



ZONING BOARD OF APPEALS  
**DECEMBER 8, 2015**  
**REGULAR MEETING MINUTES**  
CITY OF BRIDGEPORT

45 Lyon Terrace  
Bridgeport, CT 06604  
(203) 576-7217 Phone  
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**ATTENDANCE:** Linda Grace, Acting Chair; Robin Shepard, Acting Secretary;  
Kelly Perez, John Carolan, Leticia Colon

**STAFF:** Dennis Buckley, Zoning Official; Paul Boucher, Zoning  
Department; Atty. Ed Schmidt, Associate  
City Attorney; Neil Bonney, Diego Guevara, Design  
Review Coordinator

**CALL TO ORDER.**

Commissioner Grace called the meeting to order at 6:03 p.m. A quorum was present. She then introduced the Commissioners seated. She reviewed the procedures to those present.

**C-1 RE: 168 UNION AVENUE & 119 CARROLL AVENUE – 119 Carroll Avenue LLC - Seeking to change a nonconforming manufacturing facility to a warehouse use for furniture and household goods of Sec. 4-12-3c, as well as outdoor trailer storage and also seeking to waive the landscaping and site coverage requirements of Sec. 5-1-3 in an R-C zone and coastal area.**

Atty. Rizio came forward to present the application. He said that Durand Brothers wanted to store furniture and non-perishable items inside. There will be additional landscaping on the property. During the last presentation, there were concerns about the number of trailers or trucks on the property. There were also concerns about the turning radius of the trucks. Atty. Rizio said that the applicant would be okay with not using the loading dock. There will be employee parking and only six trailers on site. No storage will be done outside, no storage of the trailers on the Carroll Avenue side of the building. This is in an R-C zone and will be changing from a heavy industrial business to a storage facility. There will be screening and buffering on the site. They will be adding drainage, which was not present on the site when it was built 70 years ago.

Commissioner Grace asked for confirmation that the tractors and trailers will not be parked or stored on the Carroll Avenue side. Atty. Rizio said that there would be no storage or parking on the Carroll Avenue side. All access will be from Millnar. Commissioner Grace asked how many trucks would be on site. Atty. Rizio said that there would be six. He indicated where the buffer would be located on the plan. He then

explained that occasionally people close the sale of their house on a Monday, but the closing on their new home may not happen until a few days later. The furniture is loaded on to a moving truck and then stored for the few days and then moved to the new residence.

Atty. Rizio was asked where the nearest residences were. He indicated where they were on the site plan and said that there would be privacy fencing and buffering between the residences.

Atty. Rizio said that this was a reduction in conformity and would result in a reduction in activity on the site.

Commissioner Grace asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Grace then asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Grace closed the hearing on 119 Carroll Avenue.

**C-2 921 Hancock Avenue – Seeking a variance of the prohibition of enlarging a nonconforming accessory structure of Sec. 4-12 and also seeking a variance of the maximum height requirement of 15' of an accessory structure of Sec. 5-1-3 to permit the construction of a 2nd floor addition and exterior stairway to the existing 2-car garage in an R-C zone.**

Mr. Edger Richardson came forward and introduced himself. He said he was representing Kevin Johnson. He said that this building was an accessory structure that needed a height variance. There are other Accessory structures that were on the same street. The structure will be used for storage. The residence is a three family.

Commissioner Carolan asked what would happen to the parking when the garage is no longer available. Mr. Richardson said that the garage would still be there, but they were just adding a second story. It would go from approximately 15 feet and would go to a 19 foot peaked roof. The property is set back from the road. The current garage is flat roofed, and the applicant just wants to want to have a peaked roof. Mr. Richardson passed around photos of other garages, which had peaked roofs ranging from 19 feet to 25 feet.

Commissioner Grace asked what would be stored up there. Mr. Kevin Johnson, the applicant, said that he would be storing music equipment and theater backdrops. Currently he is storing some of the items in his apartment. Commissioner Perez asked if anything would be stored outside. Mr. Johnson said no. Commissioner Carolan pointed out that the storage would be a commercial use.

Commissioner Grace asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Grace then asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Grace closed the hearing on 921 Hancock Avenue.

**D-1 645 Pine Street – Appealing under Sec. 14-10 of the Zoning Regulations of the City of Bridgeport and Sec. 8-7 of the CT General Statutes, whereby it is alleged that the Zoning Enforcement Officer erred in his issuance of an Order to Comply regarding the erection of an on-premise roof sign without a special permit for the building housing the advertised use in an I-L zone.**

Atty. Rizio said that there had been a meeting with the Zoning department to bring this application into compliance. Atty. Rizio said that he would like to request a continuance and would waive 65 day rule. He added that he appreciated both Mr. Bonney and Mr. Buckley working with him on this application.

**D-2 - RE: 113 - 117 WASHINGTON TERRACE - Seeking a use variance of Sec. 5-1-2, and also seeking variances of three (3) of the required six (6) off-street parking spaces of Sec.11-1-2; the minimum parking setback and perimeter landscaping requirements of Sec. 11-1-13, and also the prohibition of stacked parking of Sec. 11-1-7 to permit the conversion of the illegal 3-family dwelling into a short term transitional group home in an R-B zone.**

Atty. Rizio came forward to speak about the application. He turned in the green mailing receipts. He said that the Continuum of Care had purchased the residence for a respite program thinking it was a three family residence. When there was an inspection of the respite home, there was opposition from the neighbors. Since then there have been numerous meetings with the neighbors about this. The clients have mental issues but do not require hospitalization. The program helps the clients by providing residence for 14 days while working on job placements and other support services. Both Bridgeport Hospital and St. Vincent's have written letters of support for the program. He then displayed two posters showing photos of the various residences in other municipalities. The program is funded through the State. He then distributed copies of a photograph of the Washington Terrace residence.

One major concern is parking. Atty. Rizio said that there are never more than 3 or 4 staff on site at any given time. There are no visitors. The clients arrive and depart via a van. The parking has been reconfigured with stacked parking, so no vehicles will be on the street.

Commissioner Grace said that the last time the application was presented, the neighbors objected. Atty. Rizio said that this was true, but the work with the neighbors has resulted in them gaining a better understanding of the program. One of the social workers came

forward to speak about the aspect of the program. He gave an example of the types of services that a client might need.

Commissioner Shepard asked who was there to monitor the medications. The social worker said that there was a monitor on site. Most of the clients are Bridgeport residents. He added that once the clients are able to integrate back into the community, they often come back to volunteer with the program. The program has the capacity to serve 10 clients. The average length of stay is 14 days, but if a client needs a longer stay because they are waiting on a half way house placement, they can be permitted to stay.

Atty. Rizio said that Council Member Jack Banta was present in support of this application. He then distributed copies of support letters to the Commissioners. He said that a great deal of time, effort and money was spent in getting the appropriate information out to the neighbors. The social worker pointed out that the clients don't need to be in an emergency room and they don't need to be stigmatized, but simply need a safe place to stay. Atty. Rizio informed the Commissioner that the State has declared that they don't want these clients in a hospitalized setting, but they want them re-integrated into a residential environment. Respite services call for a residential environment. However, the current zoning does not permit a respite facility without a variance.

Commissioner Colon asked about the staffing. The staff member reviewed the staffing for the various shifts for a 24 hour rotation.

Commissioner Perez asked what the hardship was. Atty. Rizio said that the main issue was parking. If building was a three family residence, the parking would not fit on site. He said that this was a reduce use. Commissioner Grace asked where the handicapped space was located. Atty. Rizio then indicated where the space was located on site. He repeated that there would never be adequate parking for a two or three family residence

Commissioner Carolan said that he was uncomfortable with a facility that did not have handicapped access. Atty. Rizio said that they had to provide this. Commissioner Carolan said that the street was very narrow and getting an ambulance down the street would be problematic. Atty. Rizio said that this issue had been addressed with the neighbors and he went on to list the various other boards and commissions that would have to approve the application. Because it is a one way street, there is access off of Park Avenue.

Commissioner Grace said that there appeared to be a utility pole located in the middle of the driveway. Atty. Rizio indicated where the driveway was located on the plan.

Commissioner Grace asked how the vehicles would be handled during the change of shift. Atty. Rizio explained that the facility would not "empty out" during shift change,

but that the shift change was staggered. There would be some shuffling of vehicle, but that was to be expected. This building has the most parking available of any of the buildings on that street. He added that the application would still have to get Planning and Zoning's approvals and an engineering sign off.

Commissioner Grace asked about nurses or other staff coming to the site. Atty. Rizio pointed out that if the building had been a three family residence, there would also be visitors or others coming to the site. The decrease in intensity of use goes down significantly with this proposal. There is also much more control.

In summary, Atty. Rizio said that this use variance was a hot topic and that there were still site issues that have to be satisfied with multiple departments. There have been comments submitted on a local level, a State level and from others regarding the fact that this is an excellent use. There is a gap in the zoning regulations that would allow for the hardship for these types of transitional facilities, which need to be permitted in a residential zone. These types of usages are required by necessity, yet are zoned out of the types of areas that they are required to be located.

Commissioner Grace asked if there was anyone present who wished to speak in favor of the application.

Council Member Jack Banta from the 131st District came forward to address the Commission. He said that he had been attending ZBA meetings about this Continuum of Care application for a number of months. Originally, there was a significant amount of incorrect information when the application was first presented. Because of this, the Washington Terrace residents reached out to him and Council Member Taylor-Moye about this. Both he and Council Member Taylor-Moye contacted the facility.

The first thing that Continuum of Care wanted to do was to be as transparent as possible. Council Member Banta said that he had been there numerous times for open houses and also inspected the various operational documents. Council Member Banta said that the organization took a dilapidated parcel and made it into a beautiful establishment.

He added that during the summer the annual "Adopt A Block" cleanup was held and a number of Continuing Care residents participated in cleaning up the area. These residents want to be part of the community and are working very hard at this. Council Member Banta said that he had not heard of any negative situations resulting from the facility and there have been no complaints from anyone. They are good neighbors and good stewards. He concluded by saying he hoped that the Commissioners would grant them the variance to stay because they are good for the community.

Commissioner Grace asked if there was anyone else who wished to speak. Atty. Rizio said that there were a number of people present who may not wish to address the

Commission directly. He then suggested that there be a show of hands. A number of people did so.

Commissioner Grace asked if there was anyone present who wished to speak in opposition to the application. No one came forward.

Atty. Rizio then presented his closing remarks by stating that this was a very important application and granting a use variance would be appropriate. He said that this would be a benefit to the community and help stabilize the neighborhood. Additional conditions could be added to keep the residents safe.

At the conclusion of his remarks, Commissioner Grace closed the public hearing on 645 Pine Street, LLC.

**# 1 RE: 47 - 53 CRESCENT AVENUE - Juliette Kirby, Lessee - Seeking a variance for all of the 43 on-site parking spaces required under Sec. 11-1-2 to permit the establishment of a 4,300 sq. ft. Banquet Hall facility in an OR-G zone and coastal area.**

Mr. Edger Richardson came forward and introduced himself. He said he was representing Ms. Juliette Kirby, who wished to establish a Banquet Hall at 47 Crescent Avenue. This would be a use change and there is a parking restriction. However, there are two neighboring businesses that are willing to offer the use of their parking lots. One of the businesses is Fairfield Hoods and the other is Smith, LLC, which is a building association. He said that he had letters from those property owners stating this.

Commissioner Grace asked where the location of the business would be on a site map. Mr. Richardson did so. He also stated that there would be street parking. Commissioner Grace said that counting on street parking was not acceptable. She added that the other two building owners would have to agree in writing to allow the parking and it would require a lease. Otherwise one of the property owners could sell his parcel tomorrow.

Commissioner Grace asked about the banquet hall. Ms. Kirby came forward to speak about the banquet hall. She said that she wanted to start a banquet hall but could not afford the rentals for the larger spaces. She added that she felt her community needed this type of hall for smaller weddings and baby showers.

Commissioner Carolan asked how many people would be allowed in the facility. Mr. Richardson said that it was limited to 45 people in the 2,000 sq. ft. facility. Commissioner Grace said that the plans indicated it was 43,000 sq. ft. Mr. Richardson said that the space was divided into two separate areas and the front space would be used as the banquet hall while the back would be used for storage.

Commissioner Grace asked what days of the week the hall would be in operation. Ms. Kirby said Thursday thru Sunday. Commissioner Grace asked about alcohol. Ms. Kirby said that the renters would have to apply for a one day permit. Mr. Richardson said that the caterers have their license. Ms. Kirby was asked what her hours would be. She said that the hall would be open until 9 or 10 at night and the baby showers would be over by 8 p.m.

Commissioner Grace asked Ms. Kirby if this was a new venture for her. Ms. Kirby said it was a new venture. Previously, she had provided foster care. Ms. Kirby explained that she would be leasing the property for five years with the possibility of leasing it for an additional five years.

Commissioner Grace asked about the details of the parking agreements. Mr. Richardson said that one of the property owners was a friend and that he did not expect a problem.

Commissioner Grace asked if there was anyone present who wished to speak in favor of the application.

A resident came forward and said that she was getting married in the near future and that when she had gone to look at venues for her reception, the rentals were unaffordable. However, Ms. Kirby's rental would be affordable for her. Commissioner Grace asked how many people would be at the wedding reception. The bride to be said she expected between 30 and 40 people.

Ms. Noyes came forward and said she had known Ms. Kirby for many years. Looking for affordable spaces is always stressful. Having an affordable space for events would be important. Ms. Noyes said that when her brother got married recently, the various rental halls were very expensive for such a small wedding.

Mr. Richardson said there were a number of people present who may not wish to address the Commission directly. He then suggested that there be a show of hands. Four people did so.

Commissioner Grace then asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Grace closed the hearing on 47 - 53 Crescent Avenue.

**#2 RE: 1035 PEMBROKE STREET - Genesis House - Seeking a variance of the minimum landscaping requirement of Sec. 5-1-3 and also seeking a variance of all three (3) off-street parking spaces under Sec. 11-1-2 to permit the establishment of a 13-children daycare facility in an R-C zone.**

Ms. Marsha Mitchell came forwards and introduced herself. She said that she lived in Stratford and was one of the owners of 1035 Pembroke Street. She said that she was currently working on getting her Ph.D in Early Childhood Education and was a social worker.

The application for the day care will keep the current facility as is. The neighborhood population is 65% Hispanic. The variance is for the parking requirements. The parents will be dropping off and picking up their children at the facility. There is also a requirement for landscaping. Currently, there is some landscaping in the front of the building and also in the back.

The goal of Genesis House is to give each child the opportunity to become an individual able to use his or her strengths and weaknesses to the best of his or her abilities. The children range in age from birth to 12 years old and need socialization skills and academic stimulation to help cope with their home and school environment during their formative years. As the owner of Genesis House, Ms. Mitchell said that the safety, nurturing and the care of the children will be the number one priority. The staff will provide a center based consistent program that is drawn from research on how children learn. She also hopes to work with the community and the parents to enrich the children with a balanced curriculum in language and literacy. She said that without these types of programs, the urban youth today would not be able to attain the same levels of education that she herself had because the programs are diminishing. Ms. Mitchell said that she was trying to be a responsible citizen. Many of the children entering kindergarten are lacking the skills for reading.

The areas in which she, as director/owner, would be focused on would be personal/social development, cognitive development, physical development and creative expression. The curriculum standards would be the same as the State standards.

Ms. Mitchell said that she was requesting the variance because the East Side has parking issues. She said that she did not want to go through the back door, but would like to come to the Board for the variance. She added that she had worked with the Zoning Department staff and felt it was one of the best in her experience. They took the time to make sure she understood the regulations and criteria. At the suggestion of one of the staff, Ms. Mitchell said that she is in the process of seeking bids to put a sprinkler system in the building. The Fire Marshal is working with her towards finding an appropriate system for her building.

Ms. Mitchell said that she would not be taking down any walls or making any holes in the walls. She said that she had received approval for 13 children but would be starting with 6 children. She lives above the classrooms. Ms. Mitchell said that she had contacted all her neighbors and contacted her neighbors about having the business. She also had collected signatures from the neighbors. She spoke about the parent of a seven year old

who was having difficulty reading his name. This indicated to her that she was on the right track in providing the type of services the children need. Often the smallest things that the community can offer can be the thing that helps someone.

She reiterated that she would not adding or removing walls. Other than the sprinkler system, there will be no major changes to the building. Her business will blend into the multi-zoning area. She thanked the Commissioners for their time.

Commissioner Grace asked if she owned the property. Ms. Mitchell said that she did. Commissioner Grace asked if there was anyone living at the residence. Ms. Mitchell said that no one was currently living there but she would stay at the unit if night child care was needed. Night care is a major component for the neighborhood children. There are three major child care centers, but they do not provide night care. Commissioner Grace asked if Ms. Mitchell was planning to have day and night hours. Ms. Mitchell said that it was difficult to plan because there were a number of needs that the children might have: such as academics, which would be primarily during the day; working with children who are socially behind their peers; serving the community and finally providing the day care.

Commissioner Grace asked about the staffing. Ms. Mitchell said that it would basically be herself with volunteers because she only would want to have six students. There is some parking in the front. Commissioner Grace said that the parents would have to drop the students off, but during the day time, there is parking available on the street. The drop off and pick up shouldn't be an issue. From 8 p.m. or 9 p.m., there are more cars on the street. The night care would only be one or two children. The parking issue is something that all the local businesses deal with daily.

Commissioner Grace asked if this was her first venture of this type. Ms. Mitchell said that she was self-employed and that this was her first child care business.

Commissioner Grace pointed out that there was not much room for landscaping in the front. Ms. Mitchell agreed and said that she had purchased little planters for use with the students for science.

Commissioner Grace asked if there was anyone present who wished to speak in favor of the application.

Ms. Herta Slueguard came forward to support the applicant. She said that she was helping Ms. Mitchell. This business would help with new jobs and provide a need in the community. Ms. Slueguard said that she had seen Ms. Mitchell grow from a pregnant fifteen year old to a successful business woman. Ms. Slueguard said that she had been doing childcare since 1997 and was helping Ms. Mitchell with the licensing issues. This will be a win-win situation.

Mr. Lester Mitchell came forward and asked the Commissioner to grant the application so his daughter could provide the services.

Commissioner Grace then asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Grace closed the hearing on 1035 Pembroke Street.

**#3 RE: 1526, 1542, 1556, 1558 BARNUM AVENUE - 1558 Barnum Avenue, LLC. - Seeking a variance omitting twelve (12) of the required 98 on-site parking spaces under Sec. 11-1-2 to permit the construction of an 15,750 sq. ft. office building and a 18,500 sq. ft. warehouse building in an MU-LI zone.**

Mr. Jan Cohen came forward and introduced himself to the Board. He said he was the manager of 1558 Barnum Avenue, LLC and also is a co-operator of Bridgeport Lumber. He was present to request a variance for 12 parking spaces.

Mr. Chris DeAngelis, the site engineer, came forward, introduced himself and reviewed the details of the request. He spoke of how the site plan was developed. He spoke about the land use restrictions and how this presented a challenge.

Mr. DeAngelis indicated where the changes would be made to the original site plan submitted in 2006 and how the work would flow during construction. He displayed the areas that had already been developed and configured according to the 2006 permit.

Mr. DeAngelis then listed the reasons why the applicant was requesting the changes and the variance. Mr. Cohen added that they would be maintaining as much green space as possible that the brownfield conditions would allow.

Mr. Kermit Hua, PE, of KWH Enterprise LLC, came forward to speak about the traffic study for the project. He said he had been on site and studied the parking needs at peak times. The two buildings needed 36 existing parking spaces and he project that when the two new buildings were added, he checked the Institute of Transportation Engineers manual to check the demand data. They project 39 parking spaces for the 15,000 plus square feet of office and 9 spaces for the 18,000 plus square feet of warehouse. This would result in a demand for 84 parking spaces for the site. The applicant will have 86 spaces, which are 2 more than what is technically required. Mr. Hua said that he did not feel that the applicant would need more spaces, however if there was a rare occasion when more parking was needed due to a special event, there is parking available along Barnum Avenue.

Mr. Hua said that he had done a brief survey of the on street parking and there were over 40 spaces available on Barnum.

Mr. Cohen then said that he and his partner had been developing the site for a long time. Now they have a lead tenant who is willing to rent over a third of the site. He spoke about the site where Bridgeport Lumber was located and how he and his partner had an established track record. This project will add more to the tax base in Bridgeport.

Commissioner Grace asked how the new building would look. Mr. Cohen said that it would look the same as the others. He said it would be one story high. The reason it has a high bay is because if the tenant relocates, the owners would have the option of renting it as a warehouse. The proposed tenant is a clinic that needs a larger facility.

Commissioner Grace asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Grace then asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Grace closed the hearing on 1558 Barnum Avenue.

**#4 - RE: 606 CENTER STREET EXTENSION - American Legion - Seeking variances of the front setback requirement of Sec. 6-1-3; additional location and site standards of Sec. 6-1-4 (a & b); all of the nineteen (19) required off-street parking spaces under Sec.11-1-2 and the minimum perimeter landscaping requirement of Sec. 11-1-3 to permit the construction of 2-story social club in an OR zone.**

Atty. Rizio came forward and said that he was present as a representative of the American Legion. The subject parcel is a "disaster" and Atty. Rizio said that he hoped the American Legion would be able to make something of it. The Legion does not currently own the property, but is currently trying to purchase the site. He gave a brief overview of the history of the Legion, which had over 1,000 people as members in its heyday, but now has about 36 members. Atty. Rizio indicated where the pre-existing, non-conforming parcel was located. He said that it was located next to a mosque, which also has no parking. The property warrants improvement. A neighboring multi-family property is using the driveway that is on the parcel.

Atty. Rizio said that the American Legion would like to demolish the current building and construct a building of approximately 2,000 sq. ft. for a Legion Hall with access from Center Street. There are no curb cuts for the site.

The Legion would like to have a first floor with a lounge area with a TV with a meeting hall on the second floor. The lot is only 2,369 sq. ft. and located between two properties that are already built out. There will be landscaping on site.

Center Street is a one way street that runs between North Avenue and Madison Avenue. The old Boys Club and the jail are located nearby. None of the buildings on Center Street have much in the way of off street parking. The Legion has been increasing in numbers and they like the fact that there is a park across the street where they can play bocce.

Atty. Rizio said that the Legion would like to establish a facility and have it completed in time for the organizations' 100th anniversary. Because of the size of the plot, it would be difficult to put anything else on the site. Since their monthly meetings are mostly at night and only run for an hour or an hour and a half, the parking should not have a large impact on the neighborhood.

When looking at hardship, the idea is to have something that can be built on the site that has the least amount of problems and the fewest variances with a positive impact on the neighborhood. Having the building demolished and something solid built on the site would be a major improvement. Nothing can be built on the site without variances.

Atty. Rizio respectfully requested that the application be granted. He added that the President of the American Legion, Mr. Robert Murray, was present to address the Commissioners.

Mr. Murray came forward and identified himself as the 2014 Commanding Officer for the State of Connecticut. He said that he was present to speak about the organization and that the Post Commander would also be addressing the Commissioners.

He said that the Legion was the world's largest war time veterans organization chartered by the U.S. Congress and operated over 15,000 posts, five of which are currently located in Bridgeport. Post 11 was started in 1919 and was the first one in Bridgeport. In 1953, the Post had over 1,500 members. Now the Post is trying to get back on their feet and the State organization is every excited about opening this new home. The new veterans need to have a location where they can meet other veterans. Right now, they are meeting in social clubs, but the best location for them is somewhere that they can be among their own kind who understand what they have gone through.

The Legion also gives back to the community and focuses on national security, law and order, and assisting veterans and their families. The Legion sponsors baseball teams, and a variety of opportunities. These actions are all based in the local Post home and it is difficult to do that without a dedicated facility. With the membership increasing, the Post can give more to the community.

Post 11 is a very historic post and the possibility of the Post having a new building is very exciting.

Atty. Rizio said that this was a stabilizing influence for the neighborhood. He reminded everyone that there was a burned out building on the left and a closed up North End Boys Club nearby. It will be an asset. The street and area can accommodate the parking, because it already handles the high school football game attendees.

Commissioner Grace asked about the monthly meetings. Atty. Rizio said that the formal Post meetings are once a month, but the members can meet there informally. He added that members of the Post can have events there.

The Post 11 Commander came forward and introduced himself. He said that he was excited about the project. The Commander said that the Post would be open every night for members only from about 7 to 9 p.m.

Commissioner Grace asked what the capacity of the building would be. She said that the current membership was about 36, but the Post wanted to increase their membership. The Commander said that they expected to have about 50 or 60 with all the returning veterans. Commissioner Grace said that she was concerned that the building would be able to accommodate the new members. The Commander said that he believed it would.

Commissioner Perez asked about the hours of operation. The Commander said that the Post would be open from about 12 noon to about 8 in the evening. The members would have keys. Atty. Rizio said that the building would not be manned every day, but that the members would be able to have informal meetings.

Commissioner Grace asked if there was anyone present who wished to speak in favor of the application.

City Council Member Jeanette Herring of the 133rd District came forward to speak about this application. She said that the area needs revitalization and that this Post would help with that, along with the Boys and Girls Village which may be building new facilities in the area. She said that as a daughter of a veteran, she felt that having both children and veterans in the area would be a benefit. She was present to support the project because it would bring prosperity to the area. The veterans have a lot to offer. City Council Member Herring said that she supported this project and that having the veterans come back home and having the senior veterans available to help them was excellent.

Commissioner Grace then asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Grace closed the hearing on 606 Center Avenue Extension.

**RECESS.**

Commissioner Grace declared a short recess. She reconvened the meeting five minutes later.

**#5 RE: 273 & 279 - 301 WEST AVENUE - New Neighborhoods, Inc. - Seeking a variance of the density requirement of 2,700 sq. ft. of property per residential unit and front setback of Sec. 5-1-3; a variance under Sec.11-1-10 for the minimum parking space size of 9' x 20' to be reduced to 9' x 18' and a variance of the**

**minimum perimeter landscaping requirement of Sec. 11-1-13 to permit the construction of a 3 1/2 story 18-unit apartment building in an R-C zone.**

Atty. Rizio came forward and introduced himself. He said that he was present to represent the Bridgeport Neighborhood Trust. This project had been presented previously and there were issues with the parking. This project has been redesigned. The parcel was commercial and has been vacant for about 10 or 15 years. The building will also be a buffer from some commercial property between the residential area on West Avenue.

The important issue is the density. The regulations allow 1 unit per 2,700 sq. feet. The applicant would like to have 1 unit per 1,576 sq. ft. Historically the Commission has reviewed the neighborhood to see how the other residents have been developed. The 1 unit per 2,700 sq. ft. is applicable to studio units or a five bedroom unit. The parking space ratio of 1.5 spaces per unit is also applicable to studio units or a five bedroom unit.

Atty. Rizio said that previously, there had been a proposal for 18 units with 21 parking spaces. However, the new proposal has 30 parking spaces. The regulations require 27 spaces, so there are 3 additional spaces included.

The density issue addresses density and intensity of use. The previous application had a mix of two and three bedrooms and there was a total of 43 bedroom units in the building. The property has now been redesigned. Atty. Rizio then reviewed the changes in the plan with the Commissioners. While there are still 18 units, there are six single bedroom units, five three bedrooms, and seven two bedroom units. This is a total of 35 bedrooms, which reduces the intensity.

The building complies with the height regulations.

Atty. Rizio said that the applicant was requesting a minor variance regarding a front set back and also a change in the size of the parking spaces from 9' x 20' to 9' x 18'.

He then reviewed the details regarding the number of units and the intensity of use for the project for a 10 unit building. The number of bedrooms is a key indicator for the intensity of use. The hardship would be trying to accommodate the 1 unit per 2,700 sq. feet regulation. With the new configuration and reduction in the number of bedrooms, the project exceeds the parking ratio requirement.

There are no issues with the height, coverage or landscaping requirements.

Atty. Rizio said that the developer was willing to have conditions stipulating the number of units limited to six single bedroom units, five three bedrooms, and seven two bedroom units.

He then reviewed the details of the front set backs and explained that there were covered entryways to the building. Many of the neighboring properties were close to the sidewalks or streets. The covered entry gives the building the look of a town house.

The reduction in the size of the parking spaces is to accommodate the 24 foot driveway and not moved the building forward on the lot. There is also drainage that will be handled on site. Atty. Rizio said that the 9'x 18' spaces would be appropriate for the site because the residents typically are not going to be serviced by large trucks. The residents will most likely be single individuals or young couples, since only 5 of the units would have three bedrooms.

Many cities have changed their standard parking space sizes from 9'x 20' to 9'x 18' spaces. Parking spaces in the parking garages is only 9'x 18' spaces. Compact cars have 9'x 15' spaces. Atty. Rizio said that the developer believed that the 9'x 18' spaces would be sufficient.

Atty. Rizio said that he had checked on the other variances in the neighborhood regarding the lot area. He then reviewed the multi-families residents on West Avenue and West Liberty do not meet the coverage requirements and do not have parking on site. This project meets the coverage requirements and provides off street parking. It would probably be the most conforming property in the neighborhood.

Atty. Rizio then distributed copies of the previous plan and the new proposal that showed the changes to the Commissioners.

Mr. Tom Licari came forward to speak about the project and review the details of the site plan with the Commissioners.

Commissioner Grace asked about the details of the access. Mr. Licari indicated where that access would be located on the site plan.

Atty. Rizio then submitted a copy of a letter from the South End NRZ that expressed their support of project. Mr. Guevara also submitted a report recommending approval with the development standards for the residential area.

Atty. Rizio pointed out that Mr. Licari had addressed all the design questions Mr. Guevara's report. He reminded everyone that the application still had to go through the Planning and Zoning Commission for approval. The environmental issues will be remediated to residential standards. The transformer location is determined by UI. Typically, UI requires access to the transformer at all times and they have placed it by West Avenue. The developer is willing to screen it on three sides.

Commissioner Grace asked about a change on the exterior of the building and whether there would be any parking there. Atty. Rizio said that there would be four spaces on either side of the driveway. He indicated where these were on the plans. He added that with frontage on both sides of the corner, the parking is shielded from the street.

When the reduction of the units was done during the redesign, Commissioner Grace wished to know which kind of unit was the one that was eliminated the most. Mr. Licari said that there were 12 two bedroom units and these were reduced to 7 two bedroom units. There were originally 6 three bedroom units and there are only 5 three bedroom units in the new proposal.

Commissioner Grace asked if there was anyone present who wished to speak in favor of the application. No one came forward.

Commissioner Grace then asked if there was anyone present who wished to speak against the application.

Mr. Irwin Neeson of Prospect Street came forward to address the Commissioners. He said that he lived about a block away from this project. He said that he was opposed to the project because he believed there were too many units being placed on the site and that is the reason they need variances for the project. If the project was reduced to 16 units, the applicant would not need variances. Bringing it down to a manageable size rather than trying to jam more units on a small parcel, he would support the project. But there are just too many people that would be on the property. The neighbors count on the zoning rules and regulations to protect their quality of life.

Ms. Eva Cannales of West Avenue came forward and said that she lives in a historic district about 100 feet from the site. She said that the last time this had been presented it was done as Bridgeport Neighborhood Trust and asked about the change in name. Commissioner Grace said that the Commissioners were not allowed to respond.

She went on to say that she did not think that there was a hardship and did not see why the project could not be done according to the regulations. Ms. Cannales said that she was very disturbed by this. Her New York lawyer advised her to say that this property had no hardship that would allow them to erect a non-compliant building. She said whether it was stupid to put low income housing in an area where there are no jobs. She was not happy with UI putting the transformer in the street. There is parking in her area. With the new school, the traffic has increased. This is not good and decreased the value of her house. The project is not conforming to her area. Something has to give.

Ms. Cannales said that she had the papers showing this was a registered historic district. She said that did not comply with the policy in the area. She thanked the Commissioners for their time.

Atty. Rizio came forward to rebut the comments. He said that the fact that the building was not very large. The hardship is the required size of the units. He pointed out that the coverage for the building was 60%. Site coverage was at 64%, which is lower than most of the properties. It could be up to 70%. Over a third of the property is landscaping. The idea that they are putting a building that is too large on the parcel is incorrect.

If the commission wants the covered porches to go away, that can happen. Regarding the parking lot, this is the only parking lot that actually conforms with a driveway aisle. The building is not too high, not too big. The density increase is what the developer is looking for because interior units are the items that need the variances. The studios are very modest. He pointed out that the developer could put 10 townhouse units, but it wouldn't change the size of the building. He listed a number of items where the project meets the regulations, but the variances were for density and the front setback. He said that the developer was doing their best to make it consistent with the neighborhood. He respectfully requested that the Commission grant the project.

Commissioner Grace closed the hearing on 273 & 279 - 301 West Avenue.

### **DECISION SESSION.**

**C-1 RE: 168 UNION AVENUE & 119 CARROLL AVENUE – 119 Carroll Avenue, LLC - Seeking to change a nonconforming manufacturing facility to a warehouse use for furniture and household goods of Sec. 4-12-3c, as well as outdoor trailer storage and also seeking to waive the landscaping and site coverage requirements of Sec. 5-1-3 in an R-C zone and coastal area.**

A discussion followed about the fact that the building shared a common wall with a residence but was still in a R-C zone.

**\*\* COMMISSIONER CAROLAN MOVED TO GRANT APPLICATION C-1 RE: 168 UNION AVENUE & 119 CARROLL AVENUE – SEEKING TO CHANGE A NONCONFORMING MANUFACTURING FACILITY TO A WAREHOUSE USE FOR FURNITURE AND HOUSEHOLD GOODS OF SEC. 4-12-3C, AS WELL AS OUTDOOR TRAILER STORAGE AND ALSO SEEKING TO WAIVE THE LANDSCAPING AND SITE COVERAGE REQUIREMENTS OF SEC. 5-1-3 IN AN R-C ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

- 1. THERE SHALL BE NO MORE THAN SIX (6) TRACTOR TRAILERS STORED IN THE PARKING LOT AT ANY GIVEN TIME AND NOT FOR AN EXTENDED PERIOD.**

- 2. THERE SHALL BE A MAXIMUM OF SIX (6) EMPLOYEES OPERATING THIS FACILITY.**
- 3. THE LOADING DOCK DOOR FACING CARROLL AVENUE FRONTAGE SHALL BE REMOVED AND THE USE OF THE LOADING DOCK SHALL BE DISCONTINUED.**
- 4. THE ENTRANCE AND EXIT FROM THE SITE IS TO BE FROM MILNER AND UNION AVENUES ONLY.**
- 5. OTHER THAN TRAILER CONTAINING HOUSEHOLD ITEMS, THERE SHALL BE NO OUTSIDE STORAGE FOR ANY REASON.**

**FOR THE FOLLOWING REASONS:**

- 1. THE SUBJECT PREMISES WAS DESIGNED AND ARRANGED TO BE USED FOR COMMERCIAL OR INDUSTRIAL BUSINESSES.**
- 2. THIS PROPOSED USE IS LESS EXTENSIVE THAN THE PREVIOUS MANUFACTURING FACILITY.**

**\*\* COMMISSIONER PEREZ SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**C-2 921 Hancock Avenue – Kevin Johnson, Owner - Seeking a variance of the prohibition of enlarging a nonconforming accessory structure of Sec. 4-12 and also seeking a variance of the maximum height requirement of 15' of an accessory structure of Sec. 5-1-3 to permit the construction of a 2nd floor addition and exterior stairway to the existing 2-car garage in an R-C zone**

**\*\* COMMISSIONER PEREZ MOVED TO DENY APPLICATION C-2 921 HANCOCK AVENUE – SEEKING A VARIANCE OF THE PROHIBITION OF ENLARGING A NONCONFORMING ACCESSORY STRUCTURE OF SEC. 4-12 AND ALSO SEEKING A VARIANCE OF THE MAXIMUM HEIGHT REQUIREMENT OF 15' OF AN ACCESSORY STRUCTURE OF SEC. 5-1-3 TO PERMIT THE CONSTRUCTION OF A 2ND FLOOR ADDITION AND EXTERIOR STAIRWAY TO THE EXISTING 2-CAR GARAGE IN AN R-C ZONE FOR THE FOLLOWING REASONS:**

- 1. THE GRANTING OF THIS PETITION WOULD RESULT IN AN OVERUSE OF THE SUBJECT PREMISES.**
- 2. THE PETITIONER FAILED TO ESTABLISH AN EXTREME**

**CONDITION OR VALID HARDSHIP RELATING TO THIS  
PARCEL OF LAND AS WELL AS THE PROPOSED USE.**

**\*\* COMMISSIONER COLON SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**D-1 645 Pine Street – 645 Pine Street LLC - Appealing under Sec. 14-10 of the Zoning Regulations of the City of Bridgeport and Sec. 8-7 of the CT General Statutes, whereby it is alleged that the Zoning Enforcement Officer erred in his issuance of an Order to Comply regarding the erection of an on-premise roof sign without a special permit for the building housing the advertised use in an I-L zone.**

**\*\* COMMISSIONER CAROLAN MOVED TO CONTINUED APPLICATION D-1 645 PINE STREET – APPEALING UNDER SEC. 14-10 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT AND SEC. 8-7 OF THE CT GENERAL STATUTES, WHEREBY IT IS ALLEGED THAT THE ZONING ENFORCEMENT OFFICER ERRED IN HIS ISSUANCE OF AN ORDER TO COMPLY REGARDING THE ERECTION OF AN ON-PREMISE ROOF SIGN WITHOUT A SPECIAL PERMIT FOR THE BUILDING HOUSING THE ADVERTISED USE IN AN I-L ZONE TO JANUARY 12, 2016.**

**\*\* COMMISSIONER PEREZ SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**D-2 - RE: 113 - 117 WASHINGTON TERRACE - Continuum of Care, Inc. - Seeking a use variance of Sec. 5-1-2, and also seeking variances of three (3) of the required six (6) off-street parking spaces of Sec.11-1-2; the minimum parking setback and perimeter landscaping requirements of Sec. 11-1-13, and also the prohibition of stacked parking of Sec. 11-1-7 to permit the conversion of the illegal 3-family dwelling into a short term transitional group home in an R-B zone.**

**\*\* COMMISSIONER CAROLAN MOVED TO APPROVE APPLICATION D-2 - RE: 113 - 117 WASHINGTON TERRACE - CONTINUUM OF CARE, INC. - SEEKING A USE VARIANCE OF SEC. 5-1-2, AND ALSO SEEKING VARIANCES OF THREE (3) OF THE REQUIRED SIX (6) OFF-STREET PARKING SPACES OF SEC.11-1-2; THE MINIMUM PARKING SETBACK AND PERIMETER LANDSCAPING REQUIREMENTS OF SEC. 11-1-13, AND ALSO THE PROHIBITION OF STACKED PARKING OF SEC. 11-1-7 TO PERMIT THE CONVERSION OF THE ILLEGAL 3-FAMILY DWELLING INTO A SHORT TERM TRANSITIONAL GROUP HOME IN AN R-B ZONE.**

**\*\* COMMISSIONER COLON SECONDED.**

A lengthy discussion followed about the hardship requirement in general and whether this particular application had a true hardship. The Commission discussed denying the

application because there still were buses coming to the site to transport clients, the number of clients and there was no hardship. Atty. Schmidt pointed out that the applicant had created stacked parking to move the vehicles off the street. After some further discussion, Atty. Schmidt suggested that the Commissioners defer the decision to the January meeting in order to allow the Commissioners a chance to consider this application. He pointed out that in other towns, after the application, the Commissioners often have the staff draft a resolution and vote on it in the next meeting. In Bridgeport, the decision is frequently made shortly after the presentation. Atty. Schmidt added that in the past, there have been occasions where he had drafted potential resolutions for the Commissioners to consider at the next meeting.

Commissioner Carolan pointed out that the applicants had answered all his concerns.

**\*\* COMMISSIONER COLON WITHDREW HER SECOND.**

**\*\* THE MOTION TO APPROVE FAILED DUE TO LACK OF A SECOND.**

**\*\* COMMISSIONER PEREZ MOVED TO DENY APPLICATION D-2 - RE: 113 - 117 WASHINGTON TERRACE - CONTINUUM OF CARE, INC. - SEEKING A USE VARIANCE OF SEC. 5-1-2, AND ALSO SEEKING VARIANCES OF THREE (3) OF THE REQUIRED SIX (6) OFF-STREET PARKING SPACES OF SEC.11-1-2; THE MINIMUM PARKING SETBACK AND PERIMETER LANDSCAPING REQUIREMENTS OF SEC. 11-1-13, AND ALSO THE PROHIBITION OF STACKED PARKING OF SEC. 11-1-7 TO PERMIT THE CONVERSION OF THE ILLEGAL 3-FAMILY DWELLING INTO A SHORT TERM TRANSITIONAL GROUP HOME IN AN R-B ZONE.**

**\*\* THE MOTION TO DENY FAILED DUE TO LACK OF A SECOND.**

**\*\* COMMISSIONER PEREZ MOVED TO DEFER APPLICATION D-2 - RE: 113 - 117 WASHINGTON TERRACE - CONTINUUM OF CARE, INC. - SEEKING A USE VARIANCE OF SEC. 5-1-2, AND ALSO SEEKING VARIANCES OF THREE (3) OF THE REQUIRED SIX (6) OFF-STREET PARKING SPACES OF SEC.11-1-2; THE MINIMUM PARKING SETBACK AND PERIMETER LANDSCAPING REQUIREMENTS OF SEC. 11-1-13, AND ALSO THE PROHIBITION OF STACKED PARKING OF SEC. 11-1-7 TO PERMIT THE CONVERSION OF THE ILLEGAL 3-FAMILY DWELLING INTO A SHORT TERM TRANSITIONAL GROUP HOME IN AN R-B ZONE UNTIL JANUARY 12, 2016 TO GIVE THE COMMISSIONERS AN OPPORTUNITY TO CONSIDER ALL OPTIONS RELATED TO THIS APPLICATION.**

**\*\* A SECOND WAS MADE.**

**\*\* THE MOTION PASSED WITH TWO IN FAVOR AND TWO ABSTENTIONS.**

**# 1 RE: 47 - 53 CRESCENT AVENUE - Juliette Kirby, Lessee - Seeking a variance for all of the 43 on-site parking spaces required under Sec. 11-1-2 to permit**

the establishment of a 4,300 sq. ft. Banquet Hall facility in an OR-G zone and coastal area.

**\*\* COMMISSIONER PEREZ MOVED TO DENY APPLICATION # 1 RE: 47 - 53 CRESCENT AVENUE - SEEKING A VARIANCE FOR ALL OF THE 43 ON-SITE PARKING SPACES REQUIRED UNDER SEC. 11-1-2 TO PERMIT THE ESTABLISHMENT OF A 4,300 SQ. FT. BANQUET HALL FACILITY IN AN OR-G ZONE AND COASTAL AREA FOR THE FOLLOWING REASONS:**

- 1. THE SUBJECT PREMISES IS LOCATED IN AN AREA THAT HAS LITTLE, IF ANY, OFF-STREET PARKING AND THE ADDITION OF A BANQUET HALL USE WOULD ONLY ADD TO TRAFFIC CONGESTION AND BE A DETRIMENT TO PUBLIC SAFETY.**
- 2. THE PETITIONER FAILED TO ESTABLISH AN EXTREME CONDITION OR VALID HARDSHIP RELATING TO THIS PARCEL OF LAND, AS WELL AS THE PROPOSED USE.**

**\*\* COMMISSIONER SHEPARD SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**#2 RE: 1035 PEMBROKE STREET - Genesis House - Seeking a variance of the minimum landscaping requirement of Sec. 5-1-3 and also seeking a variance of all three (3) off-street parking spaces under Sec. 11-1-2 to permit the establishment of a 13-children daycare facility in an R-C zone.**

**\*\* COMMISSIONER CAROLAN MOVED TO DENY APPLICATION #2 RE: 1035 PEMBROKE STREET - GENESIS HOUSE - SEEKING A VARIANCE OF THE MINIMUM LANDSCAPING REQUIREMENT OF SEC. 5-1-3 AND ALSO SEEKING A VARIANCE OF ALL THREE (3) OFF-STREET PARKING SPACES UNDER SEC. 11-1-2 TO PERMIT THE ESTABLISHMENT OF A 13-CHILDREN DAYCARE FACILITY IN AN R-C ZONE FOR THE FOLLOWING REASONS:**

- 1. THE LOCATION AS WELL AS THE STRUCTURE ITSELF IS NOT SUITABLE FOR THE PROPOSED USE.**
- 2. THE LACK OF OFF-STREET PARKING WOULD BE A DETRIMENT TO THE SAFETY OF THE CHILDREN BEING DROPPED OFF OR PICKED UP FROM THIS LOCATION.**
- 3. THE PROPOSED PLAY AREA WOULD BE SHARED BY OTHER RESIDENTS OF THE PROPOSED FACILITY AND IS NOT IN THE BEST INTEREST OF THE CHILDREN.**

**\*\* COMMISSIONER PEREZ SECONDED.  
\*\* THE MOTION PASSED**

**#3 - RE: 1526, 1542, 1556, 1558 BARNUM AVENUE - 1558 Barnum Avenue, LLC - Seeking a variance omitting twelve (12) of the required 98 on-site parking spaces under Sec. 11-1-2 to permit the construction of an 15,750 sq. ft. office building and a 18,500 sq. ft. warehouse building in an MU-LI zone.**

**\*\* COMMISSIONER PEREZ MOVED TO GRANT APPLICATION #3 RE: 1526, 1542, 1556, 1558 BARNUM AVENUE - SEEKING A VARIANCE OMITTING TWELVE (12) OF THE REQUIRED 98 ON-SITE PARKING SPACES UNDER SEC. 11-1-2 TO PERMIT THE CONSTRUCTION OF AN 15,750 SQ. FT. OFFICE BUILDING AND A 18,500 SQ. FT. WAREHOUSE BUILDING IN AN MU-LI ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE COMMISSION.**
- 2. ALL CONSTRUCTION ACTIVITY SHALL COMPLY WITH THE BASIC BUILDING CODE OF THE STATE OF CT.**

**FOR THE FOLLOWING REASON:**

**THIS IS THE FINAL PHASE OF A COMMERCIAL INDUSTRIAL DEVELOPMENT, WHICH WAS APPROVED STARTING IN 2006.**

**\*\* COMMISSIONER CAROLAN SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**#4 - RE: 606 CENTER STREET EXTENSION - American Legion - Seeking variances of the front setback requirement of Sec. 6-1-3; additional location and site standards of Sec. 6-1-4 (a & b); all of the nineteen (19) required off-street parking spaces under Sec.11-1-2 and the minimum perimeter landscaping requirement of Sec. 11-1-3 to permit the construction of 2-story social club in an OR zone.**

**\*\* COMMISSIONER CAROLAN MOVED TO GRANT APPLICATION #4 - RE: 606 CENTER STREET - AMERICAN LEGION - SEEKING VARIANCES OF THE FRONT SETBACK REQUIREMENT OF SEC. 6-1-3; ADDITIONAL LOCATION AND SITE STANDARDS OF SEC. 6-1-4 (A & B); ALL OF THE NINETEEN (19) REQUIRED OFF-STREET PARKING SPACES UNDER SEC.11-1-2 AND THE MINIMUM PERIMETER LANDSCAPING REQUIREMENT OF**

**SEC. 11-1-3 TO PERMIT THE CONSTRUCTION OF 2-STORY SOCIAL CLUB IN AN OR ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE COMMISSION.**
- 2. ALL CONSTRUCTION ACTIVITY SHALL COMPLY WITH THE BASIC BUILDING CODE OF THE STATE OF CT.**

**FOR THE FOLLOWING REASONS:**

- 1. PROVIDES A SOCIAL OUTLET FOR VETERANS RETURNING TO THE US FROM CONFLICTS ABROAD.**
- 2. LIMITED HOURS OF OPERATION (4-9PM DAILY) WILL NOT BE CUMBERSOME REGARDING ON-STREET PARKING FOR THE VETERANS.**
- 3. THE PROPOSED POST WILL BE AN ASSET TO THE AREA AS WELL AS BEING A VOLUNTARY SERVICE ORGANIZATION IN THE CITY.**

**\*\* COMMISSIONER SHEPARD SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**#5 RE: 273 & 279 - 301 WEST AVENUE - New Neighborhoods, Inc. - Seeking a variance of the density requirement of 2,700 sq. ft. of property per residential unit and front setback of Sec. 5-1-3; a variance under Sec.11-1-10 for the minimum parking space size of 9' x 20' to be reduced to 9' x 18' and a variance of the minimum perimeter landscaping requirement of Sec. 11-1-13 to permit the construction of a 3 1/2 story 18-unit apartment building in an R-C zone.**

**\*\* COMMISSIONER CAROLAN MOVED TO GRANT APPLICATION #5 RE: 273 & 279 - 301 WEST AVENUE - NEW NEIGHBORHOODS, INC. - SEEKING A VARIANCE OF THE DENSITY REQUIREMENT OF 2,700 SQ. FT. OF PROPERTY PER RESIDENTIAL UNIT AND FRONT SETBACK OF SEC. 5-1-3; A VARIANCE UNDER SEC.11-1-10 FOR THE MINIMUM PARKING SPACE SIZE OF 9' X 20' TO BE REDUCED TO 9' X 18' AND A VARIANCE OF THE MINIMUM PERIMETER LANDSCAPING REQUIREMENT OF SEC. 11-1-13 TO PERMIT THE CONSTRUCTION OF A 3 1/2 STORY 18-UNIT APARTMENT BUILDING IN AN R-C ZONE WITH THE FOLLOWING CONDITION:**

**THE DEVELOPMENT OF THE SUBJECT PREMISES SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE BOARD.**

**FOR THE FOLLOWING REASONS:**

- 1. THE NUMBER OF ON-SITE PARKING SPACES COMPLIES WITH SEC. 11-1-2 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT.**
- 2. THE NUMBER OF BEDROOMS HAS BEEN REDUCED TO HAVE AN OVERALL REDUCTION IN THE DENSITY OF THIS COMPLEX.**

**\*\* COMMISSIONER COLON SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**APPROVAL OF MINUTES.**

**November 10, 2015 –**

**\*\* COMMISSIONER PEREZ MOVED TO APPROVE THE MINUTES OF NOVEMBER 10, 2014.  
\*\* COMMISSIONER SHEPARD SECONDED.  
\*\* THE MOTION TO ACCEPT THE MINUTES OF NOVEMBER 10, 2014 AS SUBMITTED PASSED UNANIMOUSLY.**

**ADJOURNMENT.**

**\*\* COMMISSIONER CAROLAN MOVED TO ADJOURN.  
\*\* COMMISSIONER PEREZ SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 10:00 p.m.

Respectfully submitted,

S. L. Soltes  
Telesco Secretarial Services