

AGENDA

City of Bridgeport
ZONING BOARD OF APPEALS
Public Hearing for Tuesday, May 12, 2015
at 6:00 PM
In The City Hall Council Chambers
45 Lyon Terrace, Bridgeport, CT

DEFERRED ITEMS

D 1 (#8) 1944 – 1954 Boston Ave. – Petition of William Marshall/City of Life – Seeking a variance of the minimum number of off-street parking spaces as required under Sec. 11-1-2 to permit the establishment of a house of worship in the existing commercial office building in an OR zone.

D-2 (#11) 103 Seaside Ave. – Petition of Brian Walker – Seeking a variance of the minimum side setback requirement under Sec. 5-1-3 to permit the construction of a 2nd floor rear dormer addition to the existing single-family dwelling in an R-A zone.

D-3 (#13) 1148 William St. – Petition of 1148 William Navcapman, LLC – Seeking variances of the density requirement of 2,700 sq. ft. of property per residential unit and the minimum landscaping requirements under Sec. 5-1-3 to permit the establishment of four (4) additional residential units in the existing 20-unit apartment house in an R-C zone.

D-4 540 Grant St. – Petition of Big Sam’s Auto Stereo Installation and More – Seeking a variance under Sec. 11-1-2 by waiving 20 of the required 24 off-street parking spaces to permit the establishment of an automotive audio and decal installation business in half of the existing industrial building in an OR zone.

NEW ITEMS

#1 540 Grant St. – Petition of Navis Pack and Ship – Seeking a variance under Sec. 11-1-2 by waiving 3 of the 6 required off-street parking spaces to legalize the small packaging and shipping business in half of the existing industrial building in an OR zone.

#2 1316 Barnum Ave. – Petition of Wade Properties, LLC – Seeking variances of the maximum site coverage and the minimum landscaping requirements under Sec. 8-3-3, and also seeking variances of the minimum parking setback requirement and perimeter landscaping requirement under Sec. 11-1-13 to permit the construction of a 1-story 6,950 sq. ft. addition to the existing industrial building in an MU-LI zone.

#3 3389 Fairfield Ave. – Petition of Rand (Simonetti Industries) – Seeking a use variance under Sec. 6-1-2 and also seeking variances of the required landscaping under Sec. 6-1-3 and the minimum off-street parking space requirement of Sec. 11-1-2 to legalize the manufacturing and warehousing of vegetable based lubricants in the existing commercial mixed-use building in an OR and coastal area.

#4 66 Polk St. – Petition of Helmut Reinheimer – Seeking a use variance under Sec. 5-1-2 to legalize the establishment of a contractor’s storage yard for materials and equipment in an R-B zone.

#5 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.

#6 1308 & 1320 Madison Ave. – Petition of J.I. Real Estate Holding, Inc. – Seeking to waive under Sec. 5-1-3, the residential density requirement of 2,700 sq. ft. of property per residential unit to permit the construction of a 3-story, 10-unit residential building with 17 on-site parking spaces on the ground level in the proposed R-C zone.

#7 25 & 33 West Ave. & 384 Railroad Ave. – Petition of CDB, LLC – Seeking a use variance of Sec. 10-2 and all of the landscaping requirement of Sec. 10-3 to permit the establishment of a firewood processing business in an NCVD zone.

#8 479 Helen St. – Petition of City of Bridgeport Public Facilities – Seeking to waive the height and location requirements for accessory structures of Table 4a, and also seeking a variance of the maximum fence height requirement under Sec. 11-8-3 to permit the installation of dug-outs, bleachers, score boards and fencing at an existing athletic field in an R-C zone.

#9 114 Orchard St. – Petition of Angela Smillie – Seeking to waive all of the required off-street parking spaces as required under Sec. 11-1-2 to permit the establishment of a hair and nail salon on the 1st floor of the existing 2-family dwelling in an R-C 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