

AGENDA

City of Bridgeport
ZONING BOARD OF APPEALS
Public Hearing for Tuesday, September 13, 2016
at 6:00 PM
In the City Hall Common Council Chambers
45 Lyon Terrace, Bridgeport, CT

DEFERRED ITEM

D-1 (#5) 461 & 479 Huntington Tpke and 161 Evers St. – Petition of Huntington Development, LLC – **WITHDRAWN on 08/30/16**

NEW BUSINESS

#1 1849 Main St. – Petition of Val Santos – Seeking a use variance under Sec. 6-1-2, as well as a variance of the minimum perimeter landscaping of Sec. 11-1-13 to permit the construction of a 9,733 sq. ft. automotive repair facility with related office and retail space in an OR zone.

#2 622-624 Brooks St. – Petition of Libia Castro– Seeking to waive the residential density requirement of 2,700 sq. ft. of property per residential unit as required under Sec. 5-1-3, and also seeking a variance of the prohibition of stacked parking of Sec. 11-1-7, as well as waiving one (1) of the required five (5) off-street parking spaces under Sec. 11-1-2 to legalize 3rd floor residential unit in an R-C zone.

#3 905 North Ave. – Petition of Nomani Realty, LLC – Seeking variances of the location requirement, height requirement and the site coverage requirement under Sec. 6-1-3 and also seeking a variance of the size and location on an accessory structure under Sec. 4-9-1, as well as a variance of the prohibition of enlarging a nonconforming structure under Sec. 4-12-4 to permit the installation of a new canopy structure over the existing fueling islands in an OR zone.

#4 339-343 Orchard St. – Petition of Belinda Martinez – Seeking variances of the maximum site coverage and the minimum landscaping requirements of Sec. 5-1-3, and also seeking a variance waiving four (4) of the five (5) off-street parking spaces required under Sec. 11-1-2 to permit the establishment of a group day care center on the 1st floor in the existing 3-family dwelling in an R-C zone.

#5 27 Newton St. – Petition of Michael Duffy – Seeking a variance of the prohibition of creating a nonconforming lot under Sec. 4-2-2, and also a variance of creating a lot with less than the acceptable lot area and width of Sec 5-1-3 to establish a land-locked nonconforming undersized lot in an R-B zone and coastal area.

CONSENT AGENDA

CA-2 404-408 Charles St North – Petition of 404 Charles Development, LLC – Seeking to legalize the use of the 1967 approved 22-unit apartment building into 24-units. **(Deferred from August)**

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