



City of Woburn, Massachusetts

CITY CLERK OFFICE

2025 JAN -2 AM 11:33

WOBURN, MA

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

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

VARIANCE PETITION OR CLAIM OF APPEAL

DATE 12/26/24

To the Board of Appeals:
Woburn, Massachusetts

The undersigned, being (circle one):

1. aggrieved by an inability to obtain a building permit or by action taken by the Building inspector.
2 affected by the terms of the Zoning Ordinances.
3. (other) _____

hereby petitions for a variance or claims an appeal in accordance with the General Laws of the Commonwealth, Chapters 40A and 41, and the Zoning Ordinances of the City of Woburn, and requests a hearing thereon.

1. Name and address of applicant for building permit Christopher Scichilone
3 Perry place, Woburn Telephone: 774-276-2231
2. Name and address of landowner Christopher Scichilone 3 Perry Pl.
Woburn Telephone: 774-276-2231
3. Date of application for building permit _____
4. Property Location: 3 Perry Place
5. Zoning District: R-2

Relief desired (If additional space is required, use back of the sheet.)

Applicant is seeking a Variance for a reduction to the rear yard setback from 30 feet to 23 feet to build an addition and a deck

Signature of petitioner/appellant ✓ Miss Scichilone Date: 12/26/24

Signature of landowner ✓ Miss Scichilone Date: 12/26/24

CITY OF WOBURN
ASSESSORS
CITY OF WOBURN
2024 DEC 30 PM 3:45
BOARD OF ASSESSORS

REQUEST FOR CERTIFICATION OF ABUTTERS

SECTION I

APPLICANT: Merissa Milano

DATE: 12/30/2024

ASSESSORS PARCEL IDENTIFICATION	MAP	18
	BLOCK	09
	LOT	07

SECTION II

(FOR OFFICE USE)

REASON FOR CERTIFICATION:

BOARD OF APPEALS PETITION ***

CITY COUNCIL PETITION

PLANNING BOARD

CONSERVATION COMMISSION

OTHER

SUBMITTED BY: Merissa Milano

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.**

APPLICANT COMPLETES SECTION I ONLY
CITY AGENCY COMPLETES SECTION II

FRIEL DENNIS W
7 NEWBRIDGE AVENUE
WOBURN, MA 01801

BARRY WILLIAM P
MARIE G DESTEFANO BARRY
2 WEST ST
WOBURN, MA 01801

GRACIE JAMES
DENISE GRACIE
10 WEST ST
WOBURN, MA 01801

HANDLER HARRY
2 WARD STREET
WOBURN, MA 01801

LITTLE PAUL A
4368 PRATHER PASS DRIVE
LOGANVILLE, GA 30052-8115

MALLOY EDWARD J
EDWARD J JR & TRACY A MALL...
3 ADELMAN RD
WILMINGTON, MA 01887

CARRAI SUSAN N TR
CARRAI FAMILY REVOCABLE T...
3 NEWBRIDGE AVE
WOBURN, MA 01801

CORREIA JOSE L
DENISE M CORREIA
43 ELM STREET
WOBURN, MA 01801

HAHN CHRISTIAN E
TARA A HAHN
60 ELM ST
WOBURN, MA 01801

SANTULLO ANTHONY TR
P O BOX 201
BURLINGTON, MA 01803

HANDLER BARRY
MARY LUZ HANDLER
7 WEST STREET
WOBURN, MA 01801

RYAN DAVID J
AMY M RYAN
58 ELM STREET
WOBURN, MA 01801

GANCARZ RYAN J
ERIN S O'SHEA
48 ELM ST
WOBURN, MA 01801

NASTASI CHARLES IAN
MORGAN HALEIGH BRESNAHA...
52 ELM ST
WOBURN, MA 01801

WOBURN CITY OF
C/O THOMPSON MEM LIBRARY
WOBURN, MA 01801

LEE ARNOLD S
ELIZABETH C LEE
4 WARD ST
WOBURN, MA 01801

PINTO RALPH
KERRY LYNN PINTO
41 ELM ST
WOBURN, MA 01801

DOHERTY JAMES P
WENDY J DOHERTY
3 WEST STREET
WOBURN, MA 01801

DDAMULIRA JOSEPH M
CLARE NAMUGGA
11 WEST ST
WOBURN, MA 01801

MILLER ROBIN M
SANDRA A CURRAN TRS
PO BOX 540
WAKEFIELD, MA 01880

MILLER ROBIN M. TR.
SANDRA A. CURRAN TR.
C/O WAKEFIELD INVESTMENTS...
LYNNFIELD, MA 01940

COPSON WILLIAM FRANCIS
4 PERRY PL
WOBURN, MA 01801

PERRY JOSEPH
C/O SCICHILONE CHRISTOPHE...
3 PERRY PLACE
WOBURN, MA 01801

TEMKO SONYA ROSE
ISSAM OUCHEN
46 ELM ST
WOBURN, MA 01801

COLLINS THOMAS LIFE EST
CAROL COLLINS LIFE EST
3 PATRICIA CIRCLE
WOBURN, MA 01801

DEBORAH LEAHY TR
MATTHEW LEAHY TR
5 SUPREME CT
SWAMPSCOTT, MA 01907

LENNON MICHAEL
ELLEN M LENNON
40 ELM ST
WOBURN, MA 01801

FIELDS STEVEN S
KELLY A FIELDS
13 WEST ST
WOBURN, MA 01801

BORDENCA STEPHEN J
PAMELA R FLYNN
53 ELM ST
WOBURN, MA 01801

WAKEFIELD INVESTMENTS INC
6 KIMBALL LN STE 110
LYNNFIELD, MA 01940

SEKHLEYAN SIMON
2 PERRY PL
WOBURN, MA 01801

**BOARD OF ASSESSORS
CERTIFICATION APPROVED**


JOHN F. CONNOLLY 12/30/24

3 PERRY PL

Location

3 PERRY PL

Mblu

18/ 09/ 07/ /

Acct#

106907854831 0

Owner

SCICHILONE CHRISTOPER

Assessment

\$610,300

PID

1369

Building Count

1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$274,500	\$335,800	\$610,300

Owner of Record

Owner

SCICHILONE CHRISTOPER

Sale Price

\$320,000

Co-Owner

MERISSA MILANO

Certificate

Address

3 PERRY PL

Book & Page

82690/0318

WOBURN, MA 01801

Sale Date

04/23/2024

Instrument

1U

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SCICHILONE CHRISTOPER	\$320,000		82690/0318	1U	04/23/2024
PERRY JOSEPH	\$170,000		20780/0476	UNKQ	09/01/1990

Building Information

Building 1 : Section 1

Year Built:

1958

Living Area:

1,524

Replacement Cost:

\$392,130

Building Percent Good:

70

Replacement Cost

Less Depreciation:

\$274,500

Building Attributes	
Field	Description
Style:	Ranch

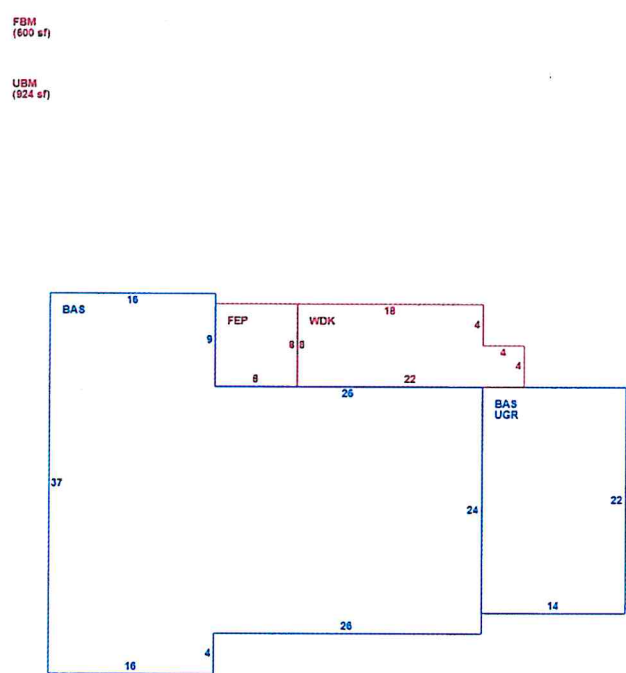
Model	Residential
Grade:	Avg
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrfld 706	

Building Photo



(https://images.vgsi.com/photos/WoburnMAPhotos/\00\01\06\81.jpg)

Building Layout



(ParcelSketch.ashx?pid=1369&bid=1369)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,524	1,524
FBM	Basement, Finished	600	0
FEP	Enclosed Porch	64	0
UBM	Basement, Unfinished	924	0
UGR	Built-in Garage	308	0
WDK	Deck, Wood	160	0
		3,580	1,524

Extra Features

Extra Features	Legend
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No Data for Extra Features

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	0.32
Description	Single Fam	Frontage	0
Zone	R-2	Depth	0
Alt Land Appr	No	Assessed Value	\$335,800
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

City of Woburn

ENGINEER'S CERTIFICATE

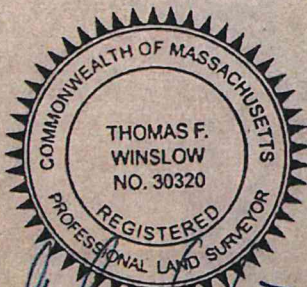
FORM C-2

Date 12-31-2024

To the BOARD OF APPEALS of the City of Woburn

I hereby certify that the accompanying plan, entitled PLAN OF LAND
IN WOBURN, MASS. BY HAYES ENGINEERING, INC.
SHOWING PROPOSED ADDITION
and dated DECEMBER 16, 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

[Signature]
(12-31-2024)

Thomas F. Winslow
Registered Land Surveyor

Registration No. 30320

Registered Professional Engineer

Registration No. _____

NAME & ADDRESS OF PETITIONER:

Merissa Milano and
Christopher Scichilone

Plan of Land in
WOBURN,
MASS.

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
www.hayeseng.com

Hayes

Scale: 1" = 10'



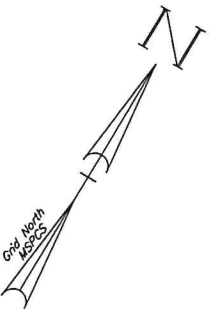
December 16, 2024

Showing Proposed Addition

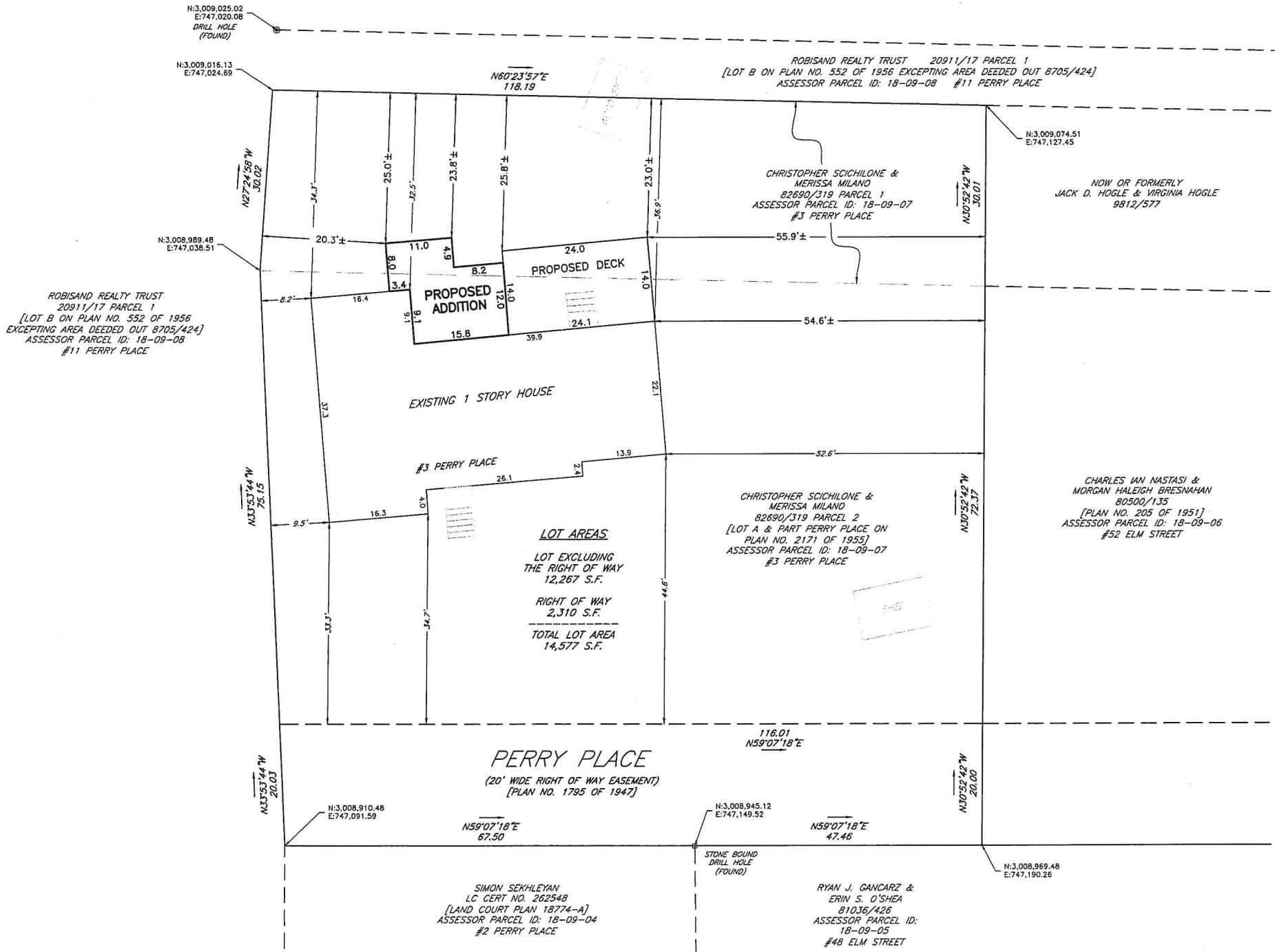
Coordinate System Legend

N: Coordinate Northing
E: Coordinate Easting

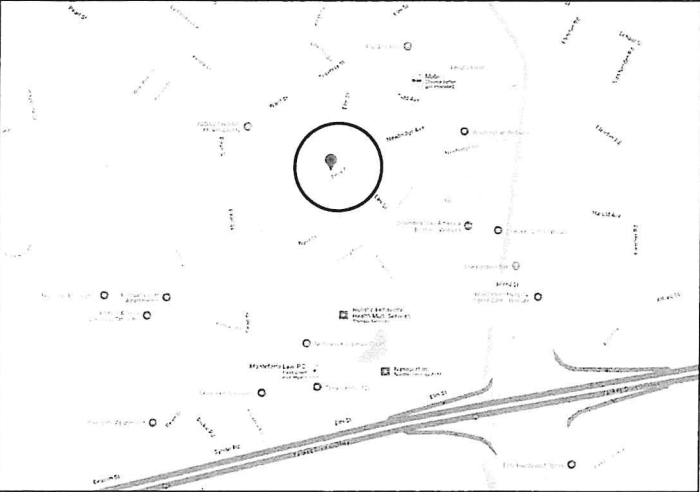
Massachusetts Mainland State Plane
Coordinates in US Survey feet based upon
NAD 83 (2011) (Epoch 2010.00) datum



ZONE: R-2
Single Family Detached Dwelling
MINIMUM LOT AREA = 12,000 S.F.
MINIMUM LOT FRONTAGE = 120 FEET
MINIMUM LOT WIDTH = 100 FEET
MINIMUM YARD SETBACKS
FRONT = 25 FEET
SIDE = 12 FEET
REAR = 30 FEET



MILANO/SCICHLONE - 3 PERRY PLACE - WOBURN - MA

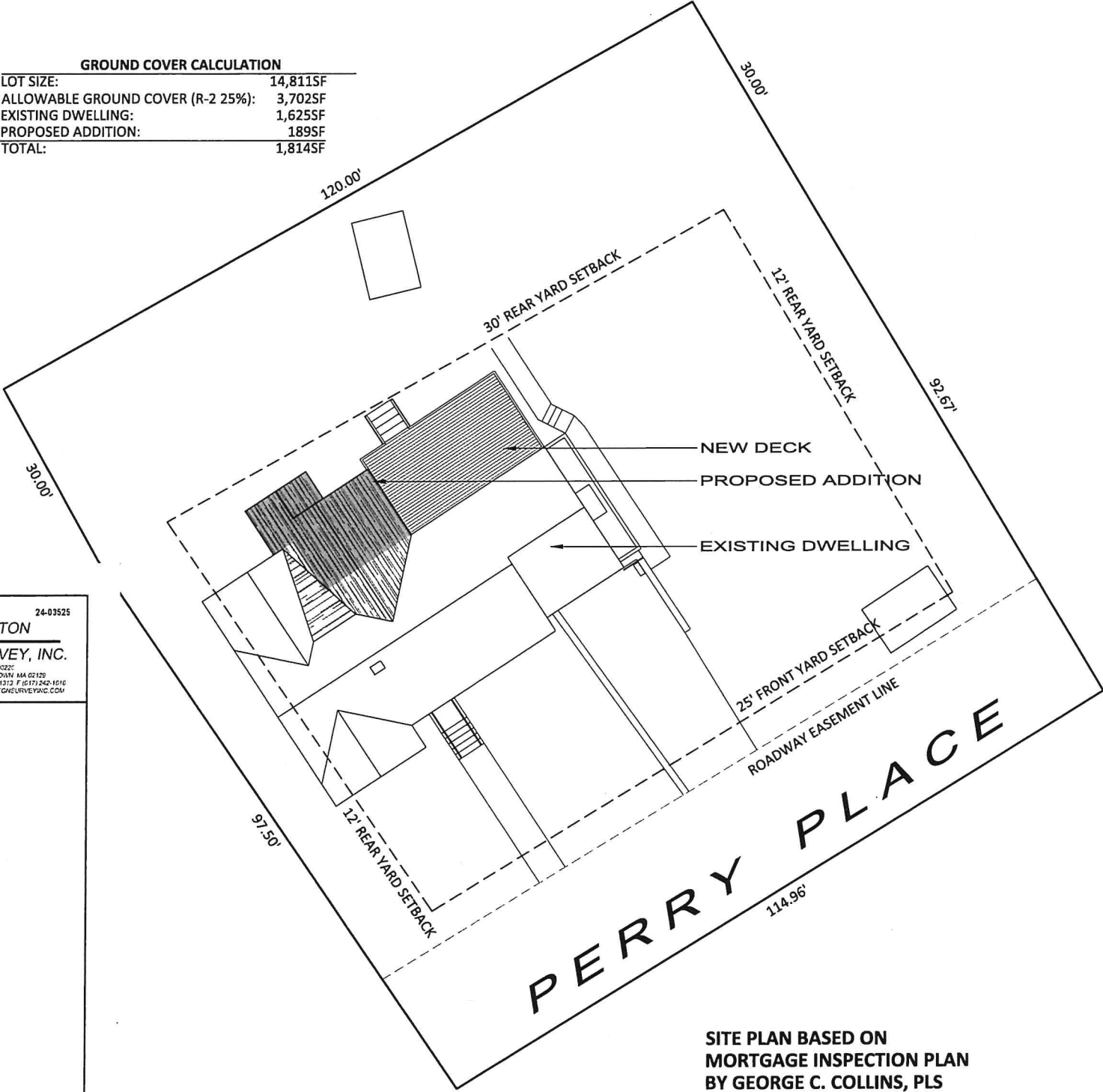


LOCUS PLAN: NTS



AERIAL VIEW: NTS

GROUND COVER CALCULATION	
LOT SIZE:	14,811SF
ALLOWABLE GROUND COVER (R-2 25%):	3,702SF
EXISTING DWELLING:	1,625SF
PROPOSED ADDITION:	189SF
TOTAL:	1,814SF



SITE PLAN BASED ON MORTGAGE INSPECTION PLAN BY GEORGE C. COLLINS, PLS

SITE PLAN: 1" = 10'-0"

MORTGAGE INSPECTION PLAN

LOCATION: 3 PERRY PLACE
CITY, STATE: WOBURN, MA
APPLICANT: MILANO & SCICHLONE
CERTIFIED TO: MOVEMENT MORTGAGE, LLC
DATE: 04-25-2024

BOSTON

SURVEY, INC.

P.O. BOX 29322
CHARLESTON, MA 02129
T (617) 242-1313 F (617) 242-1016
WWW.EASTCHESURVEYING.COM

SCALE: 1" = 30'

FLOOD DETERMINATION According to Federal Emergency Management Agency maps, the major improvements on this property fall in an area designated as ZONE: X. COMMUNITY PANEL No. 25011C0293E EFFECTIVE DATE: 6/4/2010	REFERENCES DEED REF: 207800476 PLAN REF: 2171 of 1955 NOTE: To show an accurate scale this plan must be printed on legal sized paper of 8 1/2" x 14".	
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ADDITION & RENOVATION

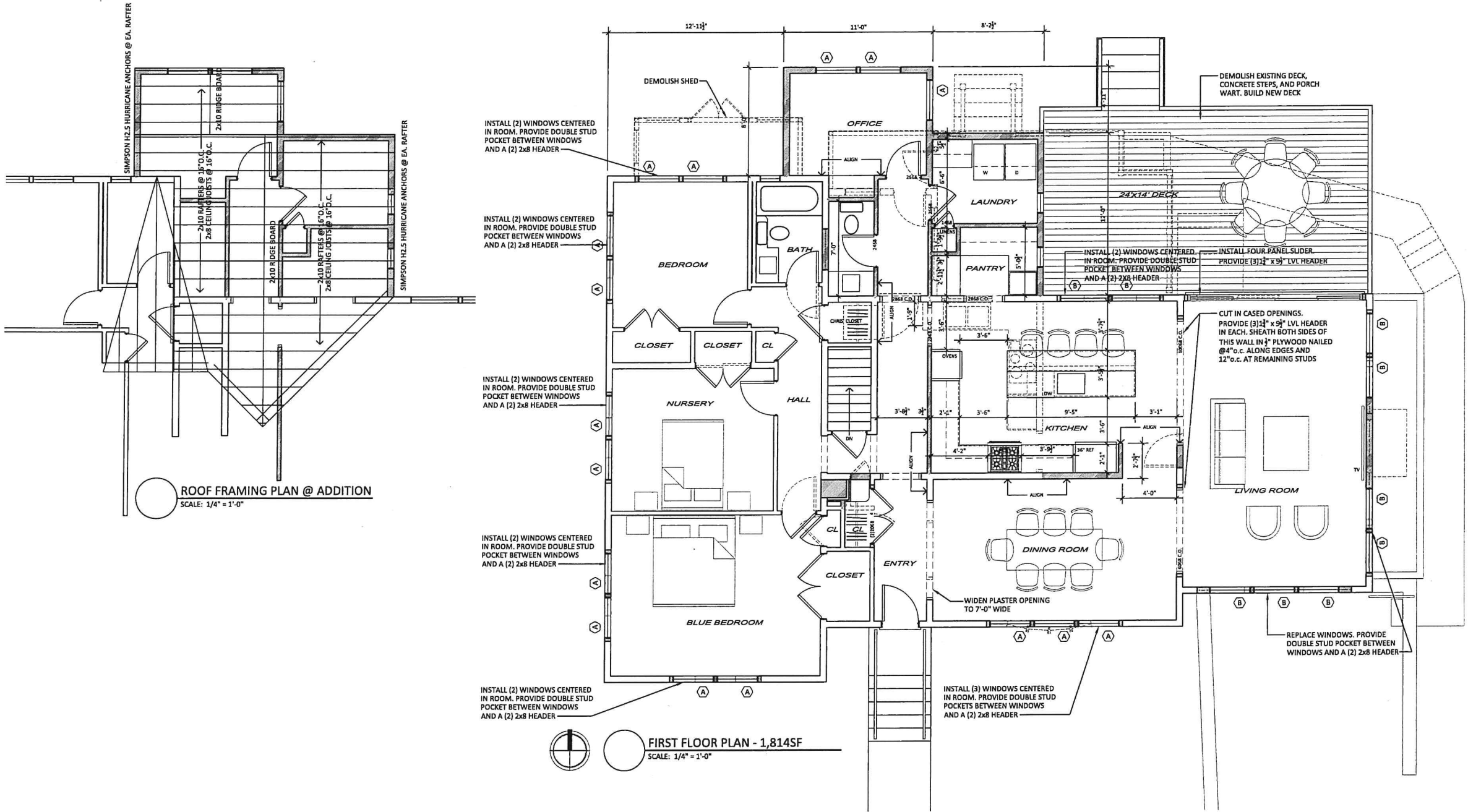
MILANO/SCICHLONE
3 PERRY PLACE
WOBURN, MA 01801

COVER SHEET

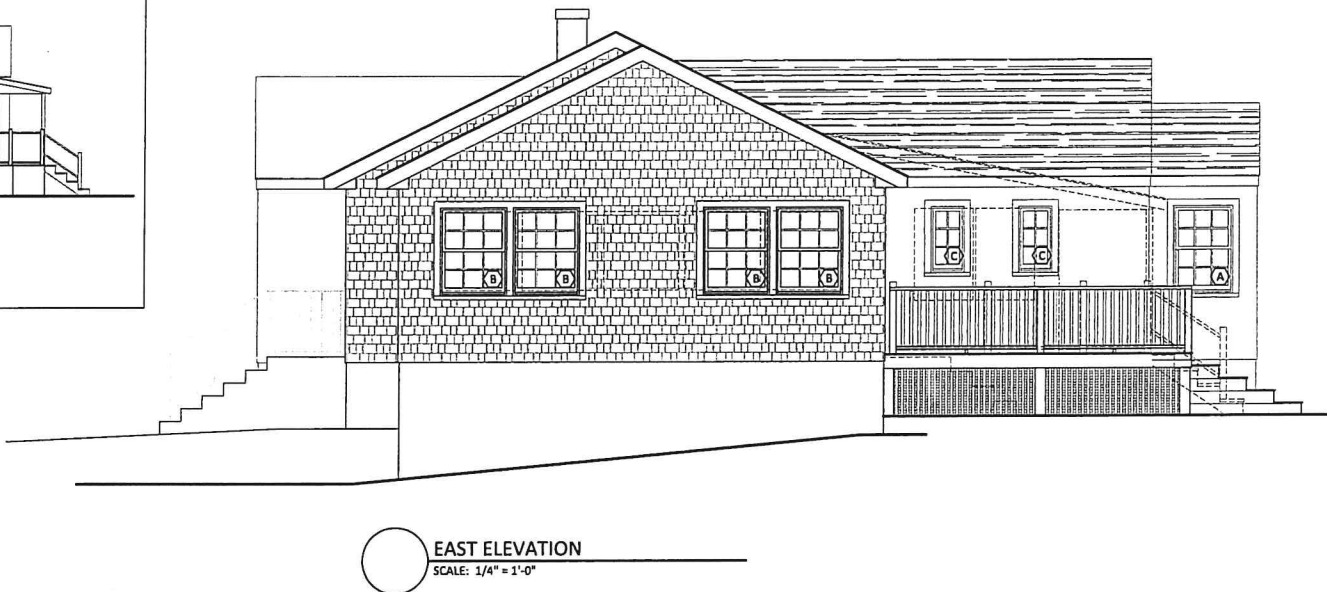
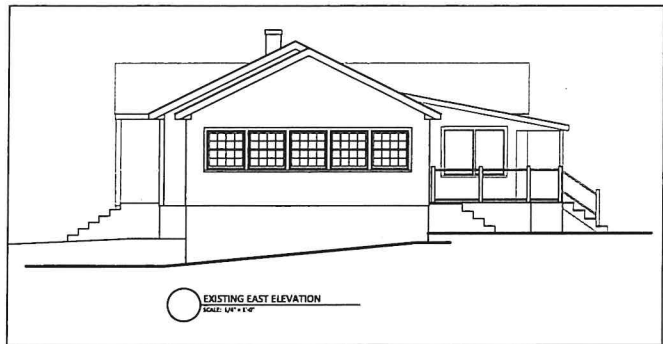
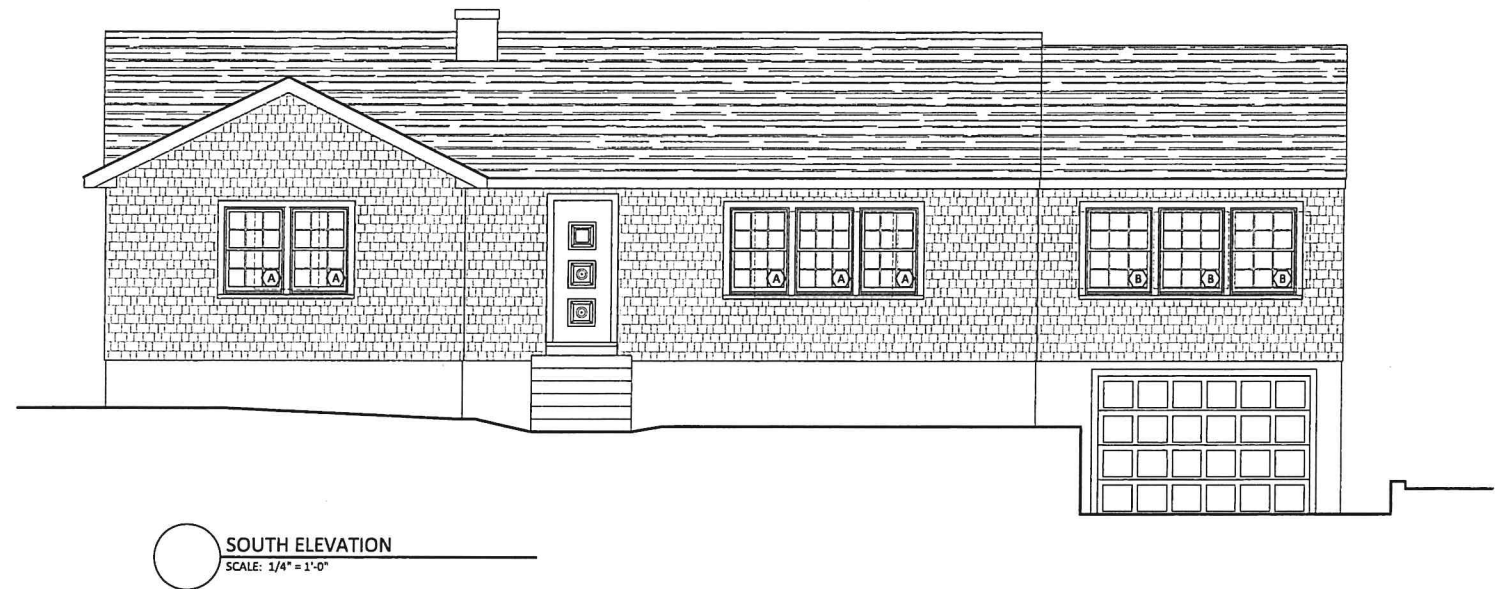
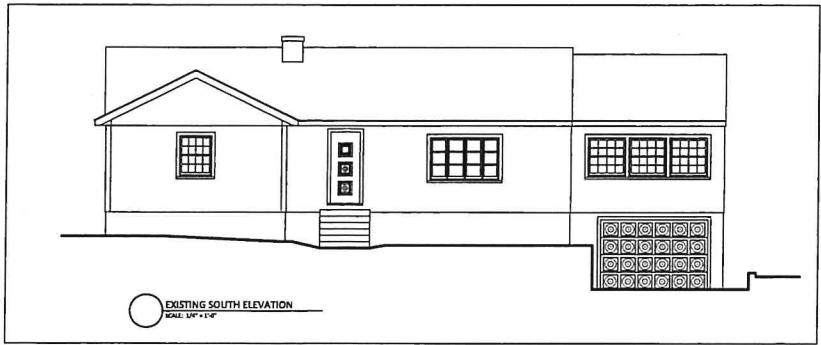
C1.1

15 NOVEMBER 2024

WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	—	PARADIGM H3248	R.O.: 2'-8" x 4'-0"	6/6 DOUBLE HUNG WINDOW
B	—	PARADIGM H3648	R.O.: 3'-0" x 4'-0"	6/6 DOUBLE HUNG WINDOW
C	—	PARADIGM CF1836	R.O.: 1'-6" x 3'-0"	6 LIGHT FIXED CASEMENT WINDOW



ADDITION &
RENOVATION



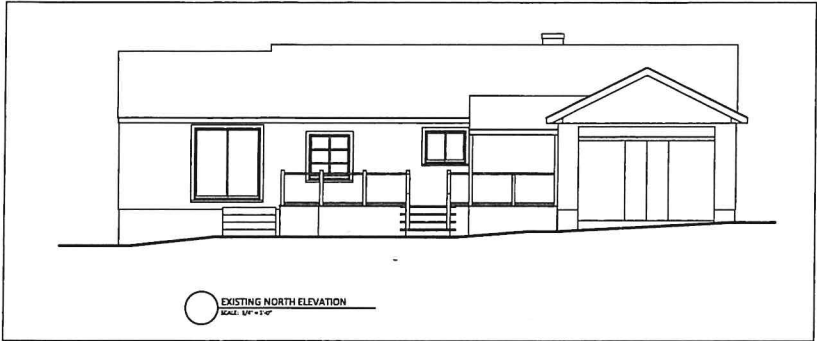
ADDITION &
RENOVATION

MILANO/SCICHLONE
3 PERRY PLACE
WOBBURN, MA 01801

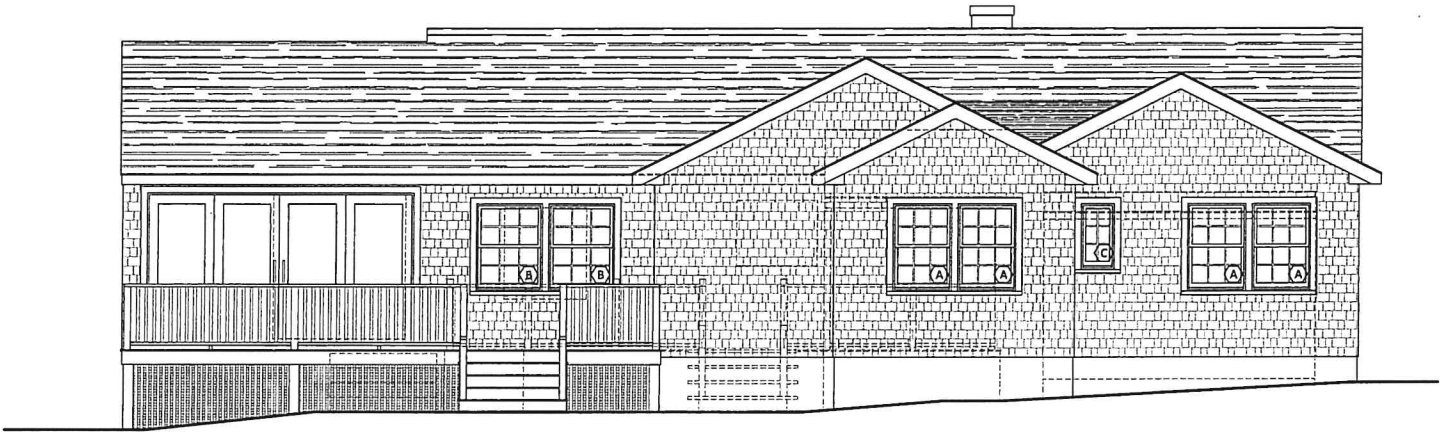
SOUTH & EAST
ELEVATIONS

A2.1

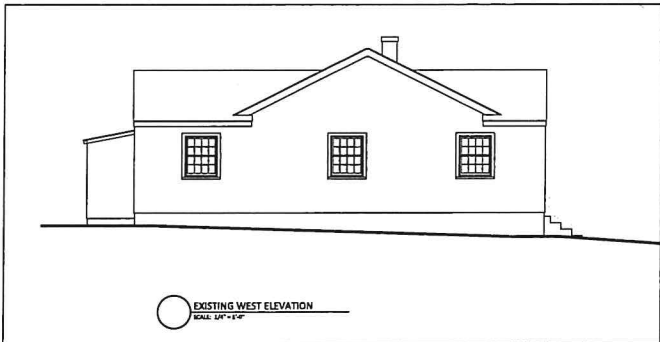
15 NOVEMBER 2024



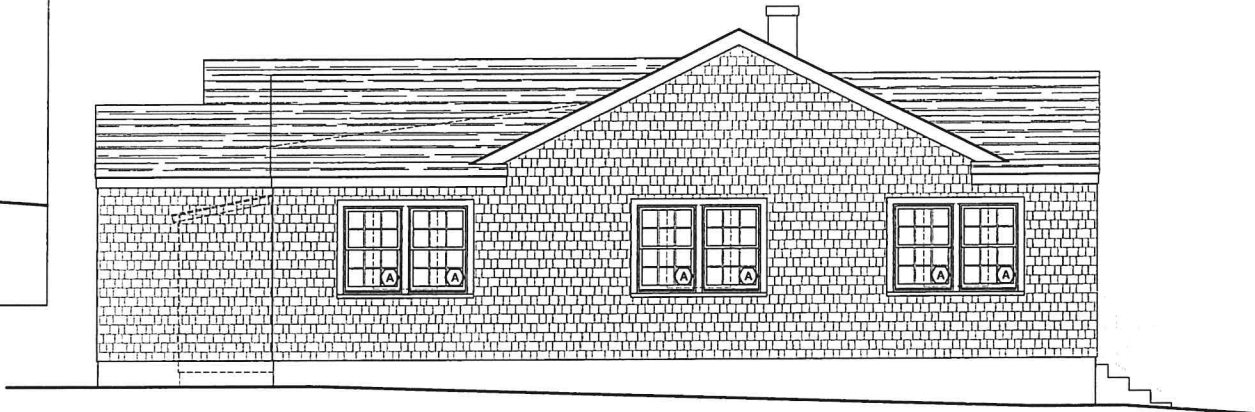
EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

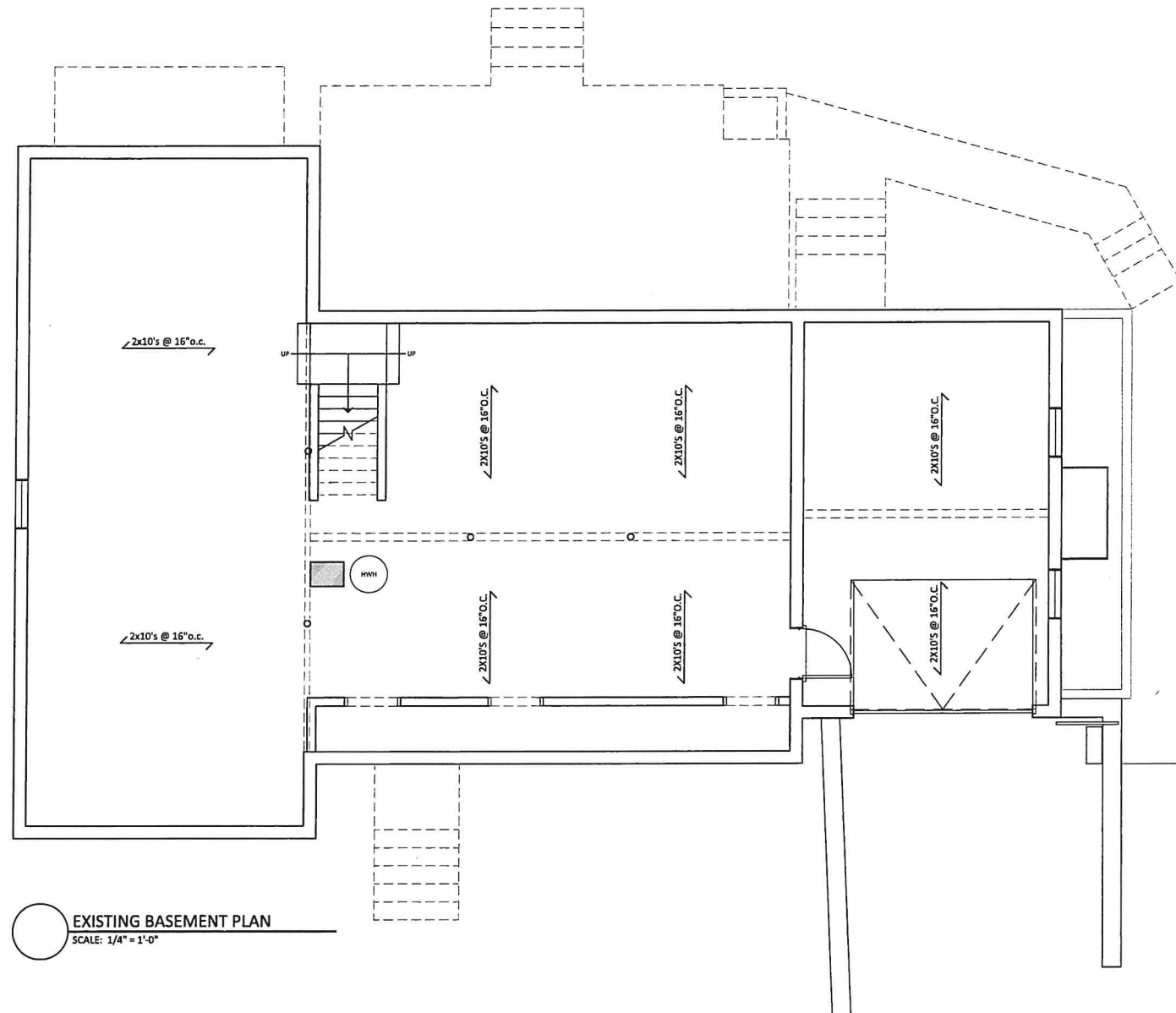
ADDITION &
RENOVATION

MILANO/SCICHLONE
3 PERRY PLACE
WOBURN, MA 01801

NORTH & WEST
ELEVATIONS

A2.2

15 NOVEMBER 2024



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

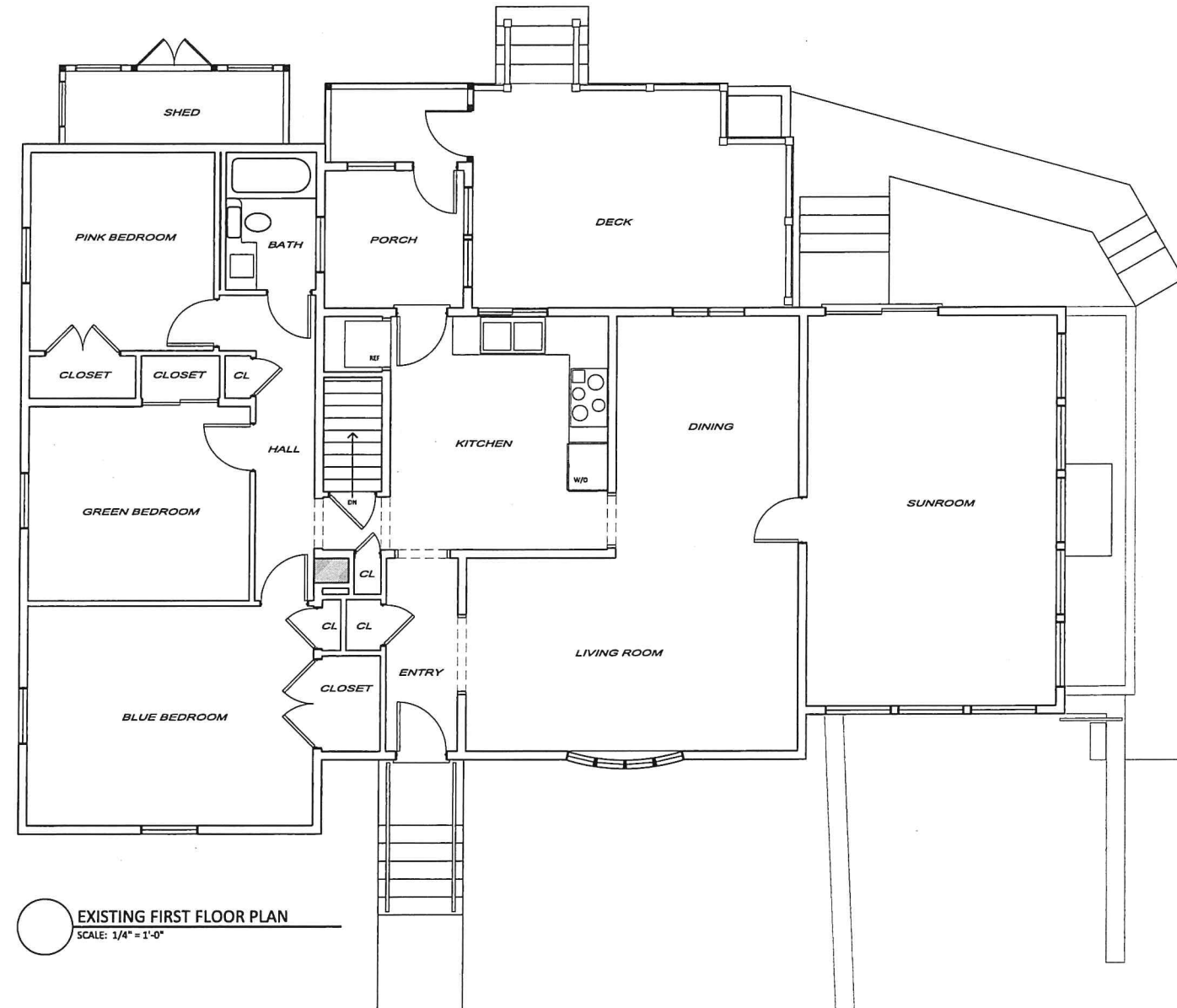
EXISTING
CONDITIONS

MILANO/SCICHLONE
3 PERRY PLACE
WOBBURN, MA 01801

BASEMENT PLAN

X1.0

4 AUGUST 2024

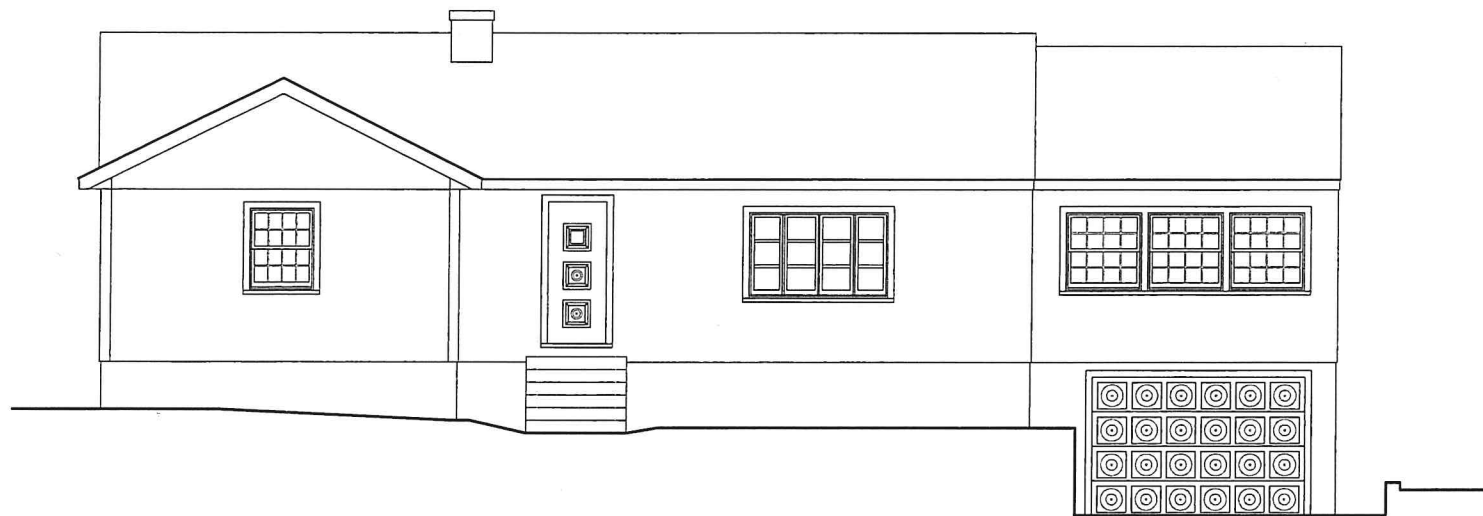


EXISTING
CONDITIONS

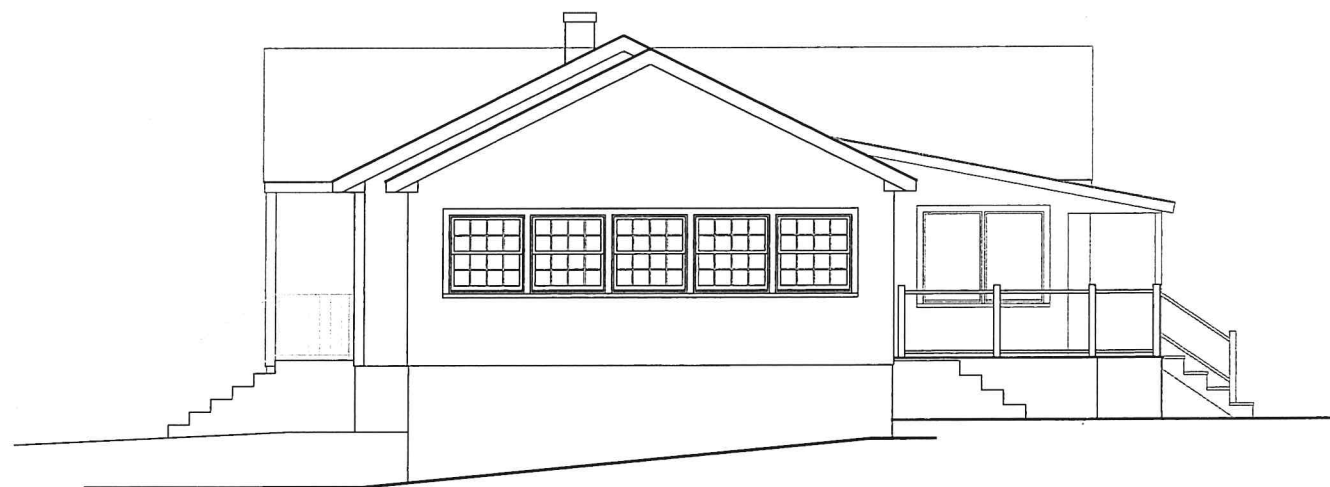
MILANO/SCICHILONE
3 PERRY PLACE
WOBURN, MA 01801

FIRST FLOOR PLAN

X1.1
4 AUGUST 2024



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



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

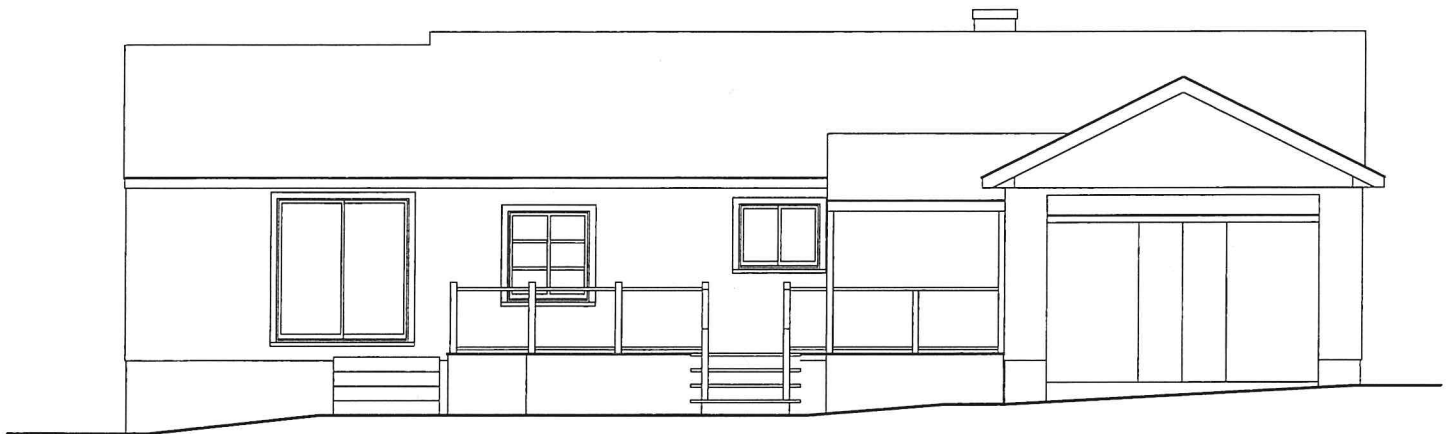
EXISTING
CONDITIONS

MILANO/SCICHLONE
3 PERRY PLACE
WOBURN, MA 01801

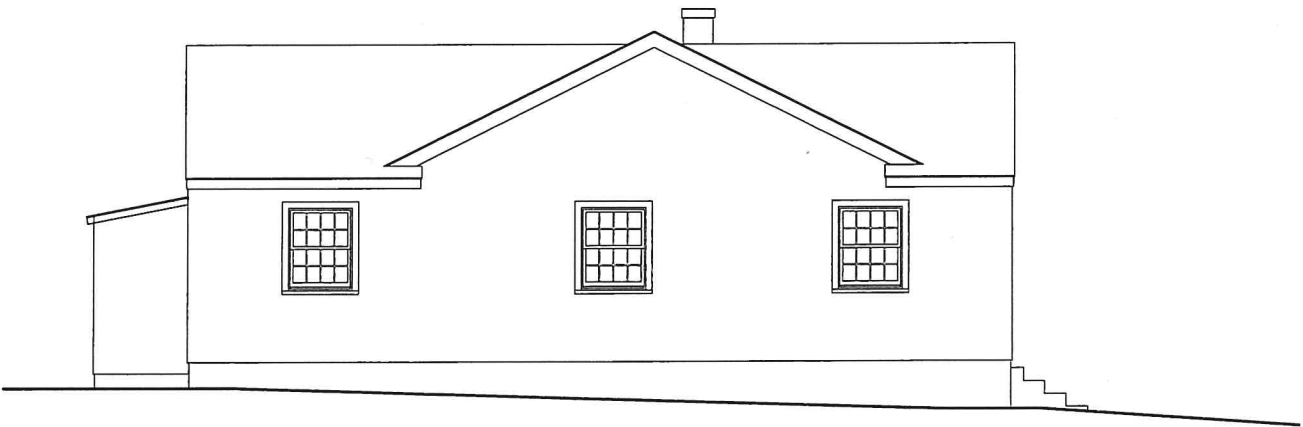
SOUTH & EAST
ELEVATIONS

X2.1

28 AUGUST 2024



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



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

EXISTING
CONDITIONS

MILANO/SCICHLONE
3 PERRY PLACE
WOBBURN, MA 01801

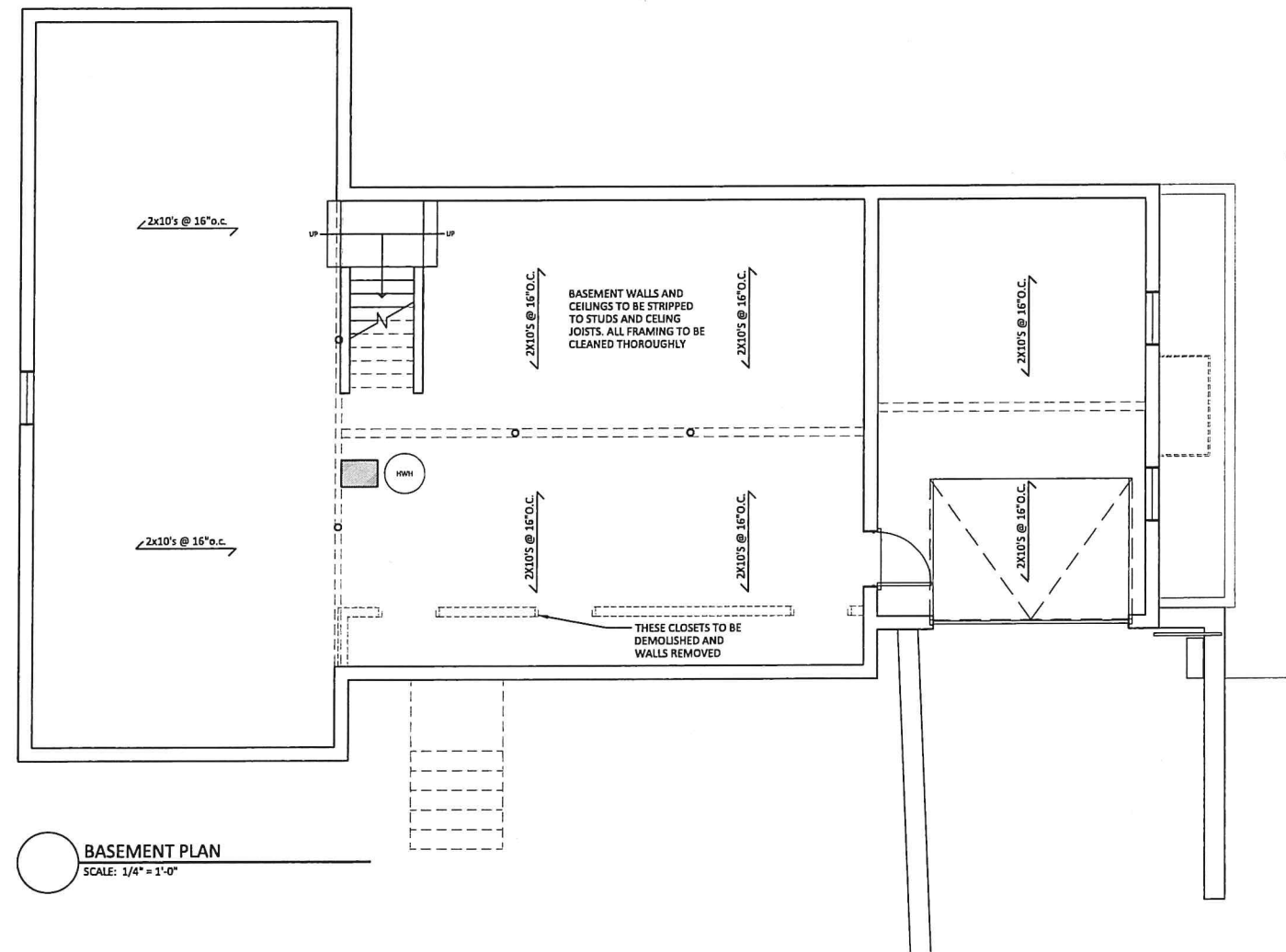
NORTH & WEST
ELEVATIONS

X2.2

28 AUGUST 2024



5 DECEMBER 2024



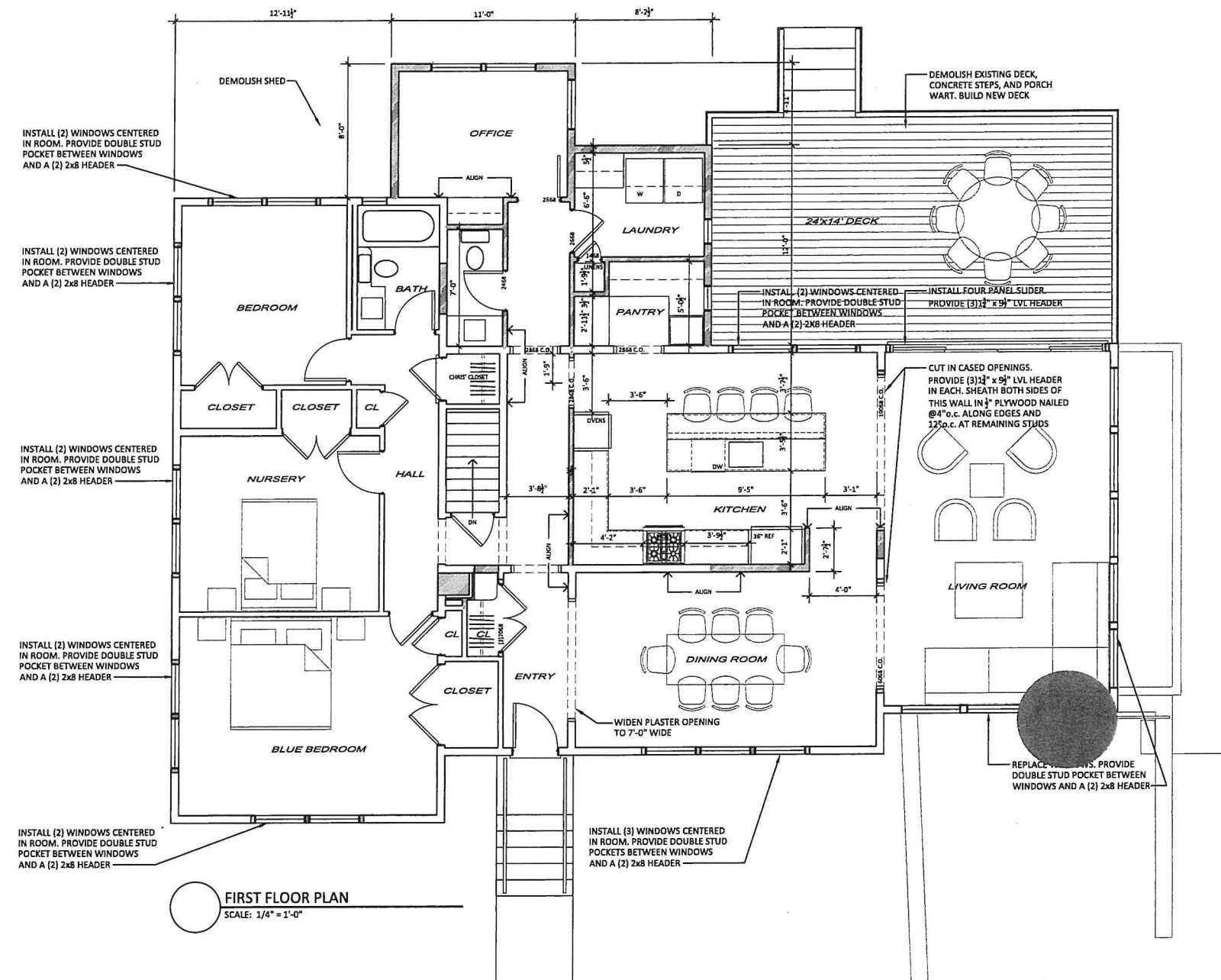
 **BASEMENT PLAN**
SCALE: 1/4" = 1'-0"

RENOVATION

MILANO/SCICHLONE
3 PERRY PLACE
WOBURN, MA 01801

BASEMENT PLAN

A1.0
28 AUGUST 2024



RED = SMOKE DETECTOR

YELLOW = SMOKE CARBON COMBO DETECTOR

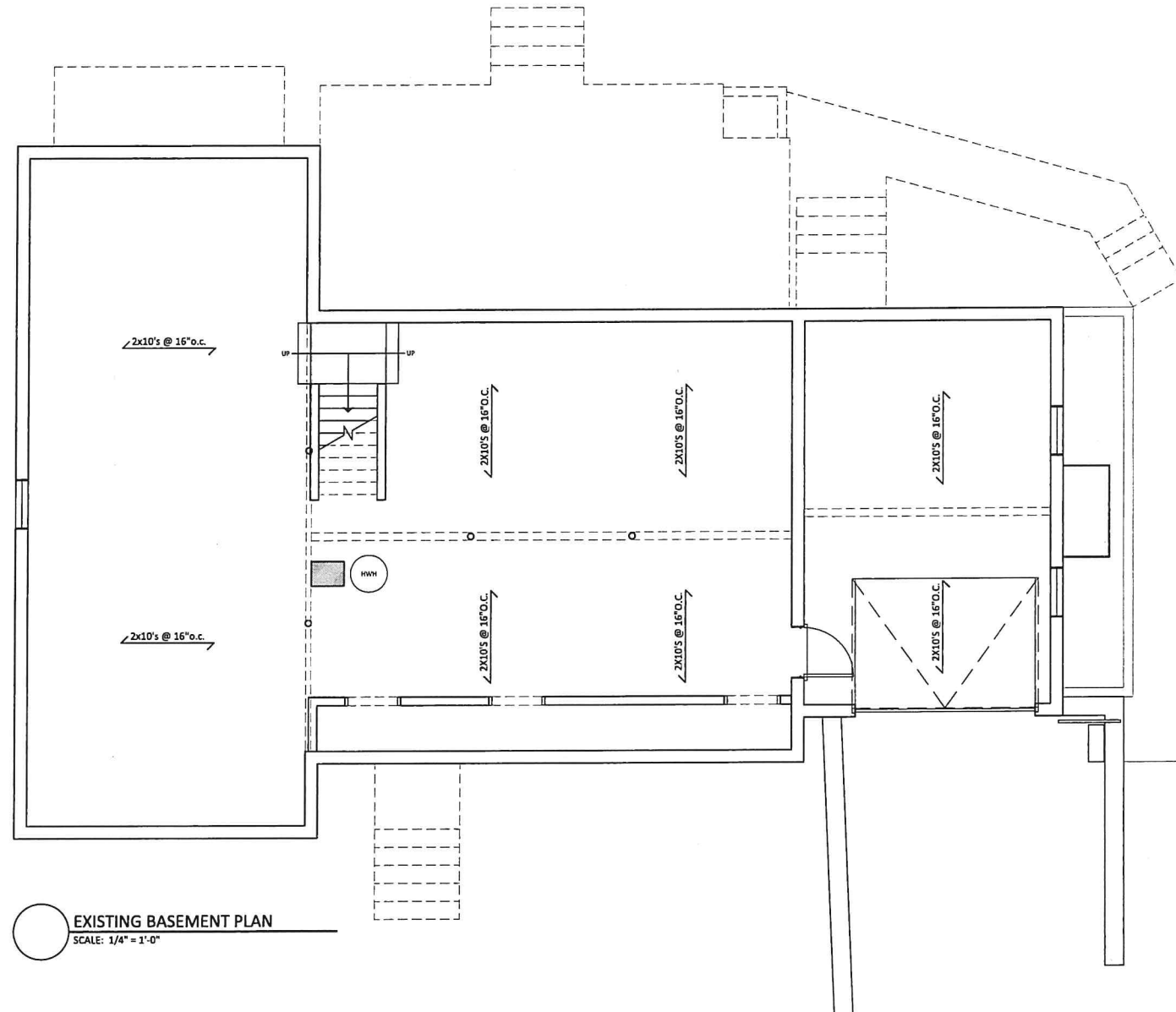
RENOVATION

MILANO/SCICHILONE
3 PERRY PLACE
WOBBURN, MA 01801

FIRST FLOOR PLAN

A1.1

28 AUGUST 2024



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

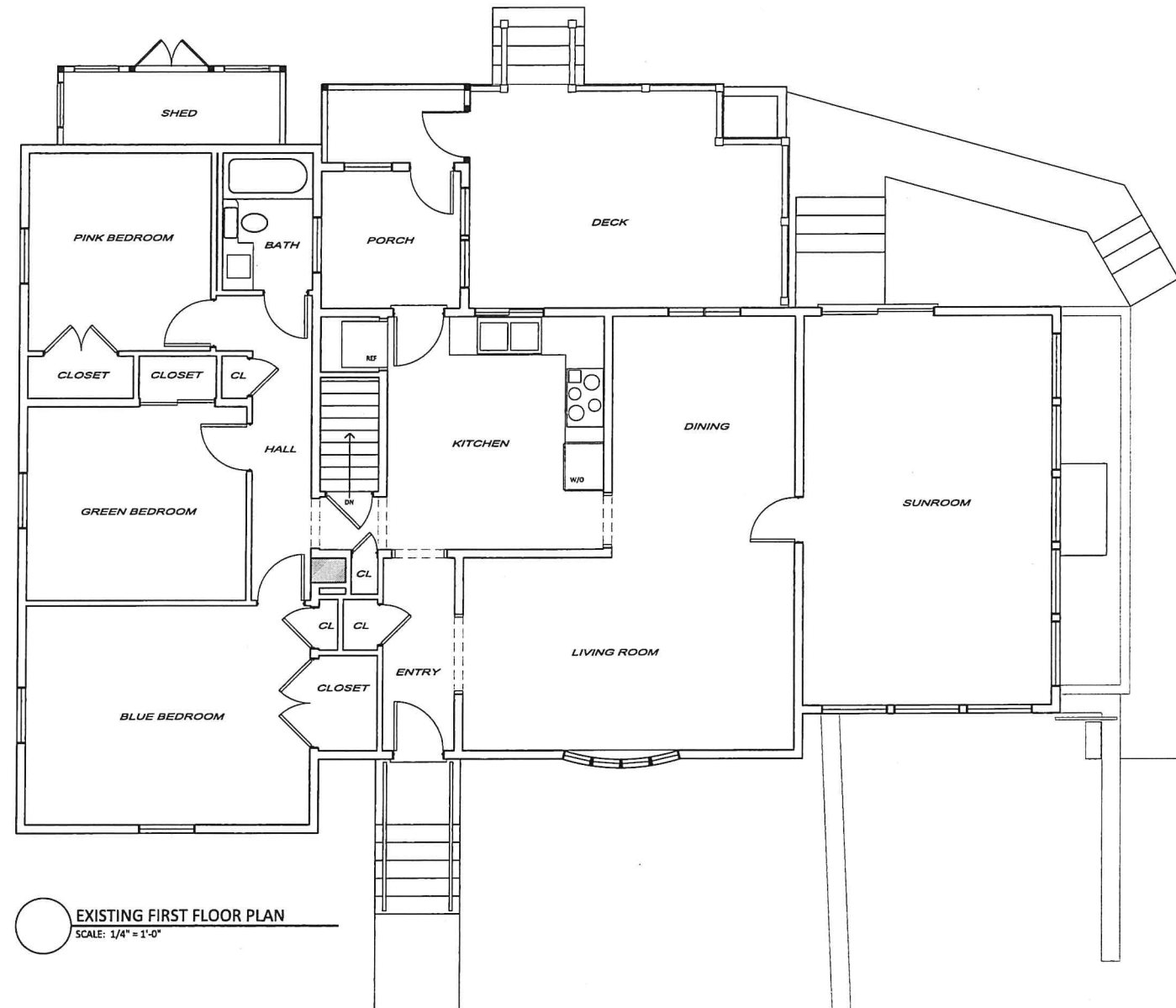
EXISTING
CONDITIONS

MILANO/SCICHLONE
3 PERRY PLACE
WOBURN, MA 01801

BASEMENT PLAN

X1.0

4 AUGUST 2024



EXISTING
CONDITIONS

MILANO/SCICHLONE
3 PERRY PLACE
WOBURN, MA 01801

FIRST FLOOR PLAN

X1.1

4 AUGUST 2024



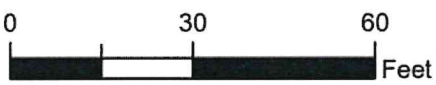
ASSESSOR MAP OF WOBURN MASSACHUSETTS



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