

# AGENDA

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City of Bridgeport  
ZONING BOARD OF APPEALS  
Public Hearing

Tuesday, November 12, 2013  
At 6:00 PM  
In The City Hall Council Chambers

## CONTINUED BUSINESS

**C-1 (#5) 853 Fairfield Ave.** – Petition of Firetree, LTD – **WITHDRAWN 10/17/13**

## NEW BUSINESS

**#1 2450 – 2458 and 2460 Main St.** – Petition of Lillian Iodice – Appealing under Sec. 14-10 of the Zoning Regulations and Sec. 8-7 of the CT General Statutes that the Zoning Official erred in the processing of a liquor application for a change of ownership at an established business in an OR-G zone.

**#2 2895 (aka 2893 – 2897) Fairfield Ave.** – Petition of Joseph Farrell/Walrus & Carpenter – Seeking to establish Live entertainment in the existing liquor licensed full service restaurant with a patio permit in an OR zone.

**#3 5 – 15 Grant St.** – Petition of Connecticut Mustang – Seeking to expunge a condition of approval to a petition granted by the Zoning Board of Appeals on 06/12/07, which established a storage area for up to 50 tax lien vehicles at the existing used car dealership in an I-L zone.

**#4 285 Maplewood Ave.** – Petition of Sycamore Housing Associates, LP – Seeking a variance of Sec. 4-12-4, regarding the replacement of nonconforming structures, and also seeking variances of the residential density requirement; the maximum height requirement, and the side setback requirements of Sec. 5-1-3 to bring the existing 12-story, 119-unit apartment building into compliance with the 2010 Zoning Regulations.

**#5 710 Shelton St.** – Petition of Habitat for Humanity of Coastal Fairfield County, Inc – Seeking a variance of the maximum setback requirement, as well as the cumulative setback requirements of Sec. 5-1-3 to permit the construction of a 2-story single-family dwelling on a nonconforming lot in an R-C zone.

**#6 5060 Park Ave.** – Petition of Sacred Heart University, Inc – Seeking a use variance of Sec. 5-1-2 to permit the construction of a 3-story student learning center in an R-A zone.

**#7 9 Stratfield Place** – Petition of James & Ana Schietinger – Seeking a variance of the maximum height of a fence in the front setback under Sec. 11-8-3b(1) in an R-A zone.

**#8 917 Wood Ave.** – Petition of Juliette LeCornec – Seeking a variance of the maximum setback requirement of Sec. 6-1-3, and also seeking to waive the minimum driveway width of Sec. 11-1-11, and two (2) of the five (5) required off-street parking spaces of Sec. 11-1-2 to permit the construction of the mixed use building in an OR zone

**#9 379 Bond St. (aka 1285 Boston Ave.)** – Petition of City of Bridgeport Board of Education – Seeking variances of the accessory structure height; maximum building height; and maximum building coverage of 5,400 sq. ft. under Sec. 5-1-3, and also seeking variances of 91 on-site parking spaces of Sec. 11-1-2; the maximum illumination requirement of Sec. 11-8-1; the minimum landscaping requirement in the setbacks of Sec. 11-1-13; and the required accessory structure setback of Sec. 12-8(i) to permit the construction of a 4-story educational facility with related athletic and baseball fields in the proposed R-C zone.

**#10 98 Grovers Ave.** – Petition of K. Oni Chukwu – Seeking a variance of Sec. 5-1-3 to increase the building coverage from 7,518 sq. ft. to 8,499 sq. ft., and also seeking a coastal site plan review under Sec. 14-3-4 to permit the construction of a single-family dwelling in an R-AA 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