

AGENDA

City of Bridgeport
ZONING BOARD OF APPEALS
Public Hearing for Tuesday, April 12, 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 – Petition of Fairfield Avenue, LLC – **WITHDRAWN on 04/8/16**

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.

D-3 (#1) 1603-1617 Barnum Ave. – Petition of Elegant Lounge – **WITHDRAWN on 03/28/16**

D-4 (#4) 2476 (aka 2472-2478) East Main St & 25 Ohio Ave. – Petition of Julia Chuchuca and Jose Manuel Chapa – Seeking a variance of Sec. 12-10 to permit the issuance of a restaurant beer & wine liquor license within 1500 feet of other liquor licensed premises, and also seeking variances of the minimum number of off-street parking spaces of Sec. 11-1-2; the minimum parking space size of 9' x 20' under Sec. 11-1-10 to convert the existing take-out food establishment into a 30-seat restaurant in an OR and R-B zone.

D5 (#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.

NEW BUSINESS

#1 98 Morgan Ave. – Petition of Elizabeth Design Development, LLC – Seeking a variance of the maximum density requirement of 2,700 sq. ft. of property per residential unit and also seeking to waive 5 ft. of the required 15' front setback and 1ft. and 6 ft. of the required 11' side yard setback requirement under Sec. 5-1-3 to permit the construction of a 2-family dwelling in a nonconforming lot in an R-C zone.

#2 48 Fifth St. – Petition of Loida & Kenneth Gant – Seeking variances of the minimum density requirement of 2,700 sq. ft. of property per residential unit; the front, side and rear setback requirements of Sec. 5-3-1 and also seeking to waive the minimum on-site parking space size of 9' x 20' to legalize the construction of a 2 ½ story, 1,400 sq. ft addition and to permit the conversion of a single-family dwelling into a two-family dwelling in an R-C zone.

#3 798 Park Ave. – Petition of Ark Construction, LLC – Seeking variances of the minimum side setback requirement; the maximum site coverage and the minimum landscaping requirements of Sec. 5-1-3 and also seeking to waive the ADA ramp to lot line requirement of Sec. 4-3-2 to permit the construction of a 400 sq. ft. addition and an ADA ramp to the existing funeral home in an R-C zone.

#4 96 Quinlan Ave. – Petition of Morgan Tallman – Seeking a variance of the minimum side and rear setback requirements of 10 ft. and the maximum height requirement of 15' under Sec. 5-1-3 and also seeking a variance of Sec. 12-7-1(c)(3) to permit a home office use in the existing garage by adding a 440 sq. ft. 2nd story addition to the existing accessory structure In an R-AA 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