FITCHBURG CITY CLERK



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

May 06 2024 9:56 am

MEETING AGENDA - TUESDAY MAY 14, 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

PLEDGE OF ALLEGIANCE

2. Communications

ATTENDANCE:

3. Hearings

CASE No. APPLICANT

PROPERTY

TIME

*** NOTE: All review 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-2023-18 William Gleason 0 AIRPORT RD 6:00PM Review of the Variance under §181.416 of the Fitchburg Zoning Ordinance to construct a 24X50 steel building on a 7,959 SF lot not conforming to the side yard setback pursuant to §181.93 located in the Industrial District Map 142 Block 1 Lot A

ZBA-2022-31 Yael Dario Recio 56 CULLEY ST 6:00PM Review of the Special Permit under §181.313 of the Fitchburg Zoning Ordinance to open a motor

Review of the Special Permit under §181.313 of the Fitchburg Zoning Ordinance to open a motor vehicle body and paint shop located in the Neighborhood Business District at Map 33 Block 58 Lot A

ZBA-23-21 Jose Francisco-Bueno 1033 MAIN ST 6:00PM

Review of the Special Permit under \$181.313D12 of the Fitchburg Zoning Ordinance to continue the use of the property as an Auto Repair Shop pursuant to \$181.94 located in Downtown Business District Map 18 Block 90 Lot 0

ZBA-2023-08 JoAnne Hamberg 1341 RINDGE RD 6:00PM

Review of the Special Permit under §181.94 of the Fitchburg Zoning Ordinance issued after remand from the Worcester Superior Court Zoning appeal, CA No. 2385CV00600 – A, by consent of all parties, and by Order of the Court, to the Board of Appeals, dated September 27, 2023, pursuant to §181.332 located in the Rural Residential District Map MBL 69R Block 8 Lot 0

ZBA-23-40 Travis Beauvais 180 MAIN ST 6:00PM

Review of the Special Permit under §181.313D12 of the Fitchburg Zoning Ordinance to occupy and operate an Exhaust & Auto Repair (Motor Vehicle Repair Shop) pursuant to §181.94 located in the Downtown Business District Map 56 Block 26 Lot 0

ZBA-23-35 Luis Rodriguez 513 WILLIAMS RD 6:30PM

Continuance: Special Permit under §181.335 of the Fitchburg Zoning Ordinance to build a 16' X 20' shed on the right-side of the house encroaching the side set-back leaving approximately 10' from the property line pursuant to §181.416 located in the Rural Residential District Map 78R Block 14 Lot 0

ZBA-2023-15 Nadel Antonio 348 ELM ST 6:45PM

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-24-3 Dallas Zabala 376 CLARENDON ST 7:00PM

Continuance: 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-24-15 Garrett Patterson 481 MECHANIC ST 7:15PM Dimensional Variance from certain of the terms and requirements of §181.3212 of the Fitchburg Zoning Ordinance seeking a relief for an accessory dwelling unit from the maximum habitable floor area requirement of 800 SF to 1,400 SF from the 15% limit on increased gross area on an existing structure, and

to permit the creation of an accessory dwelling unit with in a new proposed single-family construction pursuant to §181.94 located in the Residential A District Map 169 Block 27 Lot 1

ZBA-24-16 Brian Ruberti 776 ASHBY STATE RD 7:30PM Special Permit under §181.333 & §181.313 of the Fitchburg Zoning Ordinance to reconstruct and extend a pre-existing nonconforming commercial greenhouse from 25'X50' to 24'X84' pursuant to §181.94 located in the Rural Residential District Map 324 Block 7 Lot 0

- 4. MISCELLANEOUS
- 5. ADJOURNMENT