

# AGENDA

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City of Bridgeport  
ZONING BOARD OF APPEALS  
Public Hearing for Tuesday, August 11, 2015  
at 6:00 PM  
In the City Hall Common Council Chambers  
45 Lyon Terrace, Bridgeport, CT

## CONTINUED ITEMS

**C-1 2575, 2533 & 2543 East Main St. & 71 Waverly Pl.** – Petition of Cumberland Farms, Inc. – Seeking a use variance under Sec. 6-1-2 and also seeking variances of the front setback and accessory structure height requirements under Sec. 6-1-3; the maximum structure size requirement under Sec. 4-9-1.c.2; the building siting and window area requirement under Sec. 6-1-4 (a) & (b) and the maximum fence height requirement under Sec. 11-8-3; to permit the redevelopment and construction of a new 4,738 sq. ft. retail sales building in an OR zone.

**C-2 (#5) 110 Broadway St.** – Petition of RMVA-NY Properties, LLC – Seeking a use variance of Sec. 5-1-2, and also seeking variances of the required side setback requirement and the cumulative setback requirements under Sec. 5-1-3, and also seeking a variance of all of the required off-street parking spaces required under Sec. 11-1-2 to permit the construction of a 2-family dwelling in an R-A zone.

## DEFERRED ITEM

**D-1 (#6) 1944-1954 Boston Ave.** – Petition of Elle Em In Oh Pre, LLC – Seeking a variance of Sec. 11-8-3b, which prohibits a fence to exceed 4' in height on a corner lot and violates the height and location requirements in an OR zone.

## NEW ITEMS

**#1 1300 Seaview Ave.** – Petition of Seaview Avenue Realty, LLC – **Violation Resolved – 7/17/15**

**#2 61 Hurd Ave.** – Petition of Churrascaria Pioneira, LLC – Seeking to amend a condition of approval to a petition granted by the Zoning Board of Appeals on 11/10/09, which permitted a small 3-piece ensemble to be the only live entertainment in the liquor licensed full service restaurant in an OR zone.

**#3 1794 Barnum Ave.** – Petition of 500 North Avenue, LLC – Seeking variances of the setback requirements; the minimum floor area ratio; the maximum site coverage and the minimum landscaping requirements of Sec. 6-1-3 and also seeking a variance of Sec. 4-12-4 prohibiting the expansion of a nonconforming structure to permit the

construction of a new pitched roof and stairwell covering on the existing commercial building in an OR zone.

**#4 (908)-910 Wood Ave.** – Petition of VBCI Bridgeport Ministries, Inc – Seeking variances of the maximum site coverage and minimum landscaping requirements of Sec. 6-1-3 and waive all 20 (twenty) of the minimum number of off-street parking spaces required under Sec. 11-1-2 to permit the establishment of a community facility in conjunction with a New York state religious organization in the existing commercial building in an OR zone.

**#5 504-506 Merritt St.** – Petition of Cesar Luna – Seeking a variance of the required side and rear setback requirements of Sec. 5-1-3 to permit the construction of a 100.32 sq. ft. accessory structure in an R-A zone.

**#6 1955 Boston Ave.** – Petition of Saltamontes Tire Company – Requesting a rehearing relating to the tire changing activity and fleet storage of service vehicles to permit the establishment of a tire sales, repair and installation business in the existing commercial building in an OR 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-12pm and 1pm-5pm (**closed 12-1pm**).

ATTEST: LINDA GRACE, ACTING CHAIRPERSON  
ZONING BOARD OF APPEALS  
CITY OF BRIDGEPORT