

Nov 21 2024 3:31 pm



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

MEETING AGENDA – Tuesday December 10, 2024

Zoning Board Meeting will hold a public hearing in the

Legislative Building at 700 Main Street.

Meeting Stars 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
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*** NOTE: All review cases will be called between 6:00 PM and 7:00 PM. Review cases may be taken out of order at the discretion of the Chair ***

ZBA-24-21	Lance Fraumeni	58 CASCADE ST	6:00PM
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Special Permit under §181.33 to reinstate a vacant/abandoned mix-use structure changing the use to another nonconforming less detrimental use as a single-family dwelling pursuant to §181.94 located in the Residential B District Map 244 Block 21 Lot 0

ZBA-24-9	Amico Realty, LLC	59-63 WHALON ST	6:00PM
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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-2022-13	Adam Pishdadian	76 PRICHARD ST	6:00PM
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Review of a Special Permit under §181.336 of the Fitchburg Code to reinstate a vacant/abandoned building and convert the use from one nonconforming use to another less detrimental nonconforming use as a two-family dwelling pursuant to §181.332 located in the Residential C District Map 31 Block 80 Lot 0

ZBA-24-32	Aparecida Da Silva	53 SMITH ST	6:45 PM
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Continuance: Variance under §181.416 of the City of Fitchburg Code to erect a detached 20 X 20 carport on the rear left side of the house encroaching the minimum requirement side yard setbacks (15-feet) leaving approximately five feet (5) from the property line pursuant to §181.93 located in the Residential B District (RB) Map 96 Block 16 Lot 0

ZBA-24-36	Kevin Roldan	150 ST BERNARD ST	7:00PM
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Use variance under §181.313E5 & to Overrule the Building Commissioner’s Determination under §181.922 of the Fitchburg Code to allow parking for the construction truck on the property, with this use being classified as a Contractor’s Yard prohibited in the residential zoning district, pursuant to §181.313E5 located in the Residential B District Map 71 Block 41 Lot 0

ZBA-24-37

Elizabeth Sodano-Brisebois

0 AMIOTT ST

7:15PM

Dimensional Variance under §181.416 of the Fitchburg Code to grant a reduction in the amount and quality of frontage required, where the frontage is on a paper street, on a vacant lot pursuant to §181.93 in the Residential B District Map 65 Block 13 Lot 3

4. MISCELLANEOUS – Proposed amendments tot fee schedule in Rules & Regs.

5. ADJOURNMENT