

AGENDA

ZONING BOARD OF APPEALS
Public Hearing for Tuesday, August 8, 2017
at 6:00 PM
In City Hall, 45 Lyon Terrace, Bridgeport, CT

DEFERRED ITEM

D-1 (#2) 3422 Main St. – Petition of Pamela Esposito – Seeking a variance of the maximum setback requirement of 10 feet under Sec. 4-3-2a1 and also seeking a variance of the minimum five (5) off-street parking space requirement under Sec. 11-1-2 and all of the minimum parking setback and perimeter landscaping requirements of Sec. 11-1-13 to permit the conversion of the existing single-family dwelling into a professional office building in an OR zone.

NEW ITEMS

#1 1625 Railroad Ave. – Petition of Romans 10:9 Transport, LLC – Seeking a use variance under Sec. 8-3-2 and also seeking a waiver of the prohibition of outside storage of heavy trucks under Table 7 of the supplemental uses; variances of the maximum site coverage and minimum landscaping under Sec. 8-3-3, as well as the minimum parking setbacks and perimeter landscaping requirements under Sec. 11-1-13 to permit the establishment of a swimming pool water business with six (6) tanker trucks in an MU-LI zone.

#2 3425 Fairfield Ave. – Petition 3425 Fairfield Avenue, LLC – Seeking a variance of the minimum parking space size of 9' x 18' under Sec. 11-1-10 to reduce it to 8' x 18' and then waive 15 of the required 40 parking spaces required under Sec. 11-1-2 and also seeking a variance of the outside dining patio with liquor under Sec. 12-18-b5 to permit an open space with a bocce court in a portion of the existing parking lot; as well as an approval of location for a café restaurant use in an OR zone.

#3 533-535 Gregory St. – Petition of 505 Fifth Avenue Properties, LLC – Seeking a use variance under Sec. 5-1-2; a variance of the prohibition of enlarging a nonconforming 4-family dwelling in a 2-family zone under Sec. 4-12-3c and also seeking variances of the minimum lot area and width; the minimum front and side setbacks and the maximum height requirements of Sec. 5-1-2, as well as a variance of all of the ten (10) off-street parking requirements under Sec. 11-1-2 to permit the expansion of the existing 4-family dwelling into a 6- family dwelling in an R-B zone.

#4 703 East Main St. – Petition of Juan Hernandez/New England Investment, LLC – Seeking a variance of the hard surfaced parking lot as required under Sec. 11-1-12 to legalize the conversion of a 3-family dwelling into a 4-family dwelling in an OR 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