

# AGENDA

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City of Bridgeport  
ZONING BOARD OF APPEALS  
Public Hearing for Tuesday, March 10, 2015  
at 6:00 PM  
In The City Hall Council Chambers  
45 Lyon Terrace, Bridgeport, CT

## DEFERRED BUSINESS

**D-1 (#2) 1596 Stratford Ave.** – Petition of Efrain Crespo – Seeking a use variance under Sec. 6-1-2 to permit the establishment of a contractor’s storage yard for construction dumpsters and containers in an OR-G zone.

## NEW BUSINESS

**#1 144 Seaside Ave.** – Petition of Andrew Clement – Seeking a variance of the cumulative side setback requirement of 20 ft. under Sec. 5-1-3 to permit the construction of a 1-story, 4 x 24 addition to the existing single family dwelling with a shared driveway in an R-A zone.

**#2 471 Barnum Ave.** – Petition of Optimus Health Care, Inc – Seeking variances of the minimum floor area ratio requirement of .75 sq. ft.; the maximum building coverage requirement of 65% and the minimum landscaping requirement of 15% under Sec. 6-1-3, and also seeking to waive all on-site parking spaces required under Sec. 11-1-2 to permit the redevelopment of 535 sq. ft. of medical office space in an OR zone.

**#3 43 – 45 Herkimer St.** – Petition of Ricardy Philogene – Seeking a variance of the cumulative side setback requirement of 20 ft. and the maximum roof mid-point height requirement of 28’ under Sec. 5-1-3 to legalize the dormer addition containing bedrooms and bathroom on the 3<sup>rd</sup> floor of the nonconforming 2-family dwelling in an R-A zone.

**#4 106 Alice St.** – Petition of Frank A. Martinelli – Seeking a variance under Sec. 4-12-3 (c) to permit the change in use from a tile manufacturing and sales business to a glass window and door manufacturing and sales business in an R-C zone.

**#5 2145 North Ave.** – Petition of Johnathan Konandreas – Seeking a use variance under Sec. 5-1-2 and also seeking a variance of 5 of the 8 required number of off-street parking spaces under Sec. 11-1-2 and also seeking to waive the stacked parking regulations under Sec. 11-1-7 to permit a professional office use on the 1<sup>st</sup> and 2<sup>nd</sup> floor with an non-residential apartment on the 3<sup>rd</sup> floor in the existing residential/office building in an R-A zone and historic district.

**#6 519 Gregory St.** – Petition of Bridgeport Neighborhood Trust and POKO – Seeking a variance of the mid-roof and ridge line height requirements under Sec. 5-1-3, and also seeking a variance of 1 of 3 off-street parking spaces required under Sec. 11-1-2 to permit the construction of a 38.5 high 2-family dwelling in an R-B zone and coastal area.

**#7 583 – 585 Gregory St.** – Petition of Bridgeport Neighborhood Trust and POKO – Seeking a variance of the minimum mid-roof and ridge line height requirements under Sec. 5-1-3, and also seeking a variance of 1 of the 3 off-street parking spaces required under Sec. 11-1-2 to permit the construction of a 38.5 high 2-family dwelling in an R-C zone and coastal area.

**#8 540 Grant St.** – Petition of Big Sam’s Auto Stereo Installation and More – Seeking a variance of the 17 required off-street parking spaces under Sec. 11-1-2 to permit the establishment of an audio and decal installation business in the existing mixed use 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-5pm (**closed 12-1pm**).

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