



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

Dec 22 2022 10:18 am

MEETING AGENDA – January 10, 2023
Legislative Building, 700 Main Street

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-2022-01	Nghia Tran	47 SCHOOL ST	6:00PM
Review of the Special Permit under §181.335 of the Fitchburg Zoning Code to convert a large single-family into a two-family dwelling located in the Residential B District Map 18 Block 30 Lot 0			
ZBA-2019-13	Ruth Jeanette Guzman	324 LUNENBURG ST	6:15PM
<i>CONTINUANCE</i> of a Special Permit under §181.356 of the Fitchburg Zoning Ordinance to reinstate a vacant/abandoned building as a 3-family dwelling located in a Central Business District at Map 36 Block 15 Lot 0			
ZBA-2022-31	Yael Dario Recio	56 CULLEY	6:30PM
<i>Continuance:</i> 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-2023-01	Tammy Prentiss	0 Minneapolis Ave	6:45PM
Appeal to Overrule the Building Commissioner’s decision under §181.92 of the Fitchburg Zoning Ordinance to construct a single-family house on a 6,000 SF lot less than the minimum required pursuant to §181.416, located in the Residential A District at Map 202 Block 47 Lot 0			
ZBA-2023-02	Maitland Ishmael	479 Water ST	7:00PM
Special Permit under §181.3332 of the City of Fitchburg Code to reinstate a vacant/abandoned building from one nonconforming use to another less detrimental nonconforming use as a duplex units pursuant to §181.313, located in the Neighborhood Business District at Map 96 Block 5 Lot 0			
ZBA-2022-35	JoAnne Hamberg-Magum	1341 RINDGE RD	7:15PM
<i>Continuance:</i> Appeal to Overrule the Building Commissioner’s Cease and Desist Order under §181.91 to Expand the lawfully preexisting non-conforming mobile home park requiring a special permit under §181.333, located in the Rural Residential District at Map 69R Block 8 Lot 0.			

Continuance:

Appeal to Overrule the Building Commissioner's Cease and Desist Order under §181.91 for Earth Removal requiring a special permit from the Planning Board at the mobile home park located in the Rural Residential District at Map 69R Block 8 Lot 0.

- 4. MISCELLANEOUS**
 - Election of Officers

- 5. ADJOURNMENT**