

AGENDA

City of Bridgeport
ZONING BOARD OF APPEALS
Public Hearing for Wednesday, May 11, 2016
at 6:00 PM
In the City Hall Common Council Chambers
45 Lyon Terrace, Bridgeport, CT

CONTINUED ITEM

C-1 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.

#1 101 & 111 Boston Ave. – Petition of 101 Boston Avenue, LLC and 111 Boston Avenue, LLC – Seeking variances of the minimum lot area and maximum height of 35' under Sec. 6-1-3, also seeking variances of the front roof projection of Sec. 4-3-2a(1); waive 9 of the required 17 off-street parking space requirement of Sec 11-1-2 and a variance of the required parking space size of 9' x 20' of Sec. 11-1-10 to permit the construction of a 2-story medical office building in an OR-G zone and coastal area.

#2 1917 (aka 1923) Boston Ave. – Petition of Boston Shell – Seeking variances of the minimum building setback and accessory structure setback requirements of Sec. 6-1-3 to validate the change of use from a gas station with a general repair license to a gas station with a convenience store use and the construction of two (2) decorative pergolas and shed roof over generator in an OR zone.

#3 3710 & 3758 Main St. and 611 Beechmont Ave. – Petition of United Investments, LLC – Seeking a variance of the minimum perimeter and interior landscaping of Sec. 11-1-13 to permit the construction of a 1-story, 3,000 sq. ft. addition to the existing commercial building in an OR-R zone.

#4 156 East Washington Ave. – Petition of Hoffman Fuel Company of Bridgeport – Seeking variances of the maximum site coverage and minimum landscaping requirements of Sec. 7-1-3 and also seeking variances of the interior and perimeter landscaping requirements of Sec. 11-1-13 and the striped parking space requirement of Sec. 11-1-12b to permit the installation of an asphalt cap and drainage system to the existing vehicle maintenance and temporary truck storage facility in an I-H zone and coastal area.

#6 75 Hemlock St. – Petition of Rogerio Mendes – Seeking a variance of the minimum side setback requirement of 6' of Sec. 5-1-3 to permit the construction of a 1-story addition to the existing 1-family dwelling in an R-BB zone.

#7 757 Madison Ave. – Petition of Paulo Roxo – Seeking to establish an outside patio dining area for 12 patrons along the Madison Avenue frontage and also permit the issuance of a patio liquor permit for the serving of alcoholic beverages in conjunction with the serving of meals by the restaurant staff at the existing deli/restaurant in an OR zone.

#8 921 – 923 Briarwood Ave. – Petition of Chalon Bonhomme – Seeking a use variance under Sec. 5-1-2 and also seeking variances of the maximum site and minimum landscaping requirements of Sec. 5-1-3; the vehicle maneuvering space requirement of Sec. 11-1-10 and the perimeter landscaping requirements under Sec. 11-1-13 to legalize the conversion of the legal nonconforming 2-family dwelling into a 3-family dwelling in an R-A zone.

#9 1225 Seaview Ave. – Petition of O & G Industries, Inc – Appealing under Sec. 14-10 of the Zoning Regulations of the City of Bridgeport and Sec. 8-7 of the CT State Statutes whereby it is alleged that the Zoning Enforcement Officer erred in his issuance of an Order to Comply for the expansion of the concrete and rock crushing business without proper approvals in an MU-LI zone and coastal area.

OTHER BUSINESS

OB-1 253 & 277-285 Noble Ave. – Petition of Smile Properties, LLC – Seeking clarification for “permitted use” in an OR-G zone.

OB-2 515 West Ave. – Petition of Hampshire-Bridgeport, LLC – Seeking a “light” modification for a utility allowance.

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