

AGENDA

City of Bridgeport
ZONING BOARD OF APPEALS

Public Hearing

Tuesday, February 9, 2016 at 6:00pm

and reconvene

Wednesday, February 10, 2016 at 6:00pm

In the City Hall Common Council Chambers

45 Lyon Terrace, Bridgeport, CT

Tuesday, February 9, 2016

DEFERRED ITEMS

D-1 113-117 Washington Terrace – Petition of Continuum of Care, Inc – Seeking a use variance of Sec. 5-1-2, and also seeking variances omitting 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. **(DECISION ONLY)**

D-2 (#1) 47-53 Crescent Ave. – Petition of Juliette Kirby – Requesting a rehearing on a petition which was denied by the Zoning Board of Appeals on 12/8/15 which sought variances to enabled the petitioner to establish a banquet facility in an OR-G zone and coastal area.

D-3 (#7) 194 East Ave. – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking a variance of Sec. 4-2-2 regarding the change and lot size of Sec. 5-1-3 to legalize the construction of a single-family dwelling in violation of the rear setback line in an R-BB zone.

D-4 (#2) 3425 Fairfield Ave. – Petition of Fairfield Avenue, LLC – Seeking a variance omitting seven (7) of the 30 required off-street parking spaces of Sec. 11-1-2 and also seeking to establish an outdoor dining patio along the Fairfield Avenue frontage of the existing café restaurant and the issuance of a patio liquor permit of Sec. 12-10c in an OR zone.

D-5 (#10) 2149 Seaview Ave. – Petition of 2149 Seaview Avenue, LLC – Seeking a use-variance of Sec. 6-1-2 and also seeking a variance of all of the required landscaping of Sec. 6-1-3 to permit the establishment of an industrial service storage yard of vehicles, boats and heavy machinery in an OR zone.

NEW ITEMS

#1 500 Sylvan Ave. – Petition of Food Bazaar Market – Seeking a variance of Sec. 12-10a to permit the establishment of a package store use and the issuance of a package store liquor license in the existing commercial building within 1500 feet of a daycare center in an OR-R zone.

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- #2 1434 (aka 1438) State St.** – Petition of Charles W. Simmons – Charles Property Management, LLC– Seeking to waive all required landscaping required under Sec. 7-1-3 and all 16 on-site parking spaces required under Sec. 11-1-2 to legalize the establishment of a gym/exercise facility in the existing manufacturing facility in an I-L zone.
- #3 170 Red Oak Rd.** – Petition of Dionisio A. Gonzalez, Jr. – Seeking a variance of Sec. 5-1-3 to waive 2 feet of the front setback requirement of 20 feet and exceeding the 2 ½ story requirement for a single-family dwelling in an R-A zone.
- #4 1077 Huntington Tpke.** – Petition of Robert DiScala – Seeking a variance of the maximum front and side setback requirements under Sec. 6-1-3 for the proposed zone change from R-A to OR and the establishment of an office building in the existing single-family dwelling.
- #5 8-10 Columbia Ct.** – Petition of Bridgeport Neighborhood Trust, Inc – Seeking variances of the minimum lot area and frontage requirement; the front, rear, and side setback requirement and the density requirement of 2,700 sq. ft. of property under Sec. 5-1-3 and also seeking a variance of one (1) of the three (3) required off-street parking requirement spaces of Sec. 11-1-2 to permit the construction of a 2-family dwelling in an R-C zone.
- #6 12-14 Columbia Ct.** – Petition of Bridgeport Neighborhood Trust, Inc – Seeking variances of the minimum lot area and frontage requirement; the front rear, side, setback requirement and the density requirement of 2,700 sq. ft. of property under Sec. 5-1-3 and also seeking a variance of one (1) of the three (3) required off-street parking requirement spaces of Sec. 11-1-2 to permit the construction of a 2-family dwelling in an R-C zone.
- #7 15-17 Columbia Ct.** – Petition of Bridgeport Neighborhood Trust, Inc – Seeking variances of the minimum lot area requirement and the front, rear and side setback requirements and the density requirement of 2,700 sq. ft. of property per residential unit under Sec. 5-1-3 to permit the construction of a 2-family dwelling in an R-C zone.
- #8 32-34 Columbia Ct.** – Petition of Bridgeport Neighborhood Trust, Inc - Seeking variances of the minimum lot area and frontage requirement; the front, rear, and side setback requirement and the density requirement of 2,700 sq. ft. of property under Sec. 5-1-3 and also seeking a variance of one (1) of the three (3) required off-street parking requirement spaces of Sec. 11-1-2 to permit the construction of a 2-family dwelling in an R-C zone.
- #9 35 Columbia Ct.** – Petition of Bridgeport Neighborhood Trust, Inc – Seeking variances of the minimum lot area, front, side and rear setback requirement and the 2,700 sq. ft. of property per residential unit under Sec. 5-1-3, and also seeking a variance of two (2) of the required five (5) off-street parking spaces of Sec. 11-1-2 to permit the reduction of land area to the existing 3-family dwelling in an R-C zone.

#10 36-38 Columbia Ct. – Petition of Bridgeport Neighborhood Trust, Inc – Seeking variances of the minimum lot area and frontage requirement; the front, rear, and side setback requirement and the density requirement of 2,700 sq. ft. of property under Sec. 5-1-3 and also seeking a variance of one (1) of the three (3) required off-street parking requirement spaces of Sec. 11-1-2 to permit the construction of a 2-family dwelling in an R-C zone.

#11 40-42 Columbia Ct. – Petition of Bridgeport Neighborhood Trust, Inc – Seeking variances of the minimum lot area and frontage requirement; the front, rear, and side setback requirement and the density requirement of 2,700 sq. ft. of property under Sec. 5-1-3 and also seeking a variance of one (1) of the three (3) required off-street parking requirement spaces of Sec. 11-1-2 to permit the construction of a 2-family dwelling in an R-C zone.

#12 46-48 Columbia Ct. – Petition of Bridgeport Neighborhood Trust, Inc – Seeking variances of the minimum lot area and frontage requirement; the front, rear, and side setback requirement and the density requirement of 2,700 sq. ft. of property under Sec. 5-1-3 and also seeking a variance of one (1) of the three (3) required off-street parking requirement spaces of Sec. 11-1-2 to permit the construction of a 2-family dwelling in an R-C zone.

#13 47 Columbia Ct. – Petition of Bridgeport Neighborhood Trust, Inc – Seeking to waive the minimum lot requirement of 9,000 sq. ft. to establish a parking 2000 sq. ft. area to be utilized by the residents of 27 Columbia Court in an R-C zone.

#14 134 Columbia St. – Petition of Bridgeport Neighborhood Trust, Inc – Seeking to waive the minimum lot requirement of 9,000 sq. ft. of Sec. 5-1-3 to establish a 1,120 sq. ft. nonconforming lot to be utilized as open space in an R-C zone.

#15 111-113 Johnson St. – Petition of Bridgeport Neighborhood Trust, Inc – Seeking variances of the minimum lot area and frontage requirement; side setback and the density requirement of 2,700 sq. ft. of property under Sec. 5-1-3 and also seeking a variance of one (1) of the three (3) required off-street parking requirement spaces of Sec. 11-1-2 to permit the construction of a 2-family dwelling in an R-C zone.

#16 119-121 Johnson St. – Petition of Bridgeport Neighborhood Trust, Inc – Seeking variances of the minimum lot area and frontage requirement; side setback and the density requirement of 2,700 sq. ft. of property under Sec. 5-1-3 and also seeking a variance of one (1) of the three (3) required off-street parking requirement spaces of Sec. 11-1-2 to permit the construction of a 2-family dwelling in an R-C zone.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

APPROVAL OF MINUTES

ADJOURNMENT

The applications and plans for the above described matters are on file in the Zoning Department, Room 210, 45 Lyon Terrace and may be inspected Monday through Friday during office hours of 9am-5pm.

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