

Mar 20 2024 12:08 pm



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

MEETING AGENDA – TUESDAY APRIL 09, 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:

CASE No. APPLICANT PROPERTY TIME
*** NOTE: All review and continuance cases will be called between 6:00 PM and 6:30 PM. Review cases may be taken out of order at the discretion of the Chair ***

ZBA-2022-30 KM R2 Realty LLC 80 SOUTH ST 6:00PM
 Review of a Special Permit under §181.333 of the Fitchburg Zoning Ordinance to alter an existing nonconforming structure to provide for a substantially different purpose (multifamily housing) located in the Residential C District at Map 68 Block 65 Lot 0

ZBA-2022-33 Christopher Cordio 109 OAK HILL RD 6:00PM
 Review of a Special Permit to operate a restaurant under §181.313 of the Fitchburg Zoning Ordinance located in the Residential C District at Map 63 Block 32 Lot 0

ZBA-23-31 Lauren Nario 285 RIVER ST 6:00PM
 Review of the Special Permit under §181.313D11&12 of the Fitchburg Zoning Ordinance to continue the use of auto sales and to add auto body services pursuant to §181.94 located in the Neighborhood Business District Map 39 Block 51 Lot 0

ZBA-2023-15 Nadel Antonio 348 ELM ST 6:00PM
Continuance: Special Permit under §181.332 of the Fitchburg Zoning Ordinance to reinstate a vacant/abandoned nonconforming mixed-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

ZBA-24-4 Stephen Seney 1030 ASHBY STATE RD 6:00PM
Continuance: Dimensional Variance under §181.93 of the Fitchburg Zoning Ordinance to construct an addition (garage) along the left side encroaching the minimum setback require from 25’ leaving 12’ on the existing single-family structure pursuant to §181.416 located in the Rural Residential District Map S3 Block 38 Lot A

ZBA-24-3 Dallas Zabala 376 CLARENDON ST 6:30PM
 Special Permit under §181.33 of the Fitchburg Zoning Ordinance to reinstate a vacant/abandoned nonconforming three-family dwelling pursuant to §181.94 located in the Residential A District Map 103 Block 20 Lot 0

ZBA-24-9 **Amico Realty, LLC** **59-63 WHALON ST** **6:45PM**
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-24-10 **Christian Podedworny** **320 RIVER ST** **7:00PM**
Special Permit under §181.333 of the Fitchburg Zoning Ordinance to reinstate a vacant/abandoned pre-existing non-conforming structure as a self-storage facility to make it climate-controlled pursuant to §181.94 located in the Adaptive Industrial District Map 39 Block 54 Lot 0

ZBA-24-11 **Brian Anderson** **236 CHESTER ST** **7:15PM**
Special Permit under §181.332 of the Fitchburg Zoning Ordinance to change in the non-conforming nature of the site to create a parking area for more than ten (10) vehicles for use by Anderson Funeral Home pursuant to §181.512 located in the Residential A District Map 102 Block 71 Lot 0

- 4. MISCELLANEOUS**
- 5. ADJOURNMENT**