

AGENDA

ZONING BOARD OF APPEALS
Public Hearing
Tuesday, April 10, 2018 at 6:00 pm
City Hall, 45 Lyon Terrace, Common Council Chambers

DEFERRED ITEMS

D-1 (D-4) 522 Pequonnock St. – Petition of David Vazquez – Seeking an approval of location under Sec. 12-10b to establish a café restaurant liquor use and the issuance of a café liquor permit (service bar only) for the proposed 68-seat dining room to be used in conjunction with the existing grocery store/deli in the multi-tenant commercial building in an OR-G zone.

D-2 (#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.

NEW ITEMS

#1 580 North Ave. – Petition of 580 North Avenue, LLC – Seeking variances of the location of an accessory structure under Sec. 4-9-1a, as well as the allowable size of an accessory structure under Sec. 4-9-1c and the minimum lot line setback under Sec. 7-1-3 to permit the construction of a canopy over the pump islands at the proposed gas station/convenience store in an I-L zone.

#2 98 Grovers Ave. – Petition of k. Oni Chukwu and Leslie D. Koons– Seeking to modify the approved coastal site plan review which was granted by the Zoning Board of Appeals on 12/11/13 to legalize the reconstruction of 400 lineal feet of rip rap; the placement of slab stone steps to the low water mark; the location of a new swimming pool and the establishment of a sand beach in an R-AA zone and coastal area.

#3 36-38 Garden Terrace – Petition of Horacio Delucca – Seeking a use variance under Sec. 5-1-2 as well as a variance of the prohibition of stacked parking under Sec. 11-1-7b to permit the conversion of a 2-family dwelling into a 3-family dwelling in an R-B zone.

#4 75-77 James St. – Petition of Berkshire Estates, LLC – Seeking variances of the residential density requirement of 2,700-sq. ft. of property per residential unit; the maximum site coverage requirement and the minimum landscaping requirements of Sec. 5-1-3, as well as a variance of three (3) of the nine (9) required off-street parking spaces of Sec. 11-1-2 and a variance of the minimum landscaping buffer required under Sec. 11-1-13 to legalize the conversion of a legal 4-family dwelling into a 6-family dwelling in an R-C zone.

#5 390 Harlem Ave. – Petition of Nancy Lojano – Seeking variances of the minimum side rear setback requirements under Sec. 5-1-3, as well as the prohibition of enlarging a nonconforming structure under Sec. 4-12-4a to permit the construction of a 300-sq. ft. front addition and 720-sq. ft. 2nd floor addition to the existing single-family dwelling in an 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