

AGENDA

City of Bridgeport
ZONING BOARD OF APPEALS
Public Hearing

Tuesday, August 13, 2013
At 6:00 PM
In The City Hall Council Chambers

CONTINUED BUSINESS

C-1 (#2) 725-727 Laurel Ave. – Petition of Keith Vo – Seeking a use variance of Sec. 5-1-2; and variances for maximum site coverage and minimum landscaping of Sec. 5-1-3; and also seeking to waive the minimum driveway width of Sec. 11-1-11, the minimum parking space dimension of Sec. 11-1-10, and the minimum parking setback and perimeter landscaping requirements of Sec. 11-1-13 to legalize a 3rd residential apartment in the existing 2-family dwelling in an R-B zone.

DEFERRED BUSINESS

D-1 (#1) 840 Grand St. – Petition of Dan Epifano (Esplanade, LLC) – Seeking a variance of Sec. 4-12-3 and Sec. 4-12-4 which prohibits the extension and enlargement of a non-conforming building and use, and also seeking to waive the minimum landscaping requirements the maximum site coverage requirement; and the minimum side setback requirements of Sec. 5-1-3 to permit a 2nd story addition and a ground level addition to the existing remains of a contractor's garage in a R-C zone.

NEW BUSINESS

#1 3257 Fairfield Ave. – Petition of TCM Realty Company, LLC – Seeking a use variance of Sec. 6-1-2, and also seeking a variance of the prohibition of enlarging a nonconforming use under Sec. 4-12-3a; the minimum landscaping buffer of 5' to the L-3 standard, as well as the minimum landscaping requirement of Sec. 6-1-3 to permit the establishment of a licensed motor vehicle repair facility in a portion of the existing contractor facility in an OR zone.

#2 16, 32, 36, 40 & 46 Columbia Court – Petition of Bridgeport Neighborhood Trust – Seeking a variance of Sec. 5-1-3 of the minimum 2,700 sq. ft. of property per residential use to permit the construction of a 3-story, 6-unit apartment house in an R-C zone.

#3 158 Alice St. – Petition of Joaquim Fereira – Seeking variances of the minimum side yard and rear yard setback requirements under Sec. 5-1-3 to construct a 2nd floor addition to the existing three-car garage to be utilized as a single-family residence with no useable rear yard in an R-C zone.

#4 335 Benham Ave. – Petition of Navarino Capital – Seeking a use variance of Sec. 5-1-2, and also seeking a variance of the prohibition of extending or enlarging a nonconforming use under Sec. 4-12-3; waiving the maximum site coverage and minimum landscaping requirements of Sec. 5-1-3; waiving 32 of the 54 required on-site parking spaces; the minimum parking setback and perimeter and interior landscaping requirement of Sec. 11-1-13 and the minimum driveway width requirement of Sec. 11-1-11 to permit the addition of 8 residential units to the existing 36-residential-unit apartment building in an R-B zone.

#5 1793-1823 Stratford Ave. – Petition of Bridgeport Neighborhood Trust – Seeking variances of the floor area ratio requirement; minimum front lot line requirement, as well as the maximum height requirement of Sec. 6-1-3, and also seeking to waive 39 of the required 67 on-site parking spaces and waive the 5’ perimeter landscaping requirement of Sec. 11-1-13 to permit the construction of a 3-story mixed use building in an O-R zone.

#6 681 East Main St. – Petition of 681 East Main, LLC – Seeking a variance of all of the required off-street parking spaces of Sec. 11-1-2 to permit the expansion from 6 to 14 residential units in the existing mixed use building in an OR zone.

#7 98 Grovers Ave. – Petition of K. Oni Chukwu – Seeking a variance of Sec. 4-3-1 to reduce the required setback from front lot line accessory structure from the required 75 ft. to 74.3 ft. for the garage building and from 75 ft. to 63 ft. for the guest house building; and a variance of Sec. 4-3-2-b-2 to reduce the required setback for the existing garage from 2nd (corner lot) front lot line with Anchorage Dr. from the required 75 ft. to 16.6 ft., and a variance from Sec. 4-7-1 to reduce the maximum permitted building coverage from (not to exceed) 3,000 square ft. to 7,518 square ft.; and a variance of Sec. 4-4 to increase the maximum height of a principal structure from 28 ft. at the mid-point and 35 ft. at the ridge to comply with FEMA requirements and to increase the maximum height of an accessory structure from 15 ft. at the ridge to also meet FEMA requirements; and also a variance of Sec. 4-2-6 to permit the use of the existing guest cottage and use of the existing chauffeur apartment above the garage to be continued.

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