

# AGENDA

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

## CONTINUED ITEM

**C-1 (#2) 29 Federal St.** – Petition of Brazilian Sports Club, LLC – Seeking to expunge condition #2 of the approval granted by the Zoning Board of Appeals on July 8, 2014 which permitted the establishment of a café restaurant with a consumer bar and patio permit to legalize the existing live entertainment in the dining area, as well as the patio area in the OR-G zone.

## NEW ITEMS

**#1 186 Ohio Ave.** – Petition of V & L Properties, LLC – Seeking a variance of Sec. 14-12-5b which prohibits the division of a conforming lot to create a nonconforming lot and also seeking variances of Sec. 5-1-3 to validate a 2-family dwelling in a lot with less than the minimum lot area and width and minimum landscaping requirements in an R-B zone.

**#2 196 Ohio Ave.** – Petition of V & L Properties, LLC – Seeking variances of Sec. 5-1-3 relating to the minimum lot area and width; the minimum side setback requirement and the minimum density requirement of 2,700 sq. ft. of property per residential unit to permit the construction of a side-by-side 2-family dwelling on an nonconforming lot in an R-C zone.

**#3 677 Noble Ave.** – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking a variance of the minimum lot size, minimum front and side setback requirements of Sec. 5-1-3 to permit the construction of a single family home in an R-C zone.

**#4 170 – 210 Bennett St.** – Petition of Boys & Girls Village, Inc – Seeking variances of the parking setback and perimeter landscaping requirements of Sec. 11-1-13; the minimum parking space size of 9'x20' and the minimum aisle width of 24' under Sec. 11-1-10; and the minimum number of required off-street parking space requirement under Sec. 11-1-2 to legalize the establishment of a 37 space parking lot for the existing social service provider in an I-L zone.

**#5 621 Lindley St.** – Petition of Lindley Street Properties, LLC – Seeking a variance of all of the required landscaping under Sec. 6-1-3 to permit the establishment of a house of worship in an OR-G zone.

**#6 850 Norman St.** – Petition of VBCI Community Outreach Center – Seeking variances of the minimum landscaping requirements and the maximum site coverage requirements of Sec. 5-1-3 and also seeking a variance of the minimum number of off-street parking requirement of 16 spaces (3 provided) of Sec. 11-1-2 to permit the establishment of a community outreach facility in an R-B and 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 street setback of Sec. 6-1-3; the building siting requirement of Sec. 6-1-4a (2); the purpose or conformity with the Comprehensive Master Plan of Development under Sec. 6-2; and the prohibition of the outdoor storage of vehicles, trucks and equipment of Table 7 in an OR zone.

**#8 112 Quarry St.** – Petition of Giacobbe Construction, LLC – Seeking variances of the minimum lot area and frontage; the minimum side setback requirements and the density requirement of 2,700 sq. ft. of property per residential unit of Sec. 5-1-3 to permit a three (3) lot subdivision and the construction of three (3) 2-family dwellings in an R-A and R-C zones.

**#9 90 (& 98) Hackley St.** – Petition of Maura McNeil – Seeking variances of the minimum frontage requirements and the maximum height of an accessory structure under Sec. 5-1-3; and also seeking a variance of the maximum sq. ft. requirement of an accessory structure of 50% to 71% of sq. ft. of the residence ground floor of Sec. 4-9-1c (2) to permit the construction of a 1-family dwelling on a nonconforming lot in an R-B zone, flood zone and coastal area.

**#10 461 & 479 Huntington Tpke. & 161 Evers St.** – Petition of Huntington Development, LLC – Seeking a variance of the density requirement of 2,700 sq. ft. of property per residential unit under Sec. 5-1-3; and also seeking a variance of the minimum parking space size of 9'x20' under Sec. 11-1-10 to permit the construction of a 12-unit apartment building in an OR and R-A 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