

# AGENDA

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City of Bridgeport  
ZONING BOARD OF APPEALS  
Public Hearing

Tuesday, October 8, 2013  
At 6:00 PM  
In The City Hall Council Chambers

## CONTINUED BUSINESS

**C-1 (#5) 853 Fairfield Ave.** – Petition of Firetree, LTD – Seeking a modification of the approved plan of development for the use applicable to the granting of variances by the Zoning Board of Appeals on 07/10/2012, which permitted a 12-bed group home (social service provider) to now be a 15-bed half-way house for convicted felons in an OR-G zone.

## NEW BUSINESS

**#1 259-261 Brewster St.** – Petition of Philip Dimarino – Seeking a variance of Sec. 11-1-12, which requires all parking areas to be hard-surfaced in all zones.

**#2 818-820 Brewster St.** – Petition of Evelyne Etienne/Lucianne Joseph – Seeking a variance of the residential density requirement of 2,700 sq. ft. of property per residential unit as required by Sec. 5-1-3 and also seeking to waive three (3) of the required off-street parking spaces of Sec. 11-1-2 to legalize the 3<sup>rd</sup> residential unit in the existing 2-family dwelling in an R-C zone and coastal area.

**#3 537 Harral Ave.** – Petition of Felix Morel/Junco Market – Seeking a variance of Sec. 4-9-1c, which prohibits accessory structures exceeding 50% of the ground floor square footage of the principal structure to permit the construction of a 1-story 800 sq. ft. garage/warehouse in an R-C zone.

**#4 1812 (aka 1814) Boston Ave.** – Petition of 1812 Boston Avenue, LLC – Seeking a variance of Sec. 11-1-2, waiving 3 of 6 required off-street parking spaces to permit the conversion of a retail space into a 1-bedroom apartment in the existing mixed use building in an OR zone.

**#5 681 East Main St.** – Petition of 681 East Main, LLC – Seeking a variance of all of the off-street parking spaces required under Sec. 11-1-2 to permit the expansion from 6 to 14 residential units in the existing mixed use building in an OR zone.

**#6 459 (aka 455) Iranistan Ave.** – Petition of Greater Bridgeport Community Enterprises, Inc. – Seeking to waive the required off-street parking for an office under Sec. 11-1-2, and also seeking to waive all of the required landscaping under Sec. 7-1-3 to permit the change from a retail use to a book recycling warehouse in an I-L zone.

**#7 401 Park Ave.** – Petition of Seaside Auto – Seeking a use variance of Sec. 5-1-2, and all of the required landscaping under Sec. 5-1-3 to permit the establishment of a used car dealership in an R-B zone.

### **OTHER BUSINESS**

**OB-1 560 Bishop Ave.** – Petition of Habitat for Humanity of Coastal Fairfield County, Inc – Seeking a modification of the approved site plan due to an over site miscalculation.

### **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