

AGENDA

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

DEFERRED ITEMS

D-1 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.

D-2 (#1) 92 & 152 Howard Ave. – Petition of O & G Industries, Inc – Seeking variances prohibiting outdoor storage of materials causing fumes or dust and the displacement of materials off-site under Sec. 11-6-1 c & d and also seeking variances of the prohibition of outdoor storage of materials in a coastal area of Sec. 14-3-3 i and high impact use of Sec. 7-1-2 to permit the recycling, manufacturing and processing and freight handling of gravel, topsoil, construction debris, rock and asphalt in an I-L zone and coastal area.

NEW ITEMS

#1 91 (aka 81-99) Booth St. – Petition of Ramon Larracuente – Seeking a variance of Sec. 11-1-2 by waiving 13 of the required 31 off-street parking spaces and also seeking variances of the interior landscaping; perimeter landscaping and parking setback requirements of Sec. 11-1-3 to establish a social club use in a facility closed by court order on 03/22/12 in an OR zone.

#2 168-170 Fairview Ave. – Petition of Maria Jose Decarvalho – Seeking a variance waiving the required 3' setback requirement of Sec. 5-1-3 to legalize the construction of a 1-story, 3-car garage in an R-A zone.

#3 98 Morgan Ave. – Petition of Elizabeth Design Development, LLC – Seeking variances of the minimum lot area, minimum front and minimum side setback requirements of Sec. 5-1-3 to permit the construction of a 1-family dwelling on a nonconforming lot in an R-C zone.

#4 698 Capitol Ave. – Petition of Robinson Soares – Seeking a variance of the minimum side setback requirement of Sec. 5-1-3 to permit the construction of a 2nd floor 286 sq. ft. addition in an R-C zone.

#5 110-112 Newfield Ave. – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking a variance of the minimum 9' x 20' off-street parking space size requirement of Sec. 11-1-10 to permit the construction of a side-by-side, 2-family dwelling with four (4) off-street parking spaces in an R-BB zone and coastal area.

#6 1955 Boston Ave. – Petition of Saltamontes Tire Co., LLC – Seeking a use variance under Sec. 6-1-2 to legalize the sales and installation of passenger vehicle tires and also to legalize the emergency road service for tractor trailers in the existing commercial building in an OR zone.

#7 2149 Seaview Ave. – Petition of 2149 Seaview Avenue, LLC – Seeking a use variance of Sec. 6-1-2 and also seeking variances of the maximum front setback requirement of 10' to 26' of Sec. 6-1-3; waive the additional standards of Sec. 6-1-4 (a & b) relating to the building siting and window requirements; the purpose and intent of the OR zone under Sec. 6-2-1 and the prohibition of outdoor storage and activity under Table 7 to permit an Industrial use consisting of the storage of boats, motor vehicles, heavy equipment and machinery in an OR zone.

#8 515 West Ave. – Petition of West Development, LLC – Seeking a modification of the approved plan of development on a petition granted on 08/09/11 to now need a variance of the maximum height requirement of 45' under Sec. 10-10-14 and Table 4-h to permit the construction of a 4-story, 50' apartment building in an NCVD 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: MICHAEL PICCIRILLO, ACTING CHAIRMAN
ZONING BOARD OF APPEALS
CITY OF BRIDGEPORT