

# AGENDA

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City of Bridgeport  
ZONING BOARD OF APPEALS  
Public Hearing for Tuesday, July 8, 2014  
at 6:00 PM  
In The City Hall Council Chambers  
45 Lyon Terrace, Bridgeport, CT

## NEW ITEMS

- #1 29 Federal St.** – Petition of Brazilian Sports Club – Seeking a change in liquor permit under Sec. 12-10d; a variance of all off-street parking requirements of Sec. 11-1-2; all landscaping requirements of Sec. 11-3 and Table 4 to permit the café upgrade to a restaurant café liquor permit with a consumer bar and patio permit in the existing commercial building in an OR-G zone.
- #2 470 Brooklawn Ave.** – Petition of Diana Gomez & Remigio Melo, Jr. – Seeking to expunge the only condition of approval to a petition granted by the Zoning Board of Appeals on 06-12-08, which legalized the installation of a 6’ privacy fence in an R-A zone.
- #3 1148 Willian St.** – Petition of 1148 William Navcapman, LLC – Seeking to reduce the residential density requirement from 759 sq. ft. per unit to 663 sq. ft., and also validate the less than minimum landscaping requirements of Sec. 5-1-3 to increase the number of residential units to 24 from the existing 20 units in an R-C zone.
- #4 3488 Fairfield Ave.** – Petition of Chris Delmonico (Chubby’s) – Seeking a variance of Sec.12-10, to permit the establishment of a dining patio along the Fairfield Avenue frontage and the issuance of a patio liquor permit to be used in conjunction with the existing café restaurant in an OR zone.
- #5 126 Ogden St.** – Petition of Jean Clarilus – Seeking to waive the residential density requirement under Sec. 5-1-3 of 2,700 sq. ft. of property per residential unit to allow the conversion of the existing single-family dwelling into a 2-family dwelling in an R-C zone.
- #6 93 Carroll Ave.** – Petition of Joe Siesico – Seeking a variance of Sec. 4-12-3 to permit the change from a motion picture materials warehouse to an oil delivery truck garage facility in an R-C zone and coastal area.
- #7 36 Livingston St.** – Petition of Nora Galvin & Joseph Hendrick – Seeking a variance of Sec. 11-8-3 to permit the construction of a 6’ privacy fence along a portion of the street frontage in an R-A zone.

**#8 42 Rennel St., 472 & 490 University Ave., and 585 Atlantic St.** – Seeking variances of the maximum 10’ setback from street requirement; the maximum height requirement of 35’; the maximum building coverage from 50% to 65%; and the maximum floor ratio from 1.0 to 3.5 under Sec. 8-2-3 to permit the construction of three, 5-story, 250-room dormitories with adequate on-site parking spaces in an MU-EM zone.

### **CONSENT AGENDA**

**(CA-1) 585-587 Colorado Ave.** – Petition of Egidio Fidalgo – Seeking that the Zoning Board of Appeals grant the legal use to a 3-family dwelling having been used and taxed as a 3-family for over 50 years.

### **OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD**

#### **APPROVAL OF MINUTES**

#### **ADJOURNMENT**

The applications and plans for the above described matters are on file in the Zoning Department, Room 210, 45 Lyon Terrace and may be inspected Monday through Friday during office hours, 9am-5pm **(closed 12-1pm)**.

ATTEST: MICHAEL PICCIRILLO, CHAIRMAN  
ZONING BOARD OF APPEALS  
CITY OF BRIDGEPORT