

Jan 04 2024 12:25 pm



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

MEETING AGENDA – TUESDAY JANUARY 9, 2024

Zoning Board Meeting will hold a public hearing in the

Legislative Building at 700 Main Street.

Meeting Starts at 6:00PM

Note: This will be a Hybrid meeting. You may either attend the meeting in person at 700 Main St. or via Zoom by requesting a remote attendance link to the City Zoning Secretary at mmata@fitchburgma.gov

- 1. Call to Order
- 2. Communications
- 3. Hearings

PLEDGE OF ALLEGIANCE
ATTENDANCE:

| | | | |
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| CASE No. | APPLICANT | PROPERTY | TIME |
| <u>*** NOTE: All review cases will be called between 6:00 PM and 7:00 PM. Review cases may be taken out of order at the discretion of the Chair ***</u> | | | |

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| ZBA-2023-12 Review of the Special Permit under §181.94 of the City of Fitchburg Code to reinstate the variety convenience store in the existing pizza store pursuant to §181.313 located in the Residential B District Map 22 Block 16 Lot 0 | Mina Ghobrial | 219 HIGHLAND AVE | 6:00PM |
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| ZBA-2023-10 Review of the 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 | Lewis Colten | 21 UNION ST | 6:00PM |
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| ZBA-2023-08 Review of the Special Permit under §181.94 of the Fitchburg Zoning Ordinance issued after remand from the Worcester Superior Court Zoning appeal, CA No. 2385CV00600 – A, by consent of all parties, and by Order of the Court, to the Board of Appeals, dated September 27, 2023, pursuant to §181.332 located in the Rural Residential District Map MBL 69R Block 8 Lot 0 | JoAnne Hamberg | 1341 RINDGE RD | 6:00PM |
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| ZBA-2023-02 Review of the 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 | Maitland Ishmael | 479 Water ST | 6:00PM |
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| ZBA-2022-05 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 | AG Dream Flip LLC | 83-85 MARSHALL ST | 6:00PM |
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| ZBA-2023-15 Continuance: Special Permit under §181.332 of the Fitchburg Zoning Ordinance to reinstate a vacant/abandoned nonconforming mix-used structure changing the use to another nonconforming less detrimental use as a duplex pursuant to §181.94 located in the Residential C District Map 10 Block 115 Lot 0 | Nadel Antonio | 348 ELM ST | 7:00PM |
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