CITY CLERK OFFICE
2025 MAY 28 AM 9:43
WOBURN, MA

CITY OF WOBURN, MASSACHUSETTS
City Hall, 10 Common Street, Woburn, Massachusetts 01801
City Clerk's Office 781-897-5853

BOARD OF APPEALS

Variance Petition or Claim of Appeal

Filing Fee: $100 - RESIDENTIAL • $250 - COMMERCIAL

Todays Date _____

Date of Application for Building Permit: _____

To the Board of Appeals: Woburn, Massachusetts

The undersigned, being

☒ aggrieved by an inability to obtain a building permit or by action taken by the Building Inspector
☒ affected by the terms of the Zoning Ordinances
☐ other _____

1. **Petitioner:** FRANK J. MCKENZI
Property Address: 87 MIDDLE ST (STREET AND #), Woburn, MA 01801
FRANKJMCKENZIE@GMAIL.COM (EMAIL) 617-590-1408 (PHONE)

2. **Property Owner:** PAPA PNY LEGACY REALTY TRUST
Address: 87 MIDDLE ST. (STREET AND #) WOBURN (CITY), MA (STATE) 01801 (ZIP)
EMAIL FRANKJMCKENZIE@GMAIL.COM PHONE 617-590-1408

3. **Property Location:** 87 MIDDLE ST

4. **Zoning District:** ☒ **R1** ☐ **R2** **Other:** _____

The Petitioner is required to prove entitlement to a variance for the relief sought at the Property as to (please highlight category(ies) of relief sought)...

☐ minimum lot size ☐ minimum lot width ☐ street frontage ☐ front yard setback ☐ side yard setback
☐ rear yard setback ☐ landscaped usable open space ☐ height ☐ stories ☐ building ground coverage

... owing to circumstances related to the **following conditions on the Property:**

What evidence do you rely on? Please identify the hardship that exists in your case, and explain the factual basis for it.

Soil conditions: Explain: NO
Shape of lot: Explain: YES
Topography of lot: Explain YES
Structures: Explain NO

The Petitioner must also demonstrate that the conditions identified above especially affect the property, but do not affect generally the zoning district in which the Property is located. **What evidence do you rely on** in support of this finding? SEE PG 1-2 PREVIOUS DATED AUG 19, 2020 & RELOADED Sept 23, 2020

The Board is also required to find that the Petitioner has demonstrated that a literal enforcement of the zoning code would involve a **substantial hardship**, financial or otherwise. SHAPE OF LOT POST SUBDIVISION & CHANGE
What evidence do you rely on in support of this finding? IN ELEVATION BETWEEN FRONT OF LEGACY LANE & YARD OF 87 MIDDLE STREET

Finally, the Petitioner must demonstrate that the variance sought by the Petitioner may be granted **without hullifying or substantially derogating from the intent and purpose of the Woburn Zoning Ordinance**, as amended.

What evidence do you rely on in support of this finding? _____
(use side 2 if needed).

5. **Signature of Petitioner/Appellant:** _____ **Date:** 5/24/25
6. **Signature of Landowner:** _____ **Date:** 5/24/25

CITY OF WOBURN, MASSACHUSETTS
City Hall, 10 Common Street, Woburn, Massachusetts 01801
City Clerk's Office 781-897-5853

BOARD OF APPEALS

Engineer's Certificate
Form C-2

Date: 5/24/25

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

I hereby certify that the accompanying plan, entitled FENCE LOCATION PLAN
87 MIDDLE STREET & 5 LEGACY LANE, WOBURN, MA 01801
and dated MAY 23, 2025, is true and correct to the accuracy required by the Rules and Regulations of the Massachusetts Board of Registration of Professional Engineers and the 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 & ADDRESS OF PETITIONER: FRANK MICHIENZI
87 MIDDLE ST WOBURN, MA 01801

CITY OF WOBURN
ASSESSORS
2025 MAY 23 AM 11:10

CITY OF WOBURN

BOARD OF ASSESSORS

REQUEST FOR CERTIFICATION OF ABUTTERS

SECTION I

APPLICANT: NICHOLAS MICHIENZI

DATE: 05/23/25

LOCATION OF PROPERTY: 87 MIDDLE STREET

ASSESSORS PARCEL IDENTIFICATION

MAP	30
BLOCK	08
LOT	07

SECTION II

(FOR OFFICE USE)

REASON FOR CERTIFICATION:

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

SUBMITTED BY: FRANK MICHIENZI

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

NURELLARI GRANIT
MIRELA NURELLARI
81 MIDDLE ST
WOBURN, MA 01801

VENTI JOSEPH P.
WILLIAM G. RIGBY & PAULA ANN RIGBY
90 MIDDLE ST
WOBURN, MA 01801

ONE ARROW REALTY LLC
3 ARROW DR
WOBURN, MA 01801

BUSHMICH FAMILY REVOCABLE TRUST OF 2022
95 MIDDLE ST
WOBURN, MA 01801

EDITH B WHEATON
97 MIDDLE ST
WOBURN, MA 01801

STEPH EDWARD IV
96 MIDDLE ST
WOBURN, MA 01801

MICHIENZI NICHOLAS FRANCIS
5 LEGACY LN
WOBURN, MA 01801

MCSHEFFREY DANIEL J
C/O DANIEL & LAUREN MCSHEFFREY TRS
93 MIDDLE ST
WOBURN, MA 01801

MICHIENZI FRANCIS J
87 MIDDLE ST
WOBURN, MA 01801

MICHIENZI AMANDA
3 LEGACY LN
WOBURN, MA 01801

TUTTLE BERNARD A CO-TR
JOAN L TUTTLE CO-TR
98 MIDDLE ST
WOBURN, MA 01801

DESMARAIS DANIEL M TR
99 MIDDLE STREET REALTY TRUST
99 MIDDLE ST
WOBURN, MA 01801

CARDINALE PATRICIA M
C/O YUNZHE LI
2 DERBY DR
WOBURN, MA 01801

JOHNSON WILLIAM D
KIMBERLEE R JOHNSON
94 MIDDLE ST
WOBURN, MA 01801

MCSHEFFREY SHAWN P
878 MAIN ST
WOBURN, MA 01801

MICHIENZI MATTHEW JAMES FRANCIS
1 LEGACY LN
WOBURN, MA 01801

DUNPHY SHAUN
ERIN A DUNPHY
92 MIDDLE ST
WOBURN, MA 01801

MARY C JOHNSON LF EST
WILLIAM D JOHNSON TR
72 MIDDLE ST
WOBURN, MA 01801

SOPER 470 LLC
ATTN: STANLEY STEDMAN
4601 GULF SHORE BLVD UNIT 21
NAPLES, FL 34103

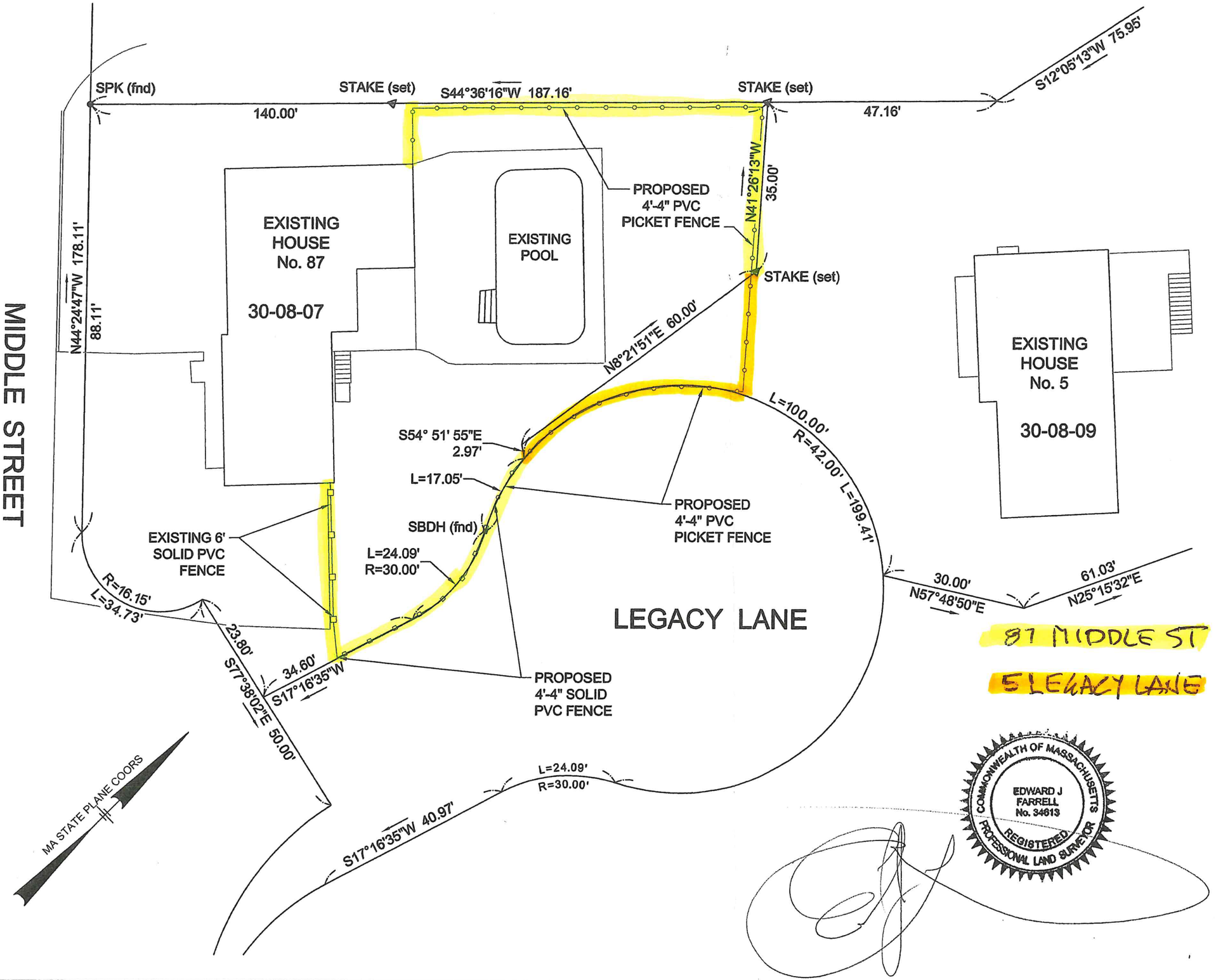
KORAJCZYK RICHARD C TR
EILEEN R KORAJCZYK TR
94 MIDDLE ST A
WOBURN, MA 01801

FLOWERS JONATHAN KASEY & ANTHONY TRS
JAK REALTY TRUST
61 KILBY ST
WOBURN, MA 01801

MICHIENZI FRANCIS J
JUDITH A MICHIENZI
87 MIDDLE STREET
WOBURN, MA 01801

TAO YONG
CHUNMING CAI
77 MIDDLE ST
WOBURN, MA 01801

BOARD OF ASSESSORS
CERTIFICATION APPROVED
5/23/25
JOHN F. CONNOLLY



General Notes

1. Boundary information was taken from the plan referenced below.
2. This lot is located in the Single Residence (R1) Zoning District.
   Minimum Lot Area: 12,000 s.f.
   Minimum Frontage: 100 ft.
   Approved Building Setbacks:
   Front: 25'
   Side: 12'
   Rear: 30'

PLAN REFERENCE
MSRD PLAN 156 OF 2019

RECORD OWNERS
FRANCIS J. MICHIENZI
87 MIDDLE STREET
WOBURN, MA 01801

NICHOLAS FRANCIS MICHIENZI
5 LEGACY LANE
WOBURN, MA 01801

ASSESSORS PARCELS
30 - 08 - 07 AND 30 - 08 - 09

0' 15' 30' 60'

ALAN
ENGINEERING, L.L.C.
110 WINN STREET, SUITE 209
WOBURN, MA 01801
(781) 287-9789
alan.eng@verizon.net

FENCE LOCATION PLAN
87 MIDDLE STREET &
5 LEGACY LANE
WOBURN, MA 01801

JOB NO: 1137	DWG NO 1800
MAY 23, 2025	SHEET NO 1 of 1
SCALE: 1" = 20'	

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