

AGENDA

City of Bridgeport
ZONING BOARD OF APPEALS
Public Hearing for Wednesday, August 10, 2016
at 6:00 PM
In the City Hall Common Council Chambers
45 Lyon Terrace, Bridgeport, CT

CONTINUED ITEMS

C-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.

C-2 (#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.

DEFERRED ITEM

D-1 (#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.

NEW BUSINESS

#1 1917 Boston Ave. – Petition of Boston Shell – Seeking variances of the minimum building setback and accessory structure setbacks under 6-1-3 to legalize the shed addition and placement of decorative trellis structures at the recently established gas station and convenience store use in an OR zone.

#2 126 Frank St. – Petition of Santos Foundations, Inc – Seeking a variance of the maximum height of 15' for an accessory structure under Sec. 6-1-3 and also seeking to waive 10% of the landscaping required under Sec. 11-3-1c and legalize the outside storage of materials, eliminating 17 of the on-site parking spaces under Sec. 14-12-3a to permit the construction of a 52' x 47' x 21' accessory structure with an attached canopy in an OR zone.

#3 3389 Fairfield Ave. – Petition of Zachary Weiner – Seeking another parking variance under Sec. 11-1-2 to waive five (5) additional on-site parking spaces (for a total of 12 of the required 30) to permit the establishment of a glass blowing studio in the existing multi tenant commercial building in an OR zone and coastal area.

#4 185 Dover St. – Petition of J.A.X. Sales & Service, LLC – Seeking to expunge two conditions of approval to a petition granted by the Zoning Board of Appeals on 12/10/91 and one condition of approval granted on 08/11/86, which permitted the establishment of a used car dealership prohibiting outdoor storage and installation of barbed wire in an R-C zone.

#5 461 & 479 Huntington Tpke and 161 Evers St. – Petition of Huntington Development, LLC – Seeking a variance of the minimum sq. ft. of 2,700 sq. ft. of property per residential unit under Sec. 5-1-3 and also seeking a variance of two (2) of the required 23 off-street parking spaces required under Sec. 11-1-2; variances of all interior and parking lot interior landscaping, as well as the minimum parking setback requirements and perimeter landscaping requirements of Sec. 11-1-3 to permit the construction of a 2-story 11-unit apartment building on the same lot as a 2-story 3-unit apartment building in the proposed OR zone.

#6 96 Quinlan Ave. – Petition of Morgan Tallman – Seeking a variance of Sec. 5-1-3 of the side setback requirement of 10'; the rear setback requirement of 5' and the height requirement of 15'. Also seeking a variance of the prohibition of enlarging a nonconforming structure of Sec. 4-12-4a, as well as a variance of the maximum accessory size requirements of Sec. 4-9-1c(2) to permit the establishment of an artists' studio including the installation of electrical, heating and water/waste lines 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: MICHAEL PICCIRILLO, ACTING CHAIRMAN
ZONING BOARD OF APPEALS
CITY OF BRIDGEPORT