

AGENDA

City of Bridgeport
ZONING BOARD OF APPEALS
Public Hearing for Tuesday, March 11, 2014
at 6:00 PM
In The City Hall Council Chambers
45 Lyon Terrace, Bridgeport, CT

NEW ITEMS

#1 250 Brooklawn Ave. – Petition of the Southern N.E. Conference Assoc. of 7th Day Adventists – Seeking a variance of the prohibition of an accessory structure located in the front yard under Sec. 4-9-1(a) and also seeking variances of the prohibition of an accessory structure being used for human habitation under Sec. 4-9-1(d), as well as minimum height requirement of Sec. 5-1-3 to permit the construction of a 2-story 3-car garage with an apartment above in an R-A zone.

#2 3369 Fairfield Ave. – Petition of Philbin’s Nursery – Seeking a modification of the approved plan of development, as well as expunging a condition of approval to a petition granted by the Zoning Board of Appeals on 06/12/12, which permitted the retail garden center use in an OR zone.

#3 3115, 3129, 3135 Fairfield Ave. & 704 Courtland Ave. – Petition of 3115 Fairfield Avenue, LLC – Seeking variances of the maximum height requirement of 35 ft.; floor ratio requirement of .75 sq. ft. of property per residential unit, and 35 of the required on-site parking spaces under Sec. 6-1-3, and also seeking variances of the ground floor window requirements under Sec. 6-1-4; the minimum parking area setback landscaping of Sec. 11-1-13 and compliance with Sec. 6-2-1 to permit the construction of a 5-story, 58-unit apartment building with 61 on-site parking spaces in an OR zone and coastal area.

#4 136 Quince St. – Petition of Joseph Iannelli – Seeking a variance under Sec. 5-1-3 of the required 2,700 sq. ft. of property per residential unit to permit the construction of a 3-story, 2-family dwelling in an R-C zone.

#5 655 Stillman St. – Petition of Achievement First Bridgeport Academy – Seeking variances of the maximum site coverage, the minimum side yard setback, and the minimum landscaping requirements of Sec. 5-1-3, and also seeking variances of interior landscaping under Sec. 11-1-13; required buffering of the L3 standard for properties across from the subject site under Sec. 12-8h, as well as the buffering requirement for abutting residential properties of Sec. 12-8g; the minimum parking area setback and perimeter landscaping and the minimum landscaping abutting an R-zoned lot as required under Sec. 11-1-13. In addition, a waiver is sought for relief of the on-site parking spaces required under Sec. 11-1-2 and the maximum height of fencing

requirement of Sec. 11-8-3b to permit the renovation and construction of a 1-story, 66, 454 sq. ft. addition to the existing school building in an R-C zone.

#6 285 Maplewood Ave. – Petition of Cellco Partnership d/b/a Verizon Wireless – Seeking a variance of the maximum height of 5-1-3 and the maximum height of roof top equipment of Sec. 4-4-1, and also seeking a variance of the required roof top equipment setback of Sec. 4-3-4 to permit the installation of telecommunication equipment and antennas in an R-C zone.

#7 2400 North Ave. – Petition of Cellco Partnership d/b/a Verizon Wireless – Seeking a variance of the maximum height of 5-1-3 and the maximum height of roof top equipment of Sec. 4-4-1, and also seeking a variance of the required roof top equipment setback of Sec. 4-3-4 to permit the installation of telecommunication equipment and antennas in an R-C zone.

#8 510 Barnum Ave. (aka 803 East Washington Ave.) Building #8 – Petition of Cellco Partnership d/b/a Verizon Wireless – Seeking variances of the maximum height requirement under Sec. 7-1-3 and the maximum height requirement of roof top equipment under Sec. 4-4-1 to permit the installation of telecommunication equipment and antennas in an I-L zone.

#9 709 – 711 Iranistan Ave. – Petition of Anthony Ramos – Seeking a variance of the 2,700 sq. ft. of property per residential unit under Sec. 5-1-3 and the vehicle maneuvering space requirement of Sec. 11-1-10, as well as the minimum driveway width as required under Sec. 11-1-11 to legalize the 3rd floor apartment in the existing 2-family dwelling in an R-C zone.

#10 917 Wood Ave. – Petition of Juliette LeCornec – Seeking a use variance under Sec. 6-1-2 and a variance of the maximum front setback requirement under Sec. 6-1-3 to permit the construction of a 2-family dwelling in an OR zone.

#11 84 Calvert Pl. – Petition of Shaheed Mohammed – Seeking a variance of the maximum height requirement for fencing of 6' within the front setback under Sec. 11-8-3b to legalize the existing privacy fence in an R-A zone.

#12 533-541 Central Ave. – Petition of Ontra Stone Concepts, LLC – Seeking to change from one nonconforming use to another nonconforming use under Sec. 4-12-3 to legalize the stone, marble, and granite fabrication warehouse business in the former freight terminal in an R-BB zone and coastal area.

TABLED ITEMS

T-1 (C-1) 704, 716, 724 East Main St. and 30 Walter St. – Petition of BNM Builders & Developers, LLC – Seeking variances of 2.4 ft. of the minimum 10 ft. setback and FAR requirement of Sec. 6-1-3, and also seeking to waive 11 (eleven) of the required 36 on-site parking spaces under Sec. 11-1-2, and also waiving all of the interior landscaping required under Sec. 11-1-13 to permit the construction of a 3-story mixed use residential and retail building in an OR zone.

T-2 (#1) 146 Andover St. – Petition of Bridgeport Biodiesel – Seeking variances of the front setback requirement, height requirement, and landscaping requirements under Sec. 7-1-3 to permit the installation of 12 (twelve) storage containers ranging from 15’ to 38’ in height along the street frontage of the existing industrial building in a I-L zone.

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