

AGENDA

City of Bridgeport
ZONING BOARD OF APPEALS
Public Hearing for Tuesday, January 12, 2016
at 6:00 PM
In the City Hall Common Council Chambers
45 Lyon Terrace, Bridgeport, CT

CONTINUED ITEM

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

DEFERRED ITEM

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)**

NEW ITEMS

#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.

#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.

#3 199 & 201 Granfield Ave. – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking a variance of the minimum lot area requirement of 9,000 sq. ft. of Sec. 5-1-3 to permit the construction of a 2-family dwelling on a 6,002 sq. ft. lot in an R-C zone.

#4 211 & 215 Granfield Ave. – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking a variance of the minimum lot area requirement of 9,000 sq. ft. of Sec. 5-1-3 to permit the construction of a 2-family dwelling on a 6,016 sq. ft. lot in an R-C zone.

#5 225 & 227 Granfield Ave. – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking a variance of the minimum lot area requirement of 9,000 sq. ft. of Sec. 5-1-3 to permit the construction of a 2-family dwelling on a 5,633 sq. ft. lot in an R-C zone.

#6 237 Granfield Ave. – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking a variance of the minimum lot area requirement of 9,000 sq. ft. and front setback requirement of Sec. 5-1-3 to permit the construction of a single-family dwelling on a 4,649 sq. ft. lot in an R-C zone.

#7 194 East Ave. – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking a variance of the minimum distance to the rear lot line requirement of Sec. 5-1-3 to permit the construction of a single-family dwelling on a non-conforming lot in an R-BB zone.

#8 2475 Fairfield Ave. – Petition of Monaco Motorsports, LLC – Seeking a use variance of Sec. 6-1-2 and also seeking variances of the minimum landscaping and maximum site coverage requirements of Sec. 6-1-3; the interior landscaping; perimeter landscaping and parking setback requirements of Sec. 11-1-13 and a variance omitting 10 of the required 61 on-site parking space of Sec. 11-1-2 to permit an automotive repair, restoration and sales business in the existing commercial building in an OR zone.

#9 3030 Park Ave. – Petition of Watermark 3030 Park, LLC – Seeking a variance of the prohibition of enlarging a non conforming structure under Sec. 4-12-4a and also seeking variances of the maximum density requirement of 2,700 sq. ft. of property per residential unit and the maximum height requirement of 45 feet of Sec. 5-1-3 to permit the construction of a 39-residential unit addition and four 2-side-by-side family dwellings to the existing senior residential facility in an R-A and an R-C zone.

#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.

#11 937 State St. – Petition of Ahmadullah Tokhi – Seeking a variance of the maximum allowable setback required of Sec. 8-3-3, as well as a variance of the prohibition of parking between the building and street of Sec. 11-1-6, and also seeking variances of the interior landscaping; perimeter landscaping and minimum parking area setback of Sec. 11-1-13 to permit the construction of a 1-story, 7,114 sq. ft. retail building in an MU-LI 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