

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