

AGENDA

ZONING BOARD OF APPEALS
Public Hearing
Tuesday, November 13, 2018 at 6:00 pm
City Hall, 45 Lyon Terrace, Common Council Chambers

Rescheduled October 9th items due to a lack of quorum

C-1 3369-3375 Fairfield Ave. – Petition of 3369 Fairfield Avenue, LLC – Seeking a use variance under Sec. 6-1-2 to legalize the establishment of a landscaping business and also seeking to legalize the conversion of the office area into an apartment without any approvals and seeking to expunge two conditions of approval to an application granted by the Zoning Board of Appeals on June 12, 2012, which limited material storage, trucks and vehicles storage in the retail garden center in an OR zone.
(WITHDRAWN)

D-1 (#1) 2450 North Ave. – Petition of Godwin Chow – Seeking a variance of Sec. 11-8-3 which prohibits fences exceeding 48 inches in height be erected within the front setback of any residential zone.

#1 1771 (aka 1789) Barnum Ave. – Petition of Barnum Fuels, LLC – Seeking variances of the maximum height of 15' and the minimum front setback of 10' under Sec. 6-1-3 and also of the minimum landscaping requirements of Sec. 11-3 to permit the installation of a pump island canopy in an OR zone.

#2 255 Alba Ave. – Petition of David Chavez – Seeking a variance of the 20-foot rear setback requirement under Sec. 5-1-3 to permit the construction of a 310-sq. ft. open wood deck within 2.5-feet of the abutting property in an R-A zone. **(WITHDRAWN)**

#3 118-120 & 128 Beardsley St. – Petition of Morton Family, LLC – Seeking a use variance under Sec. 5-1-2 to permit the establishment of a non-conforming 19-space parking lot in an R-BB zone.

#4 2382 (aka 2350-2394) Main St. – Petition of El Tenampa Restaurant, LLC – Seeking to modify an approval of an application granted by the Zoning Board of Appeals on June 8, 2011, which permitted the establishment of a beer and wine café use in an existing restaurant in an OR-G zone.

November scheduled items

#1 87 William St. – Petition of Bennett Unlimited, LLC – Seeking variances of the minimum front and side setback requirements; the minimum lot area and width and the minimum density requirement of 2,700-sq. ft. of property per residential unit under Sec. 5-1-3, and waive all three (3) of the required off-street parking spaces required under

Sec. 11-1-2 to legalize the conversion of a 1-family into a 2-family residential dwelling without any approvals in an R-C zone.

#2 285 Kent Ave. – Petition of Spadaccino Real Estate Company – Seeking a variance of the 2,700-sq. ft. of property per residential unit under Sec. 5-1-3; and the required on-site parking space requirements of Sec. 11-1-2 to waive five (5) of the required eight (8) spaces to legalize the conversion of a storefront to residential for a total of four (4) apartments in an R-C zone.

#3 3369-3375 Fairfield Ave. – Petition of 3369 Fairfield Avenue, LLC – Appealing under Sec. 14-10 of the City of Bridgeport Zoning Regulations and Sec. 8-7 of the CT General State Statutes; whereby it is alleged the Zoning Official erred in his decision to not process an application for additional truck storage without Zoning Board of Appeals approval in an OR zone and coastal area.

#4 4219 Main St. & 50 Lourmel St. – Petition of McDonalds USA, LLC – Seeking variances under Sec. 6-1-3 to waive the required 75% of building length to meet the front setback line on both the primary and secondary frontages; waive the maximum allowable setback requirement of 10 feet for both primary and secondary building walls and waive all side setback requirements and the minimum building height requirement. Also seeking variances of the building siting requirement of Sec. 6-1-4; the minimum window area coverage requirement under Sec. 6-1-5h; the prohibition of a drive-thru facility under Table 7; the prohibition of location for a drive-thru facility under Sec. 12-5-1a(4) and the drive and drive-thru setback and screening requirements under Sec. 11-1-13b & 12-5a to permit the construction of a 1-story, 4,371-sq. ft., 70-seat fast food restaurant with a drive-thru facility in an OR-R zone.

#5 34-36 (aka 10-14) Wilson St. – Petition of Tom Quinn – Requesting a rehearing on a petition that was denied by the Zoning Board of Appeals on 09/11/18 as the petitioner failed to present a legal hardship for the construction of a 2-family dwelling on a nonconforming lot 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.

ZONING BOARD OF APPEALS
CITY OF BRIDGEPORT
DENNIS BUCKLEY, CLERK