

FITCHBURG CITY CLERK



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

Mar 27 2:09 pm

MEETING AGENDA – TUESDAY APRIL 14, 2026
Zoning Board Meeting will hold a public hearing in the
Legislative Building at 700 Main Street.

****ALL REVIEW CASES MAY BE CALLED OUT OF ORDER BETWEEN 6:00PM AND 7:00 PM AT THE DISCRETION OF THE CHAIR****

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-24-9	Amico Realty, LLC	59-63 WHALON ST	6:00PM
Review of a Variance under §181.313E3 of the Fitchburg Zoning Ordinance to erect an accessory 3,000 SF storage space on the same lot not connected to the existing building pursuant to §181.93 located Neighborhood Business District Map 202 Block 79 Lot 0			
ZBA-25-14	Paul Hansen	25 WARREN ST	6:00PM
Review of a Special Permit under §181.782 of the City of Fitchburg Code to park a commercial vehicle (over 10,000 GVW) at a residential dwelling for the purpose of operating a home occupation not allowed by right, pursuant to §181.94 located in the Residential A zoning District Map 93 Block 42 Lot 0			
ZBA-25-06	AG Dream Flip LLC/Casdi Realty LLC	83-85 MARSHALL ST	6:00PM
Review of the modification of existing Special Permit ZBA-2022-05 under §181.94 of the City of Fitchburg Code to construct (2) parking spots and a retaining wall structure, as depicted on the original submitted and approved site plan, on an abandoned and unbuilt private way subject to operation of the derelict fee statute, up to the center line of said private way, at the property owners own risk, located in the Residential C District Map 10 Block 64 Lot 0			
ZBA-25-7	Troy Hines	79-81 BEMIS RD	6:00PM
Review of the Special Permit under §181.313 and §181.33 of the Fitchburg Zoning Ordinance to change a detrimental non-conforming mixed-use structure (1 st floor restaurant & 2 nd floor apartment) to a less detrimental non-conforming used as a two-family dwelling pursuant to §181.94 located in the Neighborhood Business District Map 133 Block 67 Lot 0			
ZBA-25-16	Carlos Quinones	43 HAZEL ST	7:00PM
Continuance: Special Permit under §181.333 of the City of Fitchburg Code to expand a pre-existing nonconforming structure, due to a proposed change in use from a two-family dwelling into a three-family dwelling, pursuant §181.94 located in the Residential B District Map 66 Block 46 Lot 0			

ZBA-25-22 **Artem Fandin** **185 HIGH ROCK RD** **7:20 PM**
Continuance: Special permit under §181.33 of the Fitchburg Zoning Ordinance to demo a preexisting non-conforming structure to construct a new single-family dwelling extending the non-conformity on a nonconforming lot pursuant to §181.94 located in the Rural Residential District Map 288 Block 9 Lot 0

4. MISCELLANEOUS

- Report of the 2026 CPTC Annual Conference.

5. ADJOURNMENT