



Feb 23 2023 4:16 pm

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

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

**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](mailto:mmata@fitchburgma.gov)

1. Call to Order
2. Communications
3. Hearings

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE:**

<b>CASE No.</b>	<b>APPLICANT</b>	<b>PROPERTY</b>	<b>TIME</b>
-----------------	------------------	-----------------	-------------

<b>ZBA-2022-21</b>	<b>Tara Pena</b>	<b>447 WATER ST</b>	<b>6:00PM</b>
--------------------	------------------	---------------------	---------------

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

<b>ZBA-2022-05</b>	<b>AG Dream Flip LLC</b>	<b>83-85 MARSHALL ST</b>	<b>6:15PM</b>
--------------------	--------------------------	--------------------------	---------------

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

<b>ZBA-2023-02</b>	<b>Maitland Ishmael</b>	<b>479 Water ST</b>	<b>6:30PM</b>
--------------------	-------------------------	---------------------	---------------

**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

<b>ZBA-2023-10</b>	<b>Lewis Colten</b>	<b>21 UNION ST</b>	<b>6:45PM</b>
--------------------	---------------------	--------------------	---------------

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

<b>ZBA-2023-11</b>	<b>John Rodriguez</b>	<b>88 ASHBURNHAM ST</b>	<b>7:00PM</b>
--------------------	-----------------------	-------------------------	---------------

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

<b>ZBA-2023-12</b>	<b>Mina Ghobrial</b>	<b>219 HIGHLAND AVE</b>	<b>7:15PM</b>
--------------------	----------------------	-------------------------	---------------

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**