

Mar 10 2023 1:15 pm



ZONING Board of APPEALS
 718 Main Street – Suite 201B
 Fitchburg, MA 01420

MEETING AGENDA – MARCH 14, 2023
Legislative Building, 700 Main Street

Note: In case of an inclement weather, this meeting will be virtual. Please use the link below to register for the meeting. A registration to the meeting is REQUIRED in advance!

https://us02web.zoom.us/webinar/register/WN_R23vpeS8SQaceC501eG7fg

The meeting will be broadcast for viewing only (not participating) on FATV whether virtual or in person. The FATV broadcast is available through your local cable channel or at <https://www.fatv.org/>

1. Call to Order
2. Communications
3. Hearings

PLEDGE OF ALLEGIANCE
ATTENDANCE:

CASE No.	APPLICANT	PROPERTY	TIME
ZBA-2022-21	Tara Pena	447 WATER ST	6:00PM
Review of a Special Permit under §181.94 of the Fitchburg Zoning Ordinance to continue the business operation of an Auto Dealership and Repair pursuant to §181.313D11&12 located in the Neighborhood Business District Map 95 Block 59 Lot 0			
ZBA-2022-05	AG Dream Flip LLC	83-85 MARSHALL ST	6:15PM
Review of the Special Permit under §181.3366 of the City of Fitchburg Code to reinstate a vacant/Abandoned building as a 3-family dwelling located in the Residential C District Map 10 Block 64 Lot 0			
ZBA-2023-02	Maitland Ishmael	479 Water ST	6:30PM
Continuance: Special Permit under §181.3332 of the City of Fitchburg Code to reinstate a vacant/abandoned building from one nonconforming use to another less detrimental nonconforming use as a duplex units pursuant to §181.313, located in the Neighborhood Business District at Map 96 Block 5 Lot 0			
ZBA-2023-10	Lewis Colten	21 UNION ST	6:45PM
Special Permit under §181.94 of the Fitchburg Zoning Ordinance to reinstate and change the use of a vacant/abandoned building from a church to a single-family dwelling pursuant to §181.333 located in the Residential C District Map 44 Block 141 Lot 0			
ZBA-2023-11	John Rodriguez	88 ASHBURNHAM ST	7:00PM
Special Permit under §181.94 of the Fitchburg Zoning Ordinance to reinstate and change of use a vacant/abandoned building from single to two-family dwelling pursuant to §181.333 located in the Residential B District Map 174 Block 49 Lot 0			

ZBA-2023-12 **Mina Ghobrial** **219 HIGHLAND AVE** **7:15PM**
Special Permit under §181.94 of the City of Fitchburg Code to reinstate the variety convenience store and add a package store to serve beer and wine in the existing pizza store pursuant to §181.313 located in the Residential B District Map 22 Block 16 Lot 0

ZBA-2023-06 **Veronica Greene** **220-222 CLARENDON ST** **7:30PM**
Continuance:
Special Permit under §181.94 of the Fitchburg Zoning Ordinance to change a nonconforming use to another more detrimental use from a two-family onto a 3-family dwelling pursuant to §181.332 located in the Residential B District Map 90 Block 49 Lot 0

ZBA-2023-09 **Ruth Guzman** **324 LUNENBURG ST** **7:45PM**
Special Permit under §181.94 of the Fitchburg Zoning Ordinance to reinstate a revoked Special Permit for the reinstatement of a vacant/abandoned building as a 3-family dwelling pursuant to §181.336 located in the Commercial District Map 36 Block 15 Lot 0

4. MISCELLANEOUS

5. ADJOURNMENT