

Mar 24 2023 11:38 am



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

**MEETING AGENDA – APRIL 11, 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

1. Call to Order
2. Communications
3. Hearings

**PLEDGE OF ALLEGIANCE
ATTENDANCE:**

CASE No.	APPLICANT	PROPERTY	TIME
ZBA-2022-13 Review of a Special Permit to reinstate a vacant/abandoned building from one nonconforming use to another less detrimental nonconforming use as a two-family dwelling pursuant to §181.332 located in the Residential C District at Map 31 Block 80 Lot 0	Adam Pishdadian	76 PRICHARD ST	6:00PM
ZBA-2022-33 Review of a Special Permit to open a restaurant under §181.313 of the Fitchburg Zoning Ordinance located in the Residential C District at Map 63 Block 32 Lot 0	Christopher Cordio	109 OAK HILL RD	6:15PM
ZBA-2022-21 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	Tara Pena	447 WATER ST	6:30PM
ZBA-2023-12 Continuance: 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	Mina Ghobrial	219 HIGHLAND AVE	6:45PM
ZBA-2023-03 Continuance: Special Permit under §181.94 of the Fitchburg Zoning Ordinance to keep chickens in a multi-unit property pursuant to §181.313 located in the Residential C District Map 18 Block 71 Lot 0	Rhonda Stebbins	53 MECHANIC ST	7:00PM
ZBA-2023-13 Variance under §181.93 and Special Permit under §181.4216 of the Fitchburg Zoning Ordinance for the construction of a 3-family dwelling on a 10,579 SF lot not conforming to front yard setback (Special Permit under §181.4216) and rear yard set-back (Variance under §181.93) as set by the dimensional requirements of §181.416, located in the Residential B District Map 173 Block 58 Lot 0	Peter CampoBasso	52 Norwood St	7:15PM

ZBA-2022-05 **AG Dream Flip LLC** **83-85 MARSHALL ST** **7:30PM**
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** **7:45PM**
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** **8:00PM**
Continuance:
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-2023-06 **Veronica Greene** **220-222 CLARENDON ST** **8:15PM**
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

4. MISCELLANEOUS

5. ADJOURNMENT