

AGENDA

City of Bridgeport
ZONING BOARD OF APPEALS
Public Hearing for Tuesday, October 4, 2016
at 6:00 PM
In the City Hall Common Council Chambers
45 Lyon Terrace, Bridgeport, CT

NEW BUSINESS

#1 845 East Main St. – Petition of MPAE, Inc – Seeking a variance of Sec. 12-10b,c & d to permit the establishment of a café liquor restaurant and the issuance of a café liquor permit in the existing commercial building in the former social club with a social club liquor permit in an OR zone.

#2 355 Dayton Rd. – Petition of Joshua Mancuso – Seeking a rear lot line variance of Sec. 5-1-3 to permit the construction of a 2nd story addition to the existing 1-family dwelling in an R-A zone.

#3 660 Lindley St. – Petition of 660 Development, LLC – Seeking variances of the density requirement of 2,700 sq. ft. of property per residential unit and 5' of the minimum front setback requirement of Sec. 5-1-3; the minimum parking setback and perimeter landscaping requirements of Sec. 11-1-13, as well as the prohibition of stacked parking spaces of Sec. 11-1-7 to permit the construction of a 40-unit apartment complex comprised of four (4) 3-story buildings in an OR-G zone.

#4 1038 Pembroke St. – Petition of Darbe & Stein PE, LLC – Seeking variances of the minimum density requirement of 2,700 sq. ft. per residential unit and 4' of the minimum front setback of the required 15' and 13'8" of the minimum side setback requirement of Sec. 5-1-3, as well as the ten (10) required on-site parking spaces of Sec. 11-1-2 to permit the renovation and expansion of the existing 4-unit apartment building into a 6-unit apartment building in an R-C zone.

#5 1001 Fairfield Ave. – Petition of T-Mobile Northeast, LLC – Seeking a variance of Sec. 4-4-1 to permit the installation of a telecommunications antenna approximately 8' above the penthouse roof in an R-C zone.

#6 404 – 408 Charles St. – Petition of 404 Charles Development, LLC – Seeking variances of the minimum landscaping requirement of Sec. 5-1-3; minimum parking setback and perimeter landscaping requirement of Sec. 11-1-13; waive 18 of the required off-street parking spaces required of Sec. 11-1-2 and the minimum parking space size of 9' x 20' of Sec. 11-1-10 to legalize two (2) additional apartments in a 22-unit apartment building in an R-C zone.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

APPROVAL OF MINUTES

- **Approval of ZBA Minutes for September 13, 2016 - Present: Acting Chairperson:** Michael Piccirillo; **Commissioners:** Linda Grace, Maria Alves, John Carolan, Robin Sheppard and B. Oyiboka "Boka" Benson. **Staff:** Dennis Buckley, Zoning Clerk; Paul Boucher, Assistant Zoning Official; Diego Guevara, Design Review Coordinator. **City Attorney:** Edmund Schmidt

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