

AGENDA

City of Bridgeport
ZONING BOARD OF APPEALS
Public Hearing for Tuesday, July 14, 2015
at 6:00 PM
In the City Hall Common Council Chambers
45 Lyon Terrace, Bridgeport, CT

CONTINUED ITEMS

C-1 2925 (aka 2929) Fairfield Ave. – Petition of Center for Children’s Advocacy – Seeking a variance waiving all of the off-street parking requirements under Sec. 11-1-2 to permit the establishment of a 1,000 sq. ft. additional office in a portion of the 1st floor of an existing commercial building in an OR zone. **WITHDRAWN 07/09/15**

C-2 (#4) 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. **(request to be CONTINUED to 08/11/15)**

DEFERRED ITEM

D-1 (#1) 625 North Ave. – Petition of Lindsey’s House – Seeking a use variance under Sec. 7-1-2 to permit the establishment of a daycare center for a maximum of 30 children on the 1st floor of the existing office building in an I-L zone.

NEW ITEMS

#1 1955 Boston Ave. – Petition of Saltamontes Tire Company – Seeking a use variance under Sec. 6-1-2 and also seeking a variance of Table 7 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.

#2 196-198 Fifth St. – Petition of Willie J. Guilford, III – Seeking a variance of the minimum lot area and frontage requirement, as well as the residential requirement of 2,700 sq. ft. of property per residential unit under Sec. 5-1-3 and also seeking a variance of the minimum number of off-street parking spaces under Sec. 11-1-2 to permit the construction of a 2-family dwelling in an R-C zone.

#3 42-44 James St. – Petition of Christopher Pasard – Seeking a variance of 2,700 sq. ft. of property per residential unit as required under Sec. 5-1-3, and also seeking a variance of all five (5) of the required off-street parking spaces of Sec. 11-1-2 to legalize the 3rd floor apartment in the existing 2-family in an R-C zone.

#4 740-742 Capitol Ave. – Petition of Jaison Chazhur – Seeking variances of the residential density requirement of 2,700 sq. ft. of property per residential unit, the maximum site coverage requirements and the minimum landscaping requirements of Sec. 5-1-3, and also seeking a variance of three (3) of the required five (5) off-street parking spaces of Sec. 11-1-2 to legalize the 3rd floor residential apartment in an R-C zone.

#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.

#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. **(request to be DEFERRED to 08/11/15)**

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