

AGENDA

City of Bridgeport
ZONING BOARD OF APPEALS
Public Hearing for Tuesday, January 13, 2015
at 6:00 PM
In The City Hall Council Chambers
45 Lyon Terrace, Bridgeport, CT

CONTINUED BUSINESS

C-1 123 & 139 Ridge Ave., 576 & 584 Gregory St. & 189 Walnut St. – Petition of Bridgeport Neighborhood Trust & POKO – Seeking variances of the residential density requirement of 2,700 sq. ft. of property per residential unit and the minimum front and side setback requirements of Sec. 5-1-3, and also seeking to waive 25 of the required on-site parking spaces of Sec. 11-1-2 to permit the consolidation of 5 parcels into 1 and the construction of eight 3-family dwellings in an R-C zone.

C-2 (#2) 2201-2175 Fairfield Ave. – Petition of 2201 Fairfield Avenue, LLC – Seeking variances of minimum setback requirement of Sec. 6-1-3; the perimeter landscaping requirement of Sec. 11-1-13; the building site and window area requirements of Sec. 6-1-4, and also seeking a variance of Table 7 and the prohibition of a drive-thru window to permit the construction of a fast food restaurant in an OR zone.

DEFERRED BUSINESS

D-1 (#3) 509 Birmingham St. – Petition of Gary Doski – Seeking a variance of the minimum floor area requirement of Sec. 12-1a to allow the establishment of an accessory apartment use in the existing single-family dwelling in an R-A zone.

D-2 (#4) 1481 (aka 1475) Noble Ave. – Petition of Neighborworks New Horizons – Seeking a modification of the approved plan of development on a petition which was approved on 08/01/10 to permit the construction of a 16-unit apartment complex with conditions in an R-C zone.

NEW BUSINESS

#1 3389 Fairfield Ave. – Petition of Aspetuck Brew Lab, LLC – Seeking a use variance under Sec. 6-1-2 and also seeking variances of the minimum landscaping requirement of Sec. 6-1-3 and seven (7) of the required 27 off-street parking spaces under Sec. 11-1-2 to permit the establishment of a small craft brewery and the issuance of a beer manufacturing permit in the existing commercial building in an OR zone.

#2 32-34 Brittin Ave. – Petition of Margaret K. Montanaro – Seeking a use variance of Sec. 5-1-2, and also seeking to waive three (3) of the required five (5) off-street parking spaces under Sec. 11-1-2, and the minimum landscaping requirements and the maximum site coverage requirements of Sec. 5-1-3 to legalize the 3rd floor residential unit in a 2-family dwelling in an R-B zone.

#3 567 Seaview Ave. – Petition of the Bridgeport & Port Jefferson Steamboat Co., Inc. – Seeking a variance of the minimum space requirement of 9' x 20' under Sec. 11-1-10 to allow for under sized 9' x 18' parking spaces for a proposed project that will need additional approvals in an MU-LI zone and coastal area.

#4 206 Jewett Ave. – Petition of 206 Jewett Ave., LLC – Seeking a variance of the prohibition of dividing a conforming lot into two (2) non-conforming lots under Sec. 4-12-5 and also seeking to erect a single-family dwelling in a lot having inadequate lot area and frontage in an R-A zone.

#5 2926 Fairfield Ave. – Petition of Old Black Rock Tavern, LLC (d/b/a Tautog Tavern) – Seeking a variance of Sec. 12-10b&c of the liquor control regulations to permit the establishment of an outside drinking and smoking area along the Fairfield Avenue frontage, as well as an exterior deck addition to the rear of the subject premises for the consumption of alcoholic beverages for smokers of the existing café in an OR zone.

#6 4000 (aka 4030) Park Ave. – Petition of Sacred Heart University, Inc. – Seeking a modification of the approved plan of development on a petition granted by the Zoning Board of Appeals on 09/09/14 for the construction of an academic building and parking structure in an R-A 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: LINDA GRACE, ACTING CHAIRPERSON
ZONING BOARD OF APPEALS
CITY OF BRIDGEPORT