

Jun 28 2022 8:34 am



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

MEETING DATE: Tuesday July 12, 2022  
 MEETING TIME: 6:00 AM PM  
 MEETING PLACE: 718 Main Street 3<sup>rd</sup> floor  
 Room number (if applicable) North Fitchburg Meeting Room #300  
 Address: 718 Main Street, Fitchburg, MA 01420

This meeting will be open to the public. Persons who wish to participate remotely in the Public Forum portion of the meeting may request a remote attendance link by contacting the City Zoning Secretary at [mmata@fitchburgma.gov](mailto:mmata@fitchburgma.gov)

### MEETING AGENDA

1. Call to Order
2. Communications
3. Hearings

**PLEDGE OF ALLEGIANCE**  
**ATTENDANCE:**

| CASE No.   | APPLICANT                         | PROPERTY               | TIME          |
|--|-----------------------------------|------------------------|---------------|
| <b>ZBA-2019-13</b>   | <b>Ruth Jeanete Guzman</b>        | <b>324 LUNENBURGST</b> | <b>6:00PM</b> |
| Review of Special Permit under §181.3561 to reinstate a vacant/abandoned building as a 3-family dwelling located in a Central Business District at 36/15/0   |                                   |                        |               |
| <b>ZBA-2022-02</b>   | <b>Dennis Bradley</b>             | <b>1151 MAIN ST</b>    | <b>6:15PM</b> |
| Review of the Special Permit under §181.94 of the Fitchburg Zoning Code to establish a car detailing business pursuant to §181.313D13 located in the Downtown Business District Map 17 Block 64 Lot 0  |                                   |                        |               |
| <b>ZBA-2017-16</b>   | <b>South Middlesex Non-Profit</b> | <b>94 HIGHLAND AVE</b> | <b>6:30PM</b> |
| Review of the Remanded from Superior Court to amend the original Petition to seek a special permit to reinstate a prior use as a boarding house under §181.3561, to seek a special permit to operate a boarding house under §181.313A5, to overrule the Building Commissioner and to grant a reasonable accommodation under the FHA and ADA located in a Residential C District Map 45 Block 5 Lot 0 |                                   |                        |               |
| <b>ZBA-2022-12</b>   | <b>Debora Lizek</b>               | <b>76 CHARLES ST</b>   | <b>6:45PM</b> |
| <b>Continuance:</b><br>Special Permit under §181.333 of the Fitchburg Zoning Code to change a single-family into two-family dwelling pursuant to §181.313 located in the Residential B District Map 68 Block 1 Lot 0   |                                   |                        |               |
| <b>ZBA-2022-06</b>   | <b>Ulson Lucien</b>               | <b>133 CEDAR ST</b>    | <b>6:55PM</b> |
| <b>Continuance:</b><br>Special Permit under §181.3322 of the City of Fitchburg Code to reinstate a vacant/abandoned building from one nonconforming use to another less detrimental nonconforming use as a two-family dwelling pursuant to §181.416 located in the Residential B District Map 22 Block 36 Lot 0  |                                   |                        |               |

