



ZONING BOARD OF APPEALS  
FEBRUARY 10, 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; Jack Calcutt, Acting Secretary;  
John Carolan, Robin Shepard, Maria Alves

**STAFF:** Dennis Buckley, Zoning Official; Paul Boucher, Assistant Zoning  
Official; Atty. Ed Schmidt, Associate City Attorney

**CALL TO ORDER.**

Commissioner Grace called the meeting to order at 6:07 p.m. She then introduced the Commissioners seated. A quorum was present. The hearing process was reviewed for the public.

**PUBLIC HEARING**

The podium was approached by Atty. Rizio, regarding Item #2 1596 Stratford Ave., requesting a continuance at this time.

Commissioner Grace said that Item #2 will not be heard at this time.

**CONTINUED BUSINESS**

**C-1 RE: 509 Birmingham Street – Petition of Gary Doski, Builder - 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.**

Mr. Buckley stated Inspector Brennan visited site and found remarkable debris in backyard which needs to be removed and in addition to his report the In-Law/Accessory Apartment in question has improper conversion area. Accessory apartment is to be on the main living area and not basement space. This is really a conversion to a two family house and needs a use variance. An illegal ad has been improperly advertised. Applicant needs to go before Fire Marshall to ensure all up to code and then come back to board to seek a use variance to establish a two family house in a one family zone.

Mr. Doski stated he has been before the zoning office and has been told to apply as an Accessory apartment and therefore the reason he performed as such. Presented his CT Licensed Building Official credentials and stated that he designed plans and they meet all egress, setbacks and lighting requirements.

Commissioner Grace stated it was advertised incorrectly and cannot be approved as is. Commissioner Grace advised Mr. Doski to go back to zoning office and seek proper guidance from Mr. Buckley on what steps to take to apply for a use variance.

Commissioner Grace then closed the public hearing on 509 Birmingham Street.

**C-2 2926 Fairfield Ave. – Petition of Old Black Rock Tavern, LLC ( d/b/a Tautog Tavern) – Seeking a variance of Sec. 12-10b&c for 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.**

Mr. Mark Bartolone and Mr. David Tobin (Principal) presented rendering, deck material sample, landscaping impromptu to establish additional outdoor space to service patrons. Mr. Bartolone noted it is not a Historic building and presented rendering to the board. Chairman Grace asked for clarification of railing materials, number of doors, function of stairway gate. Mr. Calcult asked to confirm measurement of deck. Measurements and encroachment possibilities were reviewed by committee. Capacity was stated to be under 20 or as required by Fire Marshall. Smoking was discussed as no jurisdiction.

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 who wished to speak in opposition of the application. Hearing none, Commissioner Grace then closed the public hearing on 2926 Farifield Ave.

### **DEFERRED BUSINESS**

**D-1 206 Jewett Avenue – Petition of 206 Jewett Ave., LLC – Seeking a vairance of the prohibition of dividing to 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.**

Attorney Robert Rosatti, Rosatti & Rosatti, LLC., presented for client submitted drainage report as previosely requested. Attorney Rosatti is requesting a variance so that his sclient can bulid a single family house is proposed to be built and will meet all use density, set back requirements.

Attorney Rosatti stated the two (2) pre-existing, non-coforming lots in question have size and frontage from existing set backs (c. 1906).

Chairman Grace asked ownership clarification and it was noted as always separate deeds or separate parcels such as 9 & 10. Both are separate deeds right now. Separate tax bills submitted to committee. Board reviewed necessary drainage, landscape and parking.

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 who wished to speak in opposition of the application. Hearing none, Commissioner Grace then closed the application on 206 Jewett Avenue.

### **NEW BUSINESS.**

**#1 11 Booth St. – Petition of Kevin Moore – Seeking a use variance under Sec. 6-1-2 to permit the construction of a single family dwelling with adequate off-street parking in an OR zone.**

Mr. Kevin Moore, Director of HHFH, presenting tonight to request a use variance to build a single family affordable house facing Cedar Street. This project is to provide an affordable residence and to return a blighted lot into tax revenue to City of Bridgeport. This will utilize two off street parking spaces on Boothe St.

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 who wished to speak against the application.

Two people from public audience presented, Sandra and Carl Ponte, 57 Cedar Street, that they are neither for nor against but wanted to know more as they live across street ( ie: what it may look like, etc... ). Mr. Buckley showed the rendering that was provided and question was answered satisfactorily.

Commissioner Grace asked again if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Grace then asked again if there was anyone who wished to speak in opposition of the application. Hearing none, Commissioner Grace then closed the application on 11 Booth Street.

**# 2 1596 Stratford Ave. – Efrain Crespo - Deferred and will not be heard tonight.**

**# 3 515 Washington Ave – Idea For Autism, Inc. – Mario Paniccia, Architect, Patricia Paniccia, CEO**

Seeking variances under Sec. 5-1-3 aiving the side setback requirement, as well as the 2,700 sq. ft. of property per residential unit, and also seeking a variance of the required 21 off-street parking spaces under Sec. 11-2-12 and the parking setback and perimeter landscaping requirements of Sec. 11-1-13 to permit the new construction of a 4 story 18 unit apartment addition to existing school and office buildiing in R-C zone. This will house 17 residents and 1 staff live in member.

This project is to provide living and job experience for underserved portion of the public with Autsim. Parent caregivers are aging out and tge need for viable housing and accomdations is great. Residents are taught life skills assistance (ie: self advocacy, shopping, cooking, finance management, job training, transportation facilitation, etc... ) will be managed by the organization.

A video was presented to explain the program and its benefits.

Committee asked about rainwater, run off, landscaping, storm drainage, set backs and parking. Plans were submitted and explained as all in compliance by Mr. Pannicia.

Mr. Paniccia stated that all requirements have been met in this plan and greatly improve the site by 10% to 80%. Roof area will contain 1” of the rainfall to be used as greywater. Landscape on James Street and landscaping will be added to the remainder parking area as well. Parking will be underneath the building. Plan is in keeping with the development of the neighborhood.

A parking space waiver for 6 spaces was requested. Ms. Paniccia replied most residents do not drive (currently only one drives) and there are only 4 staff members and 2 handicap spaces are needed, as they utilize a van system. Staggered staff for group services.

Commissioner Grace asked what would be the average length of a residence stay. Ms. Paniccia replied can be long term.

Mr. Carolan asked size of each apartment. Mr. Paniccia replied 645 sq. ft. for one person per apartment.

Commissioner Grace asked if there are kitchens in these apartments. Ms. Paniccia replied, yes.

It was also mentioned by Mr. Paniccia that this would be in keeping with the present density as entire neighborhood was developed prior to zoning and most of houses and apartments are 2-3 times what is allowed today.

Applicant claiming hardship due to zoning regulations and that there is no provision for this type of housing.

Commissioner Grace clarified LLC or non-profit.

Commissioner Grace asked length of stay Ms. Paniccia replied a couple of years to long term. Ms. Paniccia stated this type of client requires constant re-training of skills.

Commissioner Grace asked about medication distribution. Ms. Paniccia replied not for Autism.

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 who wished to speak in opposition of the application. Hearing none, Commissioner Grace then closed the application on 515 Washington Ave.

#### **# 4 109 Johnson St. – Bridgeport Neighborhood Trust – Elizabeth Torres, CEO**

Seeking variances of the density requirement of 2,700 sq. ft. of property per unit; the minimum lot area and frontage requirements; and the minimum side setback requirements of Sec. 5-1-3, also seeking to waive 1 of the 3 required off-street parking spaces under Sec. 11-1-10 to permit the construction of a 2 family dwelling in and R-C zone.

Ms. Torres stated she is here tonight representing 6 2-family homes for a total of 12 units. Goal is to help moderate to low income families live in one unit and rent other to offset cost of overhead to stabilize family units.

She notes the first property is abandoned and blighted. A shared driveway is needed to meet setback requirements and was suggested by team to work best for the site.

Commissioner inquired about shared driveway issue being a problem with shared tenancy. Ms. Torres stated the easement would be issued to other resident and Housing Council Agency will enforce.

Commissioner inquired about ownership guidelines. Ms. Torres replied property is to be owner occupied, fall under affordable restrictions for ten (10) years. Thereafter, first right of refusal on resale.

Commissioner Calcut inquired about size of driveway. Ms. Torres replied 12' for both lots.

Shared driveway concerns were addressed (ie: size). Architect Paul asked to provide more landscaping in lieu of driveway. A picture was provided for review.

Residence is described as 800 sq. ft. on first floor and 2<sup>nd</sup>, 3<sup>rd</sup> floor will be three bedroom.

Commissioner Grace asked if there were any further questions. There were none.

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 who wished to speak in opposition of the application. Hearing none, Commissioner Grace then closed the application on 109 Johnson Street.

**#5 119 Johnson St. – Bridgeport Neighborhood Trust – Elizabeth Torres, CEO**

Seeking a variance of the required lot area, the density of 2,700 sq. ft. of property per residential unit, and the side setback requirements of Sec. 5-1-3 and also seeking variances of the driveway width and parking dimensions of Sec. 11-1-2 waiving 1 of the 3 off street parking spaces to permit the construction of a 2 family dwelling in the R-C zone.

Ms. Torres stated, I would like to submit the previous testimony to apply to this application”

Commissioner Grace asked if same project and this was confirmed.

Commissioner Grace asked if there were any further questions. There were none.

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 who wished to speak in opposition of the application. Hearing none, Commissioner Grace then closed the application on 119 Johnson Street

**# 6 15 & 21 Columbia Court - Bridgeport Neighborhood Trust – Elizabeth Torres, CEO**

Seeking a variance of the required lot area and density requirement of 2,700 sq. ft. per residential unit and all setback requirements of Sec. 5-1-3, and also seeking a variance of the required parking space dimension under Sec. 11-1-10 to permit the construction of a 2 family dwelling in an R-C zone.

Ms. Torres stated, that she would like to submit the previous testimony to apply to this application.

Mr. Carolan asked about parking space dimensions and setbacks. Noted driveway should be 9x20, it is actually 9x18.

Mr. Boucher stated lot is tighter. 4' consistent side yard.

Commissioner Grace asked if there were any further questions. There were none.

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 who wished to speak in opposition of the application. Hearing none, Commissioner Grace then closed the application on 15 & 21 Columbia Court.

**# 7 67 Ridge Ave. Bridgeport Neighborhood Trust - Ms. Elizabeth Torres, CEO**

Seeking variances of the minimum lot area frontage, the 2,700 sq. ft. of property per residential unit, and the front and side setback requirements of Sec. 5-1-3 and also seeking variances of the parking space dimension and driveway width requirements under Sec. 11-1-10 and waive of 1 of the 3 required off street parking spaces of Sec. 11-1-2 to permit the construction of a 2 family dwelling in and R-C zone and coastal area.

Ms. Torres stated, that she would like to submit the previous testimony to apply to this application.

Ms. Torres noted two parking spaces per two family, therefore the need to request a waiver to one of the three required off street spaces.

Ms. Torres noted this property is currently being used as a Community Garden by Urban Roots until 2017 and at the end of that deed, BNT would like to build the 2 family unit that is being applied for.

Commissioner Grace asked if once this is granted how long is it good for. Mr. Boucher replied, once it is recorded, it is good forever for this particular project.

Commissioner Grace asked if there were any further questions. There were none.

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 who wished to speak in opposition of the application. Hearing none, Commissioner Grace then closed the application on 67 Ridge Ave.

**# 8 75 Ridge Ave. Bridgeport Neighborhood Trust - Ms. Elizabeth Torres, CEO**

Seeking variances of the minimum lot area and frontage, the 2,700 sq. ft. of property per residential unit, and the front and side setback requirements of Sec. 5-1-3 and also seeking variances of the parking space dimension and driveway width requirements under Sec. 11-1-10 and waive 1 of the 3 required off street parking spaces of Sec. 11-1-2 to permit the construction of a 2 family dwelling in an R-C zone and coastal area.

Ms. Torres stated, that she would like to submit the previous testimony to apply to this application.

Ms. Torres noted that this site has plenty of street parking available.

Mr. Calcutt inquired if both 67 & 75 are two vacant lots serving as Community Gardens. Ms. Torres was not sure if both were, but said only one is deed restricted.

Commissioner Grace asked if there were any further questions. There were none.

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 who wished to speak in opposition of the application. Hearing none, Commissioner Grace then closed the application on 75 Ridge Ave.

**# 9 - 548 Gregory St., Bridgeport Neighborhood Trust Ms. Elizabeth Torres, CEO**

Seeking variances of the minimum lot area and frontage, the 2,700 sq. ft. of property per residential unit, and the front and side setback requirements of Sec. 5-1-3, and also waive 1 of the 3 required off street parking spaces of Sec. 11-1-2 to permit the construction of a 2 family dwelling in an R-C zone and coastal area.

Ms. Torres stated, that she would like to submit the previous testimony to apply to this application.

Ms. Torres stated this property was donated by Habitat For Humanity and is currently a paved lot that is used for the neighborhood.

Parking size for new construction was questioned and reviewed.

Commissioner Grace asked if there were any further questions. There were none.

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 who wished to speak in opposition of the application. Hearing none, Commissioner Grace then closed the application on 548 Gregory St.

## RECESS

Commissioner Grace announced a recess at 8:08 p.m. She reconvened the meeting at 8:15 p.m.

## OTHER BUSINESS

### **OB – 1 Brooklawn Discount Liquor, LLC - Attny Joel Z. Green**

Discussion regarding the 1,500 foot radius of the package store of Vitro's Package Store/Linda J. Triano.

Mr. Buckley stated liquor store applicants have applied for variance to have a liquor store within 1,500 feet of place of worship. This will be on next month's agenda. No discussion will be made.

## DECISION SESSION

### **ITEM C-1**

**RE: 509 BIRMINGHAM STREET** – 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.

**DECISION:** Denied

**REASON:** This proposed renovation does not comply with Sec. 12-1a of the Zoning Regulations.

**\*\* COMMISSIONER CAROLAN MOVED TO DENY.**

**\*\* COMMISSIONER ALVES SECONDED.**

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

### **ITEM C-2 (#5)**

**RE: 2926 FAIRFIELD AVENUE** – 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.

**DECISION:** Granted Partially with Conditions

**FRONT PATIO:** Granted

**CONDITIONS:**

1. The Easterly proposed patio shall be fenced with a 42” wrought iron style fence and accessed through the existing double doors.
2. The proposed patio shall be utilized for the serving of meals and beverages and shall close at 11pm.
3. The area west of the existing front entry shall not be fenced and can continue to be used as a smoking area for patrons.

**REASON:** Patio dining is in keeping with other cafes and restaurants along the Fairfield Avenue corridor in the Black Rock section of the City.

**REAR DECK:** Denied

**REASON:** Inappropriate for utilization as a dining area with a liquor permit due to safety concerns, supervision, shared means of access for other tenants, and proximity to residences abutting the parking lot.

**\*\* COMMISSIONER CAROLAN MOVED TO APPROVE.**

**\*\* COMMISSIONER CALCUTT SECONDED.**

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

**ITEM D-1 (#4)**

**RE:** 206 JEWETT AVENUE – Seeking a variance of the prohibition of dividing 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.

**DECISION:** Granted with Conditions

**CONDITIONS:**

1. The development of the subject parcel shall be in strict accord with the plan submitted to and approved by the Board.

2. The petitioner shall file plans and applications for the issuance of a Certificate of Zoning Compliance and a Building Permit.
3. The front of the subject premises shall be landscaped to the L-2 standard.

**REASONS:**

1. The neighborhood was developed prior to the enactment of the Zoning regulations in 1926.
2. The proposed development is in keeping with the overall character of the neighborhood.

**\*\* COMMISSIONER CAROLAN MOVED TO APPROVE.**

**\*\* COMMISSIONER CALCUTT SECONDED.**

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

**ITEM #1**

**RE: 11 BOOTH STREET** – Seeking a use variance under Sec. 6-1-2 to permit the construction of a single-family dwelling with adequate off-street parking in an OR zone.

**DECISION:** Granted with conditions

**CONDITIONS:**

1. The development of the subject parcel shall be in strict accord with the plan submitted to and approved by the Board.
2. The petitioner shall file plans and applications for the issuance of a Certificate of Zoning Compliance and a Building Permit.
3. The front of the subject premises shall be landscaped to the L-2 standard.

**REASONS:**

1. The proposed use is in keeping with the overall character of this mixed use neighborhood.
2. Provides new affordable housing in an old area of the City.

**\*\* COMMISSIONER CALORAN MOVED TO APPROVE.**

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

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

**ITEM #2**

**RE: 1596 STRATFORD AVENUE** – 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.

**Deferred to March 10, 2015**

**\*\* COMMISSIONER CALCUT MOVED TO DEFER.  
\*\* COMMISSIONER CAROLAN SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**ITEM #3**

**RE: 515 WASHINGTON AVENUE** – Seeking variances under Sec. 5-1-3 waiving the side setback requirement, as well as the 2,700 sq. ft. of property per residential unit, and also seeking a variance of the required 21 off-street parking spaces under Sec. 11-1-2 and the parking setback and perimeter landscaping requirements of Sec. 11-1-13 to permit the construction of a 4-story, 18 unit apartment addition to the existing school and office building in an R-C zone.

**DECISION:** Granted with Conditions

**CONDITIONS:**

1. Petitioner shall file plans and application for the issuance of a Certificate of Zoning Compliance and a Building Permit.
2. All construction shall comply with the Basic Building Code of the State of CT.
3. The redevelopment of the subject premises shall be in strict accord with the plans submitted to and approved by the Board.
4. The use of this facility shall be filed on the City of Bridgeport land records and the occupancy shall be restricted to autistic persons only.
5. Any change in office or residential occupants will have to be approved by the Zoning Board of Appeals.
6. Occupancy of the residential units shall be restricted to 18 persons consisting of 17 residents and 1 staff supervisor.

**REASONS:**

1. Provides supervised housing and training to a growing population in the Bridgeport area
2. Unique circumstances for the parking waiver as the residents will not operate or own motor vehicles.

**\*\* COMMISSIONER CALCUTT MOVED TO APPROVE PETITION.  
\*\* COMMISSIONER SHEPARD SECONDED THE MOTION.  
\*\* THE MOTION WAS APPROVED UNANIMOUSLY.**

**ITEM #4**

**RE: 109 JOHNSON STREET** – Seeking variances of the density requirement of 2,700 sq. ft. of property per unit; the minimum lot area and frontage requirements; and the minimum side setback requirements of Sec. 5-1-3, also seeking to waive 1 of 3 required off-street parking spaces under Sec. 11-1-2, and the required driveway width and parking space size under Sec. 11-1-10 to permit the construction of a 2-family dwelling in an R-C zone.

**DECISION:** Granted with Conditions

**CONDITIONS:**

1. The petitioner shall file plans and applications for the issuance of a Certificate of Zoning Compliance and a Building Permit.
2. The development of the subject premises is to be in strict accord with the plans submitted to and approved by the Board.
3. The front of the residential building is to be landscaped to the L-2 standard and properly maintained in accordance with Sec. 11-3-3 of the Zoning Regulations.
4. Deed restrictions regarding the shared driveway and related conditions shall be filed on the land records of the City of Bridgeport.
5. Property to be owner occupied for a minimum of ten (10) years and language added into the deed restrictions.

**REASONS:**

1. The neighborhood was designed and the building lots were established prior to the enactment of the Zoning Regulations in 1920.
2. A 2-family home is less intensive than what is permitted in an R-C zone.
3. Providing one (1) on-site parking per unit is acceptable in this neighborhood.
4. The project, as approved, will be a noticeable improvement to the neighborhood.

**\*\* COMMISSIONER CAROLAN MOVED TO APPROVE THE PETITION WITH CONDITIONS.  
\*\* COMMISSIONER ALVES SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**ITEM #5**

**RE 119 JOHNSON STREET** – Seeking a variance of the required lot area, the density of 2,700 sq. ft. of property per residential unit, and the side setback requirements of Sec. 5-1-3 and also seeking variances of the driveway width and parking dimension of Sec. 11-1-2 waiving 1 of the 3 off-street parking spaces to permit the construction of a 2-family dwelling in the R-C zone.

**DECISION:** Granted with Conditions

**CONDITIONS:**

1. The petitioner shall file plans and applications for the issuance of a Certificate of Zoning Compliance and a Building Permit.
2. The development of the subject premises is to be in strict accord with the plans submitted to and approved by the Board.
3. The front of the residential building is to be landscaped to the L-2 standard and properly maintained in accordance with Sec. 11-3-3 of the Zoning Regulations.
4. Deed restrictions regarding the shared driveway and related conditions shall be filed on the land records of the City of Bridgeport.
5. Property to be owner occupied for a minimum of ten (10) years and language added into the deed restrictions.

**REASONS:**

1. The neighborhood was designed and the building lots were established prior to the enactment of the Zoning Regulations in 1926.
2. A 2-family home is less intensive than what is permitted in an R-C zone.
3. Providing one (1) on-site parking per unit is acceptable in this neighborhood.
4. The project, as approved, will be a noticeable improvement to the neighborhood.

**\*\* COMMISSIONER CAROLAN MOVED TO APPROVE THE PETITION WITH CONDITIONS.**

**\*\* COMMISSIONER ALVES SECONDED.**

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

**ITEM #6**

**RE: 15 & 21 COLUMBIA COURT** – Seeking a variance of the required lot area and density requirement of 2,700 sq. ft. per residential unit and all setback requirements of Sec. 5-1-3, and also seeking a variance of the required parking space dimension under Sec. 11-1-10 to permit the construction of a 2-family dwelling in an R-C zone.

**DECISION:** Granted with Conditions

**CONDITIONS:**

1. The petitioner shall file plans and applications for the issuance of a Certificate of Zoning Compliance and a Building Permit.
2. The development of the subject premises is to be in strict accord with the plans submitted to and approved by the Board.
3. The front of the residential building is to be landscaped to the L-2 standard and properly maintained in accordance with Sec. 11-3-3 of the Zoning Regulations.
4. The petitioner shall file an A-2 survey on the land records of the City of Bridgeport combining the two lots into one prior to applying for a Building Permit.
5. Property to be owner occupied for a minimum of ten (10) years and language added into the deed restrictions.

**REASONS:**

1. The neighborhood was designed and the building lots were established prior to the enactment of the Zoning Regulations in 1926.
2. A 2-family home is less intensive than what is permitted in an R-C zone.
3. Providing one (1) on-site parking per unit is acceptable in this neighborhood.
4. The project, as approved, will be a noticeable improvement to the neighborhood.

**\*\* COMMISSIONER SHEPARD MOVED TO APPROVE THE PETITION WITH CONDITIONS AS NOTED.**

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

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

**ITEM #7**

**RE: 67 RIDGE AVENEUE** – Seeking variances of the minimum lot area and frontage, the 2,700 sq. ft. of property per residential unit, and the front and side setback requirements of Sec. 5-1-3 and also seeking variances of the parking space dimension and driveway width requirements under Sec. 11-1-10 and waive 1 of the 3 required off-street parking spaces of Sec. 11-1-2 to permit the construction of a 2-family dwelling in an R-C zone and coastal area.

**DECISION:** Granted with Conditions

**CONDITIONS:**

1. The petitioner shall file plans and applications for the issuance of a Certificate of Zoning Compliance and a Building Permit.
2. The development of the subject premises is to be in strict accord with the plans submitted to and approved by the Board.
3. The front of the residential building is to be landscaped to the L-2 standard and properly maintained in accordance with Sec. 11-3-3 of the Zoning Regulations.

4. Deed restrictions regarding the shared driveway and related conditions shall be filed on the land records of the City of Bridgeport.
5. Property to be owner occupied for a minimum of ten (10) years and language added into the deed restrictions.

**REASONS:**

1. The neighborhood was designed and the building lots were established prior to the enactment of the Zoning Regulations in 1926.
2. A 2-family home is less intensive than what is permitted in an R-C zone.
3. Providing one (1) on-site parking per unit is acceptable in this neighborhood.
4. The project, as approved, will be a noticeable improvement to the neighborhood.

**\*\* COMMISSIONER ALVES MOVED TO APPROVE THE PETITION WITH CONDITIONS AS NOTED.**

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

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

**ITEM #8**

**RE: 75 RIDGE AVENEUE** – Seeking variances of the minimum lot area and frontage, the 2,700 sq. ft. of property per residential unit, and the front and side setback requirements of Sec. 5-1-3 and also seeking variances of the parking space dimension and driveway width requirements under Sec. 11-1-10 and waive 1 of the 3 required off-street parking spaces of Sec. 11-1-2 to permit the construction of a 2-family dwelling in an R-C zone and coastal area.

**DECISION:** Granted with Conditions

**CONDITIONS:**

1. The petitioner shall file plans and applications for the issuance of a Certificate of Zoning Compliance and a Building Permit.
2. The development of the subject premises is to be in strict accord with the plans submitted to and approved by the Board.
3. The front of the residential building is to be landscaped to the L-2 standard and properly maintained in accordance with Sec. 11-3-3 of the Zoning Regulations.
4. Deed restrictions regarding the shared driveway and related conditions shall be filed on the land records of the City of Bridgeport.
5. Property to be owner occupied for a minimum of ten (10) years and language added into the deed restrictions.

**REASONS:**

1. The neighborhood was designed and the building lots were established prior to the enactment of the Zoning Regulations in 1926.
2. A 2-family home is less intensive than what is permitted in an R-C zone.
3. Providing one (1) on-site parking per unit is acceptable in this neighborhood.
4. The project, as approved, will be a noticeable improvement to the neighborhood.

**\*\* COMMISSIONER ALVES MOVED TO APPROVE THE PETITION WITH CONDITIONS AS NOTED.**

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

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

**ITEM #9**

**RE: 548 GREGORY STREET** – Seeking variances of the minimum lot area and frontage, the 2,700 sq. ft. of property per residential unit, and the front and side setback requirements of Sec. 5-1-3, and also waive 1 of the 3 required off-street parking spaces of Sec. 11-1-2 to permit the construction of a 2-family dwelling in an R-C zone and coastal area.

**DECISION:** Granted with Conditions

**CONDITIONS:**

1. The petitioner shall file plans and applications for the issuance of a Certificate of Zoning Compliance and a Building Permit.
2. The development of the subject premises is to be in strict accord with the plans submitted to and approved by the Board.
3. The front of the residential building is to be landscaped to the L-2 standard and properly maintained in accordance with Sec. 11-3-3 of the Zoning Regulations.
4. The asphalt driveway shall be extended to the end of the house to prevent vehicles from protruding into the public right-of-way.
5. Property to be owner occupied for a minimum of ten (10) years and language added into the deed restrictions.

**REASONS:**

1. The neighborhood was designed and the building lots were established prior to the enactment of the Zoning Regulations in 1926.
2. A 2-family home is less intensive than what is permitted in an R-C zone.
3. Providing one (1) on-site parking per unit is acceptable in this neighborhood.
4. The project, as approved, will be a noticeable improvement to the neighborhood.

**\*\* COMMISSIONER CAROLAN MOVED TO APPROVE THE PETITION WITH CONDITIONS AS NOTED.**

**\*\* COMMISSIONER CALCUTT SECONDED THE MOTION.**

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

### ADOPTION OF MINUTES.

Prior to minute approval Commissioner Calcutt stated that he is going to resign from his position on the board. It has been a very wonderful experience and really appreciate everything he has learned and he hopes to see everyone again in the future. He was thanked by the Board members and wished best of luck.

The following corrections of the previous minutes were noted by Commissioner Grace regarding Minutes dated January 13, 2015

Page 5 - Referring to Birmingham –

Change FROM - ( Commissioner Grace ) “suggested the application can be continued so that a meeting can be held with the staff.”

TO:

*“ suggested the application can be continued so that the staff can inspect. “*

On same page 5 , in approval it does say “ no longer can be an affordable property, it is going to be an age restricted.”

Change FROM;

‘it does say Age restricted to

TO:

*“Did not approve affordable housing.”*

Commissioner Grace and Mr. Buckley discussed that the decision was only to give relief on the 10 parking spaces and in minutes it said it was changed to an affordable housing project, which it was not.

- \*\* COMMISSIONER ALVES MOVED TO APPROVE MINUTES AS AMENDED.**
- \*\* COMMISSIONER SHEPARD SECONDED.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

**ADJOURNMENT.**

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

The meeting adjourned at 9:04 p.m.

Respectfully submitted,

Joanne Moné  
Telesco Secretarial Services