

AGENDA

City of Bridgeport
ZONING BOARD OF APPEALS
Public Hearing for Tuesday, March 8, 2016
at 6:00 PM
In the City Hall Common Council Chambers
45 Lyon Terrace, Bridgeport, CT

CONTINUED ITEM

C-1 (#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.

DEFERRED ITEMS

D-1 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-2 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 BUSINESS

#1 1603-1617 Barnum Ave. – Petition of Elegant Lounge – Seeking to modify the conditions of approval on a petition granted by the Board on 02-14-12 to now include various types of live entertainment to an existing restaurant in an OR zone.

#2 818-824 Madison Ave. – Petition of Pietrina, Santangeli & Caterina Trustees – Seeking a variance under Sec. 11-1-2 waiving all of the three (3) required off-street parking spaces to permit the conversion of commercial space on the 2nd floor of the existing building into two (2) residential units in an OR zone.

#3 168-170 Fairview Ave. – Petition of Maria Jose De Carvalho – Seeking variances of the minimum 3' setback requirement; the maximum height of 15'; the maximum site coverage of 60% and the minimum landscaping of 40% under Sec. 5-1-3 to legalize the construction of a 2-story garage with exterior stairs in an R-A zone.

#4 2476 (aka 2472-2478) East Main St & 25 Ohio Ave. – Petition of Julia Chuchuca and Jose Manuel Chapa – 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.

#5 1944-1954 Boston Ave. – Petition of Shanta Blackburn – Seeking to modify a condition of approval of an application granted by the Board on 08-11-15 to legalize the placement of a 6' high privacy fence on a corner lot in an OR zone.

#6 331 Ellsworth St. – Petition of James Cavallo – Seeking a variance of the maximum height requirement of 2 ½ stories of Sec. 5-1-3 to permit the construction of a 3-story, 2-family dwelling in an R-B zone.

#7 1077 Huntington Tpke. – Petition of Robert DiScala – Seeking a use variance of Sec. 6-2-1 to permit the conversion of an existing 1- family dwelling into a single use professional office building in an R-A 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