

AGENDA

ZONING BOARD OF APPEALS

Public Hearing

Tuesday, March 20, 2018 at 6:00pm

City Hall, 45 Lyon Terrace

(rescheduled from March 13th due to the weather forecast)

D-1 (#2) 186 Ohio Ave. – Petition of V&L Properties, LLC – Seeking a variance of the prohibition of dividing a conforming lot into two (2) non-conforming lots under Sec. 4-12-5b and also to validate the existing 2-family dwelling on a lot with the minimum area, width and landscaping under Sec. 5-1-3 in an R-B zone.

D-2 (#3) 196 Ohio Ave. – Petition of V&L Properties, LLC – Seeking a variance of the minimum lot area and width and also to waive the minimum setback requirement and the required 2,700-sq. ft. of property per residential unit under Sec. 5-1-3 to permit the construction of a 2-family dwelling in an R-B zone.

#2 120, 140, 152 Morgan Ave. – Petition of KMF Bridgeport, LLC – Seeking variances of the minimum landscaping requirements; the maximum site coverage requirements and the minimum density requirement of 2,700-sq. ft. of property per residential unit under Sec. 5-1-3 and also seeking a variance of 13 of the 31 required off-street parking spaces of Sec. 11-1-2 to legalize two (2) basement apartments in the existing three building apartment complex in an R-C zone.

#3 1492 Stratford Ave. – Petition of Newfield Tree Social Club, LLC – Seeking to expunge a condition of approval on a petition granted by the Zoning Board of Appeals on 10/12/17, which sought variances of landscaping and off-street parking requirements to establish a social club in an OR-G zone.

#4 1900 Fairfield Ave. – Petition of McDonald's USA, LLC – Seeking a variance of the prohibition of expanding a nonconforming use of Sec. 4-12-3a to permit an additional drive-thru lane at the existing fast food restaurant in an MU-LI zone.

#5 585 Norman St. – Petition of MSL Group, Inc. – Seeking variances of Sec. 4-9-1 and 5-1-3 of the front yard setback; the overall sq. ft. size and height requirements of accessory structures to permit the construction of solar panel carports at the existing apartment building in an R-C zone.

#6 285 Maplewood Ave. – Petition of MSL Group, Inc. – Seeking variances of Sec. 4-9-1 and 5-1-3 of the front yard setback; the overall sq. ft. size and height requirements of accessory structures to permit the construction of solar panel carports at the existing apartment building in an R-C 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