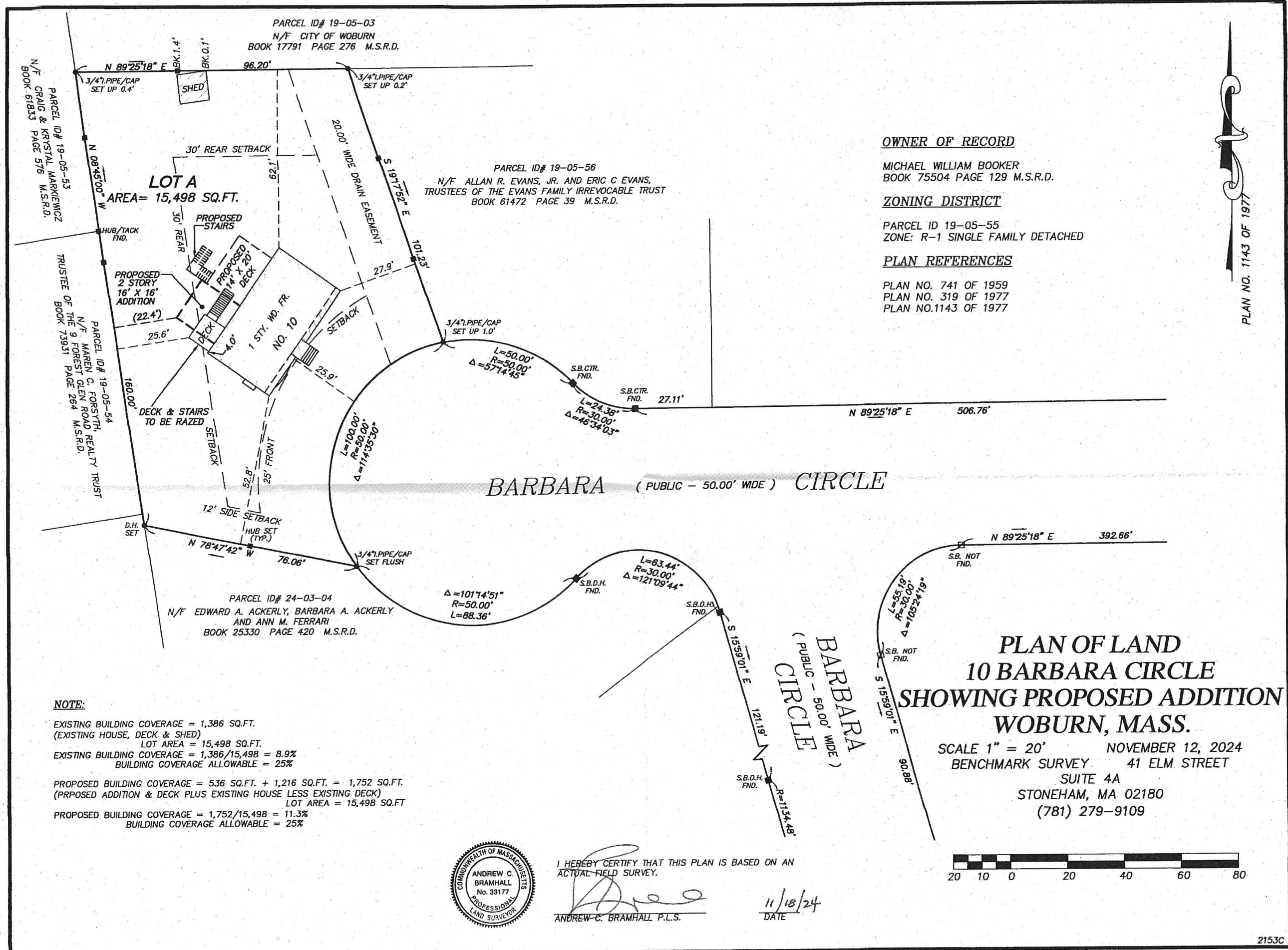
12/18/24 Date m. Booker Signature of Applicant Property Owner or Tenant (Not contractor)

Mr. Title Michael Booker Print Name

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 as of:	
EXPIRES: <u>6-19-25</u>	Certification Date: <u>12-19-24</u> <u>[Signature]</u> Treasurer/Collector

* FAXES OR SIGNATURE COPIES WILL NOT BE ACCEPTED *

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



OWNER OF RECORD

MICHAEL WILLIAM BOOKER
BOOK 75504 PAGE 129 M.S.R.D.

ZONING DISTRICT

PARCEL ID 19-05-55
ZONE: R-1 SINGLE FAMILY DETACHED

PLAN REFERENCES

PLAN NO. 741 OF 1959
PLAN NO. 319 OF 1977
PLAN NO. 1143 OF 1977

NOTE:

EXISTING BUILDING COVERAGE = 1,386 SQ.FT.
(EXISTING HOUSE, DECK & SHED)
LOT AREA = 15,498 SQ.FT.
EXISTING BUILDING COVERAGE = 1,386/15,498 = 8.9%
BUILDING COVERAGE ALLOWABLE = 25%

PROPOSED BUILDING COVERAGE = 536 SQ.FT. + 1,216 SQ.FT. = 1,752 SQ.FT.
(PROPOSED ADDITION & DECK PLUS EXISTING HOUSE LESS EXISTING DECK)
LOT AREA = 15,498 SQ.FT.
PROPOSED BUILDING COVERAGE = 1,752/15,498 = 11.3%
BUILDING COVERAGE ALLOWABLE = 25%



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

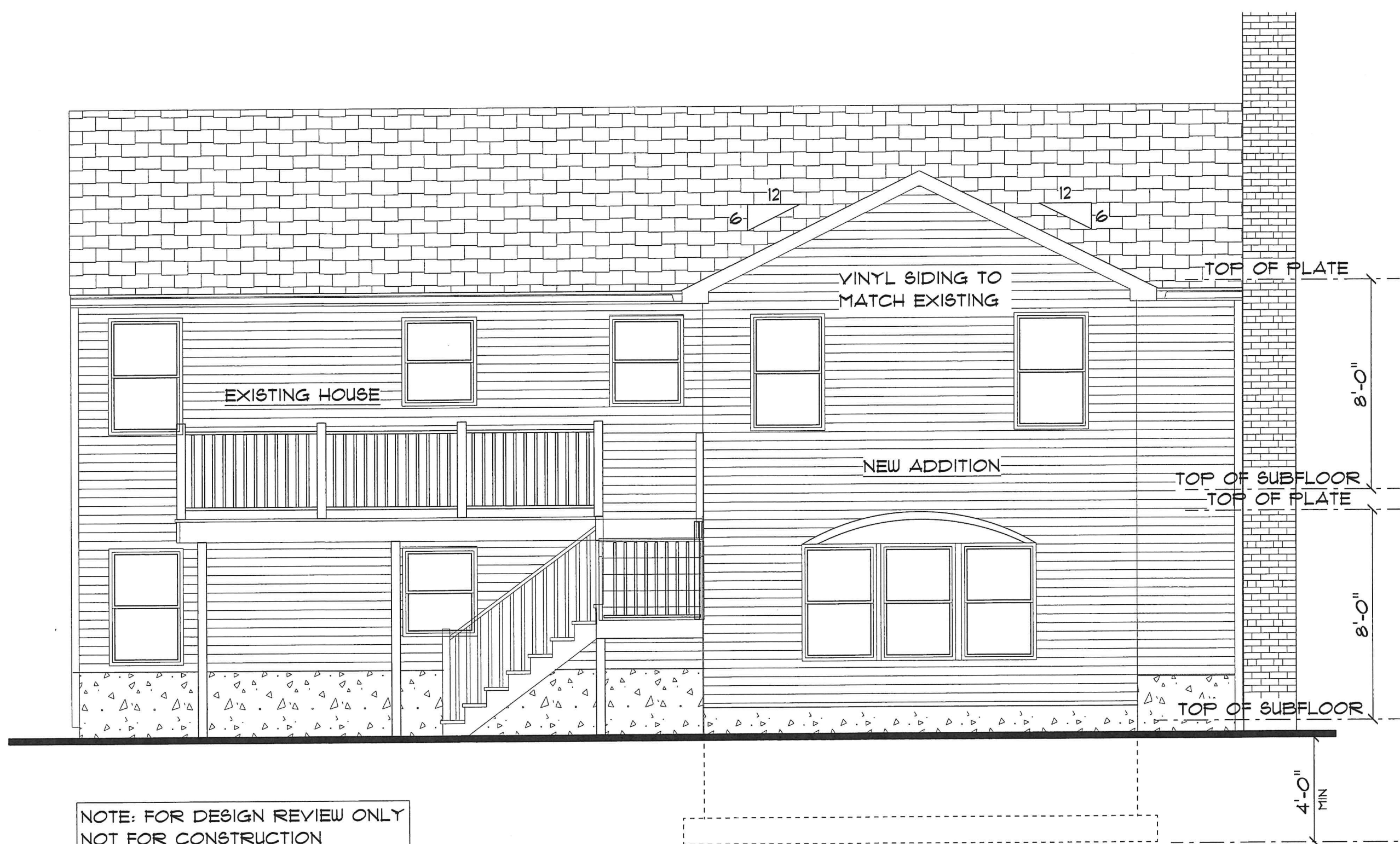
ANDREW C. BRAMHALL P.L.S.

11/18/24
DATE

**PLAN OF LAND
10 BARBARA CIRCLE
SHOWING PROPOSED ADDITION
WOBURN, MASS.**

SCALE 1" = 20' NOVEMBER 12, 2024
BENCHMARK SURVEY 41 ELM STREET
SUITE 4A
STONEHAM, MA 02180
(781) 279-9109





REAR ELEVATION

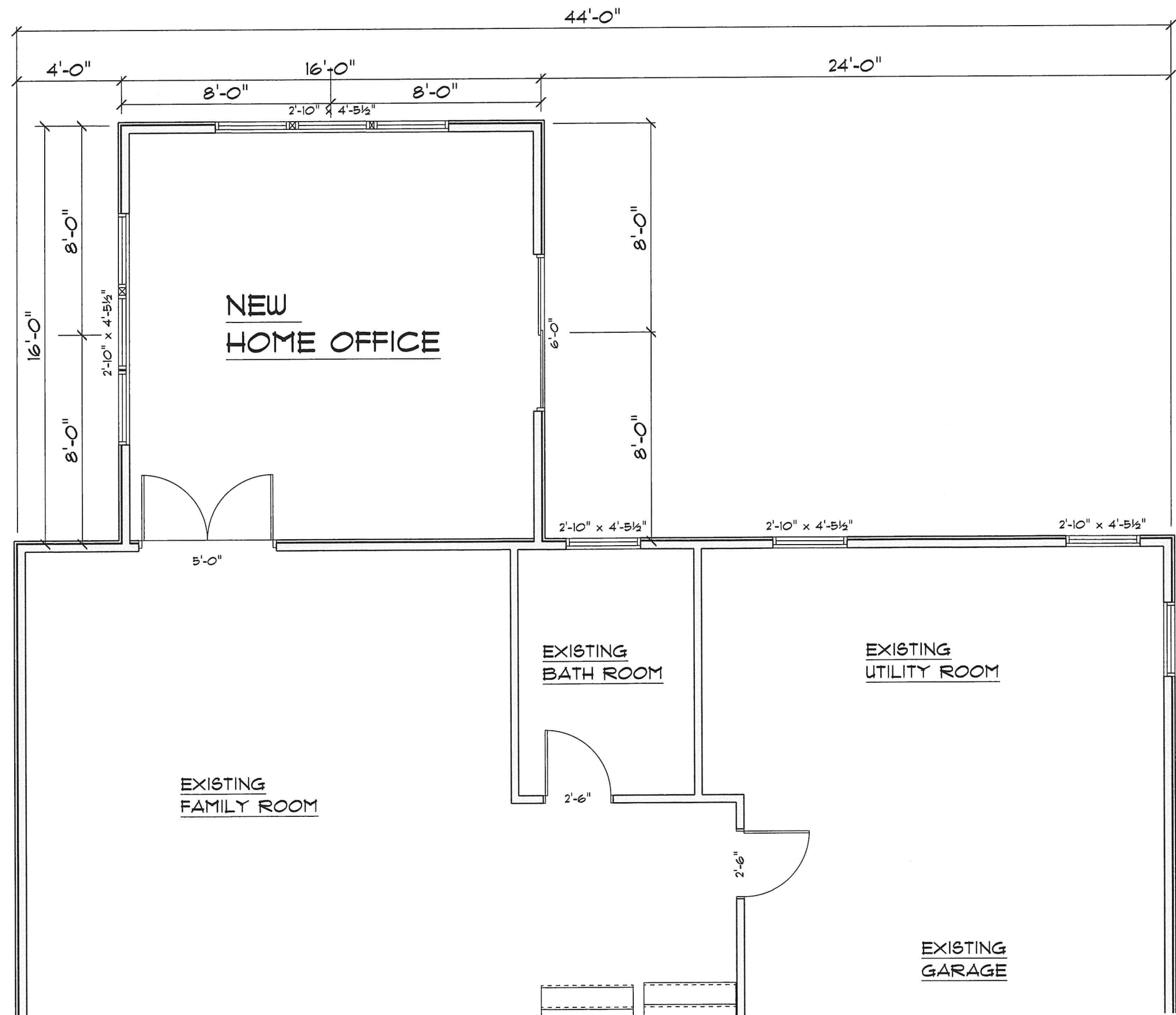
SCALE----1/4"=1'-0"

ADDITION FOR: ALISON & MICHAEL BOOKER
10 BARBARA CIRCLE
WOBURN, MA. 01801
781-835-9267

DATE: NOV. 11, 2024

DEBORAH P. DAVIS, INC.
61 RICHARD CIRCLE
WOBURN, MA. 01801
781-248-1585

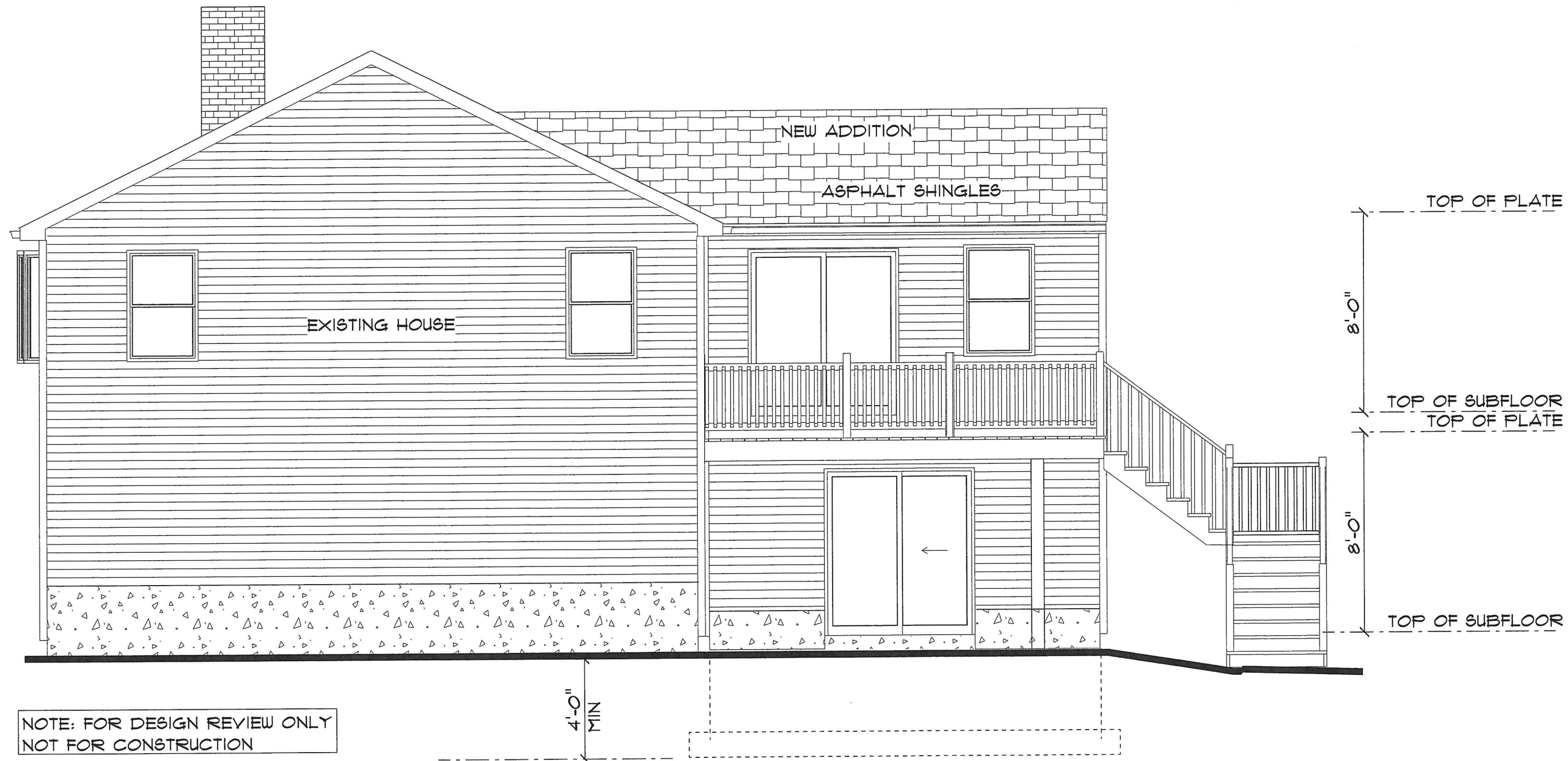
DRAWING NUMBER
1 OF 5



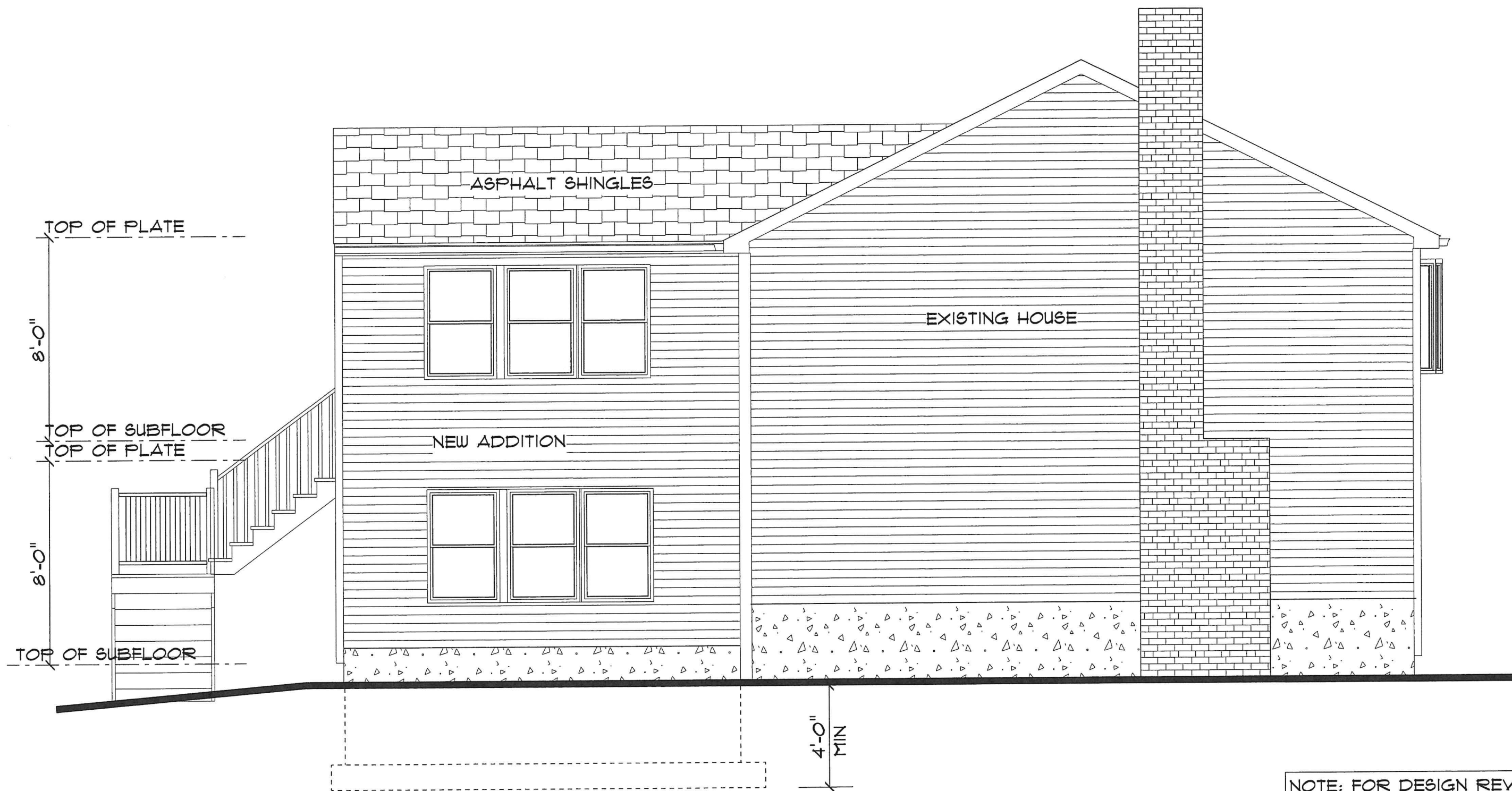
BASEMENT PLAN

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

NOTE: FOR DESIGN REVIEW ONLY
NOT FOR CONSTRUCTION



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



LEFT ELEVATION

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



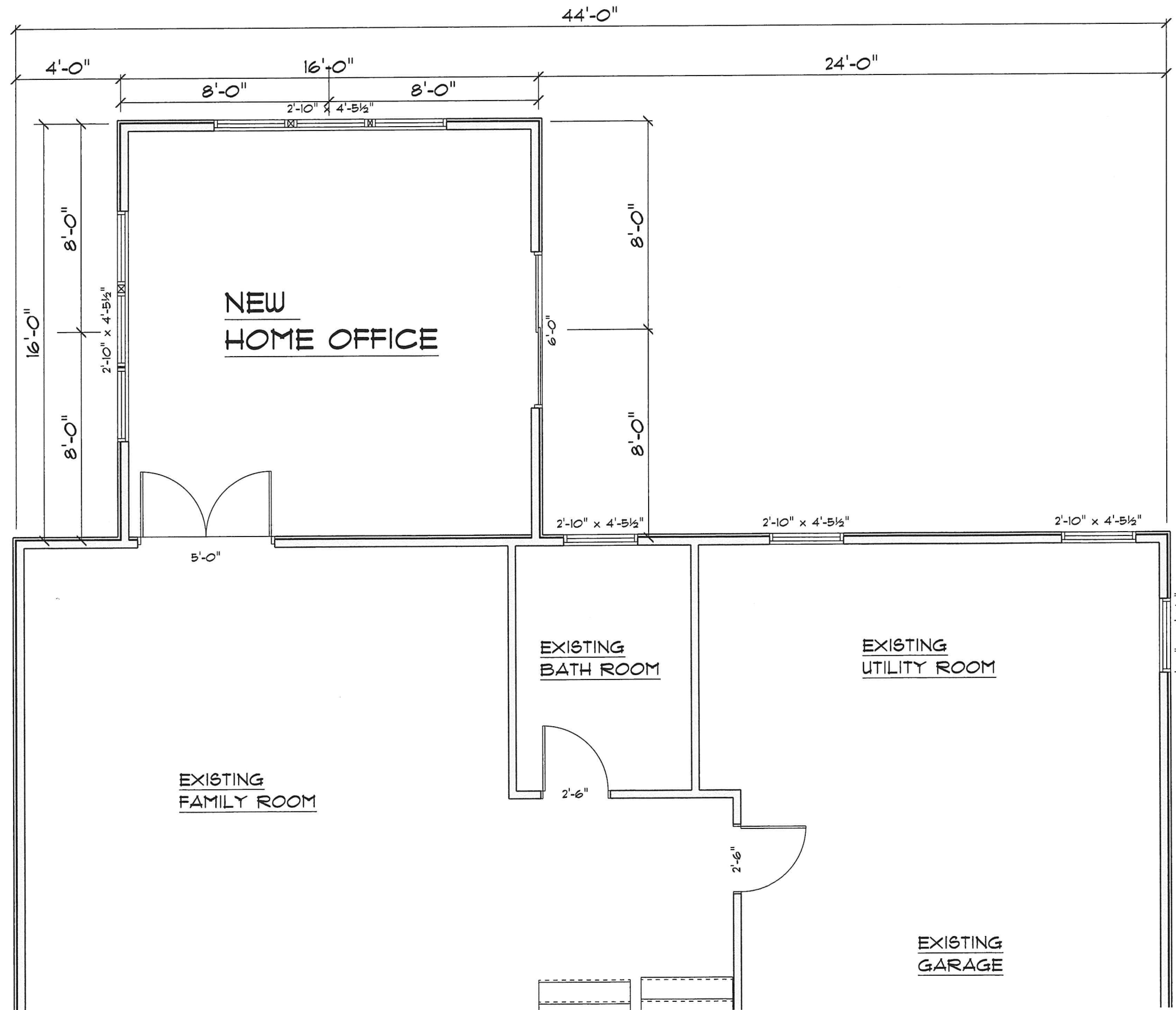
REAR ELEVATION
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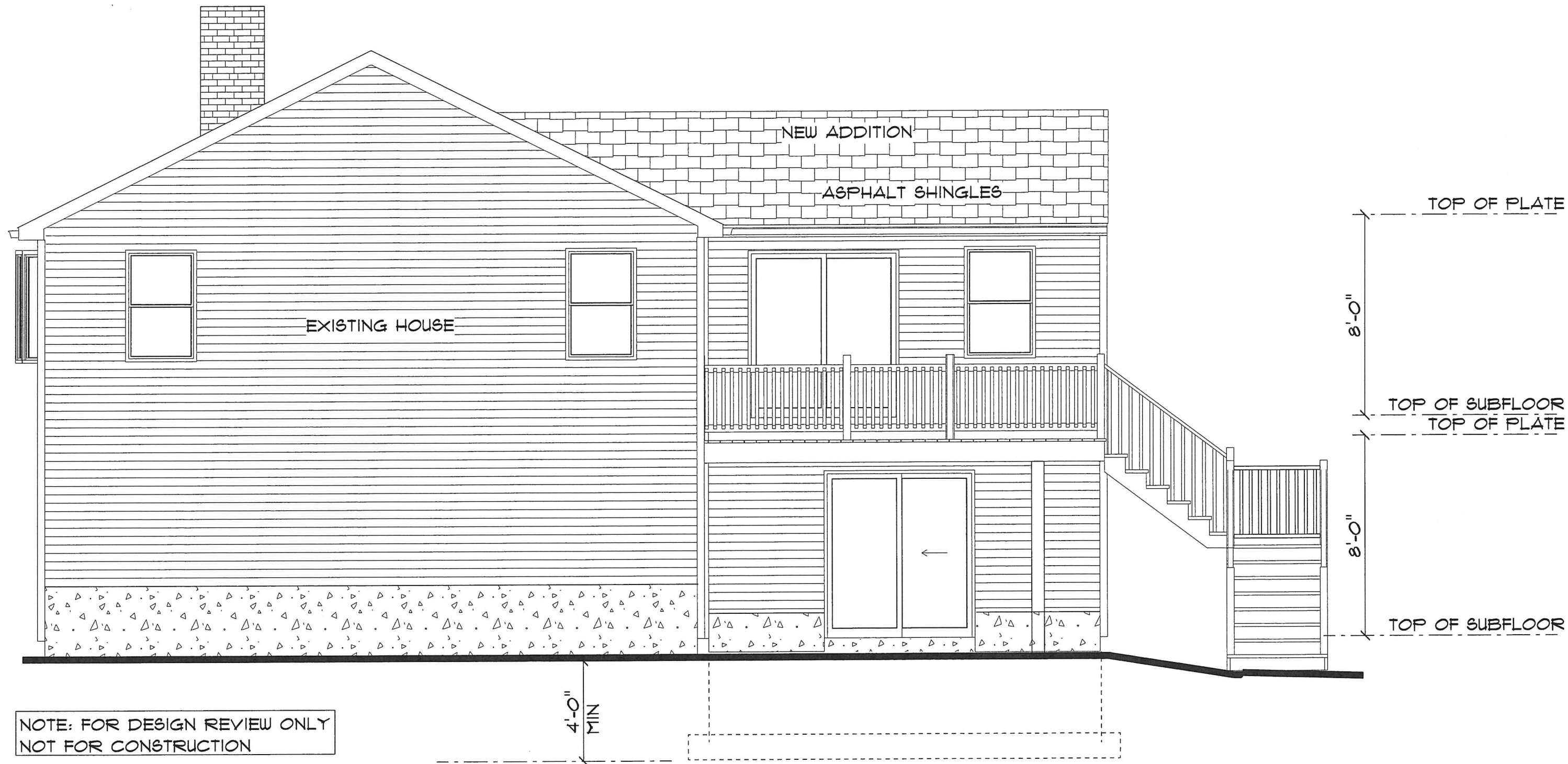
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1 OF 5



BASEMENT PLAN

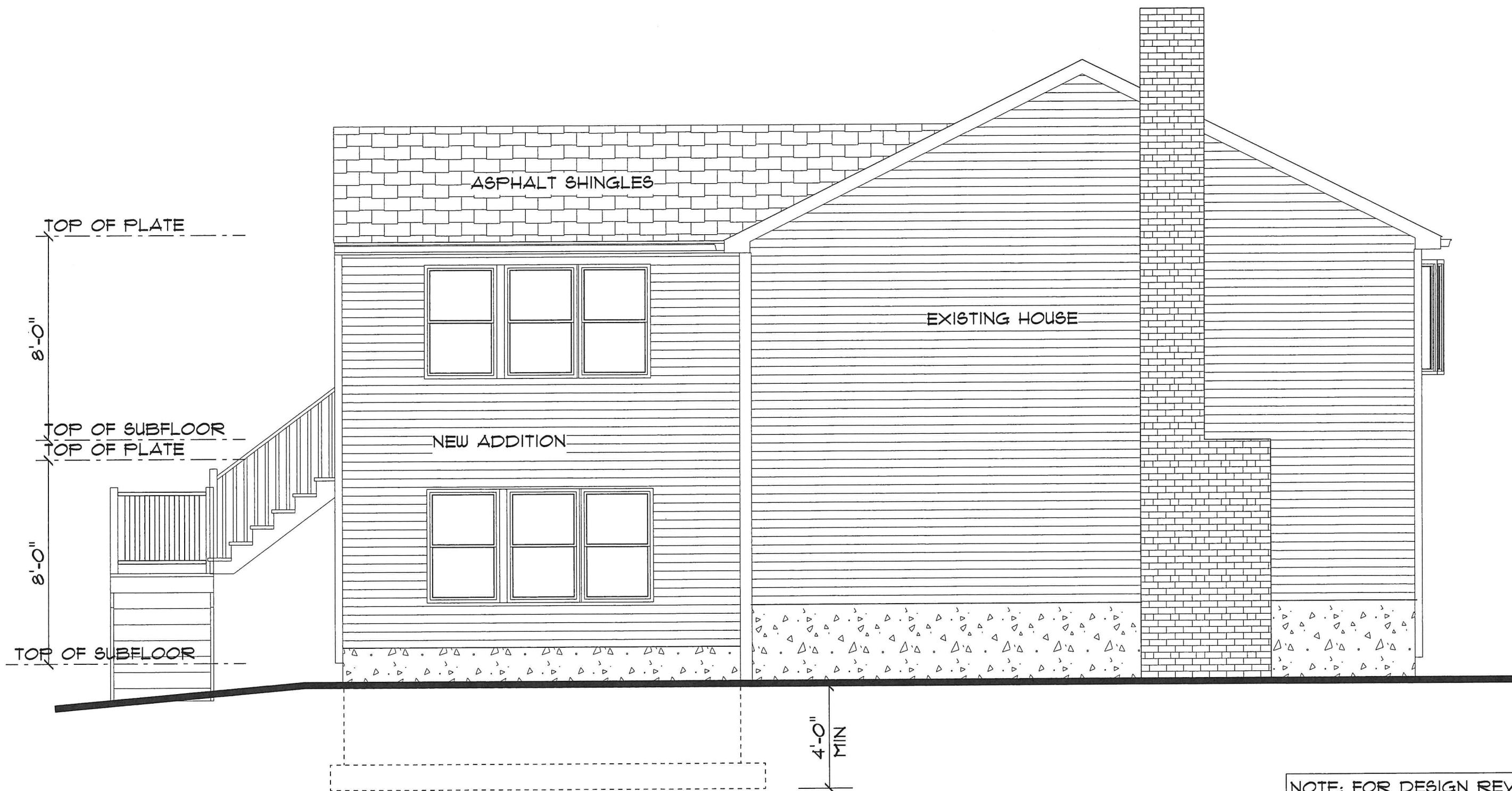
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RIGHT ELEVATION

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



LEFT ELEVATION

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

NOTE: FOR DESIGN REVIEW ONLY
NOT FOR CONSTRUCTION

	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
R-1	Zoning Text
120101	Map/Block/Lot
5,500 SF	Acreage
100.00'	Dimensions



THIS MAP IS PREPARED FOR THE INVENTORY OF REAL ESTATE PROPERTY WITHIN THE CITY OF WOBBURN 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 WOBBURN AND ITS MAPPING CONTRACTORS ASSUME NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.

**City of Woburn
Engineering Department**

