CITY CLERK OFFICE
2025 FEB 18 PM 2:11
WOBURN, MA

City of Woburn, Massachusetts

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 2-13-25

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 MARK & LAURIE REDDY
6 CATARINA LN. Telephone: 781-281-6808
2. Name and address of landowner MARK & LAURIE REDDY
6 CATARINA LN. Telephone: 781-281-6808
3. Date of application for building permit 2-13-25
4. Property Location: 6 CATARINA LANE
5. Zoning District: R-1

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

Seeking a reduction in a side yard setback from 12 feet to 9.9 feet for an addition to a single-family home.

Signature of petitioner/appellant Mark Reddy Date: 2-13-25
Signature of landowner Mark Reddy Date: 2-13-25

CITY OF WOBURN
ASSESSORS
2025 FEB 11 AM 11:52

CITY OF WOBURN

BOARD OF ASSESSORS

REQUEST FOR CERTIFICATION OF ABUTTERS

SECTION I

APPLICANT: MARK REDDY

DATE: 2-11-25

LOCATION OF PROPERTY: 6 CATARINA LANE

ASSESSORS PARCEL IDENTIFICATION

MAP 42

BLOCK 02

LOT 2

SECTION II

(FOR OFFICE USE)

REASON FOR CERTIFICATION:

BOARD OF APPEALS PETITION ***

CITY COUNCIL PETITION

PLANNING BOARD

CONSERVATION COMMISSION

OTHER

SUBMITTED BY: MARK REDDY

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

BALDINO CARMEN M
IMELDA A BALDINO
4 CATARINA LANE
WOBURN, MA 01801

DETESO SUSAN M
C/O JOSEPH MILLER & KENDR...
169 WINN ST
WOBURN, MA 01801

CORDUCK JAMES S LF EST
ELLEN E CORDUCK LF EST
7 DAVID CIR
WOBURN, MA 01801

HARRINGTON MICHAEL
CHRISTINE HARRINGTON
5 LINDEN ST
WOBURN, MA 01801

KASHYAP ARPIT
SOMDUTTA SAHA
173 WINN ST
WOBURN, MA 01801

BOND THOMAS C.
MARIA N. BOND
2R DAVID CIRCLE
WOBURN, MA 01801

REDDY JOHN
KATHLEEN M. REDDY LF EST
32 WRIGHT STREET
WOBURN, MA 01801

MURPHY JAMES H. JR.
HOLLY E. MURPHY
4 DAVID CIRCLE
WOBURN, MA 01801

PANJIYAR SUBHASH
NITU KUMARI BHAGAT
170 WINN ST
WOBURN, MA 01801

MARSTON DANIEL J.
LAURA S. MARSTON
12 CATARINA LN
WOBURN, MA 01801

MICHAEL P BERNARDO
164 WINN ST UNIT A
MA, MA 01801

AWASTHI ALOK KUMAR
ANGELIKA WENDLER-AWASTHI
8 CATARINA LN
WOBURN, MA 01801

TWIN LIGHT CONDOMINIUM
,

JOHN J NOVELLO
LISA M NOVELLO
167 WINN ST
WOBURN, MA 01801

PHELAN JAMES M
C/O JAMES & SHARON PHELAN...
10 CATARINA LN
WOBURN, MA 01801

QUALEY RICHARD T
ROBERTA A QUALEY
4 LINDEN CIRCLE
WOBURN, MA 01801

DAVID GARRITY
6 DAVID CIR
WOBURN, MA 01801

REDDY ROBERT K.
ONE DAVID CIRCLE
WOBURN, MA 01801

EL-LAKKIS MICHAEL N.
RUTH H. EL-LAKKIS
2 CATARINA LANE
WOBURN, MA 01801

REDDY MARK C
LAURIE J REDDY
6 CATARINA LANE
WOBURN, MA 01801

IANNACCI PATRICIA J.
JESSICA J. IANNACCI
30 WRIGHT ST
WOBURN, MA 01801

QUEEN JOSEPH A
FRANCES QUEEN
2 DAVID CIRCLE
WOBURN, MA 01801

ANDREWS KEVIN T
171 WINN ST
WOBURN, MA 01801

DICKIE MARY T LF EST
TIMOTHY J CONNOR & SUSAN ...
1 LINDEN CIRCLE
WOBURN, MA 01801

CLAYDON RICHARD E.
KATHRYN B. CLAYDON
161 WINN ST
WOBURN, MA 01801

REDDY JOHN M.
34 WRIGHT STREET
WOBURN, MA 01801

GAFFNEY MARK E
MARGARET K GAFFNEY
162 WINN ST
WOBURN, MA 01801

166 WINN STREET LLC
107 GREEN ST
NORTHWOOD, NH 03261

CUTTS ANDREA M
11 LINDEN ST
WOBURN, MA 01801

CUTTS JUDITH M. TR.
RICHARD G. CUTTS TR. FMLY T...
15 LINDEN STREET
WOBURN, MA 01801

Print using Adobe® Reader®'s "Actual size" setting

PATEL HASMUKHBHAI D
RANJANBEN H & YATIN H PATEL
14 CATARINA LN
WOBURN, MA 01801

PARSONS MATTHEW J
JENNIFER PARSONS
5 DAVID CIR
WOBURN, MA 01801

BERTINO FAMILY IRR. TR.
JENNIFER & LORI BERTINO SU...
3 LINDEN CIR
WOBURN, MA 01801

CHEN XIWU
LEI DING
164 WINN ST UNIT B
WOBURN, MA 01801

BOARD OF ASSESSORS
CERTIFICATION APPROVED

JOHN F. CONNOLLY

City of Woburn

Engineer's Certificate

Form C-2

FEB 3, 2025

To the Board of Appeals of the City of Woburn

I hereby certify that the accompanying plan, entitled PLOT PLAN 6 CATERINA LANE WOBURN MASS

and dated FEB 3, 2025 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

COMMONWEALTH OF MASSACHUSETTS
EDWARD J FARRELL No. 34613 REGISTERED PROFESSIONAL LAND SURVEYOR

EDWARD J. FARRELL
Registered Land Surveyor
Registration No. 34613

Seal

Registered Professional Engineer
Registration No._____

Name and Address of Petitioner MARK & LAURIE REDDY
6 CATARINA LANE

CERTIFICATION OF TREASURER/COLLECTOR

(MGL c.40,§57; WMC 3-24)

Office Use Only: DEPARTMENT
CLERKS
Board of Appeals

NOTE - ALL BLANKS 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 42 Block 2 Lot 21

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 35 Block 07 Lot 26
   Map _____ Block _____ Lot _____

3. Property Address where permit is sought: 6 CATARINA LANE
   Real Estate Owner Name(s): MARK & LAURIE READY
   Real Estate Owner(s) Legal Business Name *(if any)*: _____
   Real Estate Owner's Current Residential Address *(if different)*: _____
   Telephone Number: 781-281-6808

   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.**

   2-11-25 — Date
   Mark Ready — Signature of Applicant Property Owner or Tenant (Not contractor)
   _____ — Title
   MARK READY — 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:

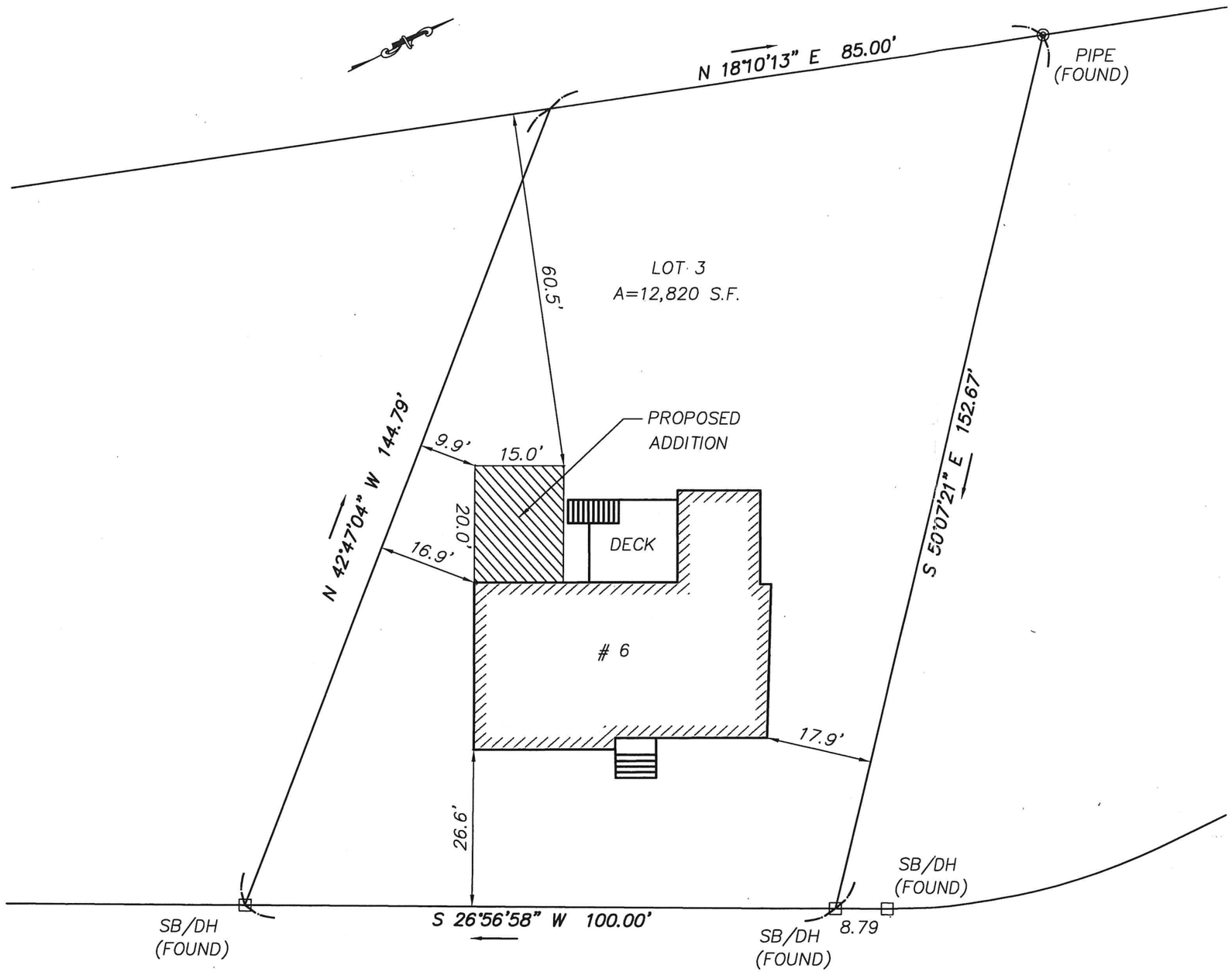
2-11-25 — Certification Date

EXPIRES: _____

Treasurer/Collector

*** FAXES OR SIGNATURE COPIES WILL NOT BE ACCEPTED ***

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



CATERINA LANE

(PUBLIC 40' WIDE)

PROPOSED LOT COVERAGE=15.7%

OWNER OF RECORD

MARK & LAURIE REDDY

BOOK 27983 PAGE 89 M.S.R.D.

ZONING DISTRICT

TAX MAP 42 BLOCK 2 PARCEL 21
R1 RESIDENCE

PLAN REFERENCES

PLAN # 998 OF 1996

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

COMMONWEALTH OF MASSACHUSETTS
EDWARD J FARRELL
No. 34613
REGISTERED PROFESSIONAL LAND SURVEYOR

EDWARD J. FARRELL P.L.S. 2-3-25 DATE

PLOT PLAN
6 CATERINA LANE
WOBURN, MASS.

SCALE: 1" = 20' FEBUARY 3, 2025

Prepared By
EDWARD J. FARRELL
PROFESSIONAL LAND SURVEYOR
110 WINN STREET ~ SUITE 210 ~ WOBURN, MA.
(781)-933-9012

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

2024 Aerial Photography

0 40 80 Feet

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 AFORMENTIONED 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