

# AGENDA

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## ZONING BOARD OF APPEALS

**Rescheduled** Public Hearing

**Tuesday, April 9, 2019 at 6:00 pm**

City Hall, 45 Lyon Terrace, City Council Chambers

### January 8<sup>th</sup> Items

**T-1 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. **WITHDRAWN on 02/11/19**

**#1J 141 Anchorage Dr.** – Petition of 141 Anchorage, LLC – Seeking a variance of the minimum side setback requirement under Sec. 5-1-3 and seeking a coastal site plan review that is required under Sec. 14-3 to permit the construction of a single-family dwelling in an R-AA zone and coastal area.

**#2J 34-36 (aka 10-14) Wilson St.** – Petition of T&N Properties, LLC – Seeking a variance of the prohibition of dividing a lot which creates a lot that is in violation of the lot size and frontage requirements under Sec. 4-12-5b and seeking variances of the minimum density requirement of the 2,700 sq. ft. per residential unit and the minimum frontage requirement of 75-ft. and the minimum lot size requirement of 7,500 sq. ft. under Sec. 5-1-3 to permit the construction of a 2-family dwelling in the R-C zone.

**#3J 55 Henderson St.** – Petition of Boston Hill Development, LLC – Seeking a variance of Sec. 4-2-2 which prohibits the reduction in size of a conforming lot into three (3) nonconforming lots and seeking a variance of the minimum lot area and width under Sec. 5-1-3 of the proposed lots and also a use variance of Sec. 5-1-2 to permit the construction of three 2-family dwellings in an R-A zone.

### February Items

**#1F 4348 Main St.** – Petition of the Universal Church – Seeking a variance of the minimum off-street parking requirements under Sec. 11-1-2 by waiving 20 of the required 30 parking spaces for the proposed house of worship in an OR-R zone.  
**WITHDRAWN**

**#2F 50 Kaechele Pl.** – Petition of Joe Mota – Seeking a variance of the minimum rear set back requirement under Sec. 4-3-2 to permit the construction of an open wood deck within 6-feet of the rear property line in an R-A zone.

**#3F 420 Courtland Ave.** – Petition of Ralph D. Forst – Seeking a variance prohibiting the expansion of a nonconforming structure under Sec. 4-12-4(a), also seeking a variance of the minimum rear setback under Sec. 5-1-3 to permit the construction of a 2-story addition to the existing single-family dwelling, as well as a covered breezeway

connecting the dwelling to the proposed oversize 1-car garage in an R-A zone.

**WITHDRAWN**

**#4F 18,30,34,44 Island Brook Ave.** – Petition of Bud’s Service, LLC – Seeking a variance of the minimum landscaping requirements under Sec. 7-1-3, also seeking a variance prohibiting outdoor storage in a coastal area under Sec. 14-3-3(i) to permit the establishment of a repair facility and storage yard for motor vehicles in connection with the existing towing and repair facility at 44 Island Brook Avenue in an I-L zone and coastal area.

**March Item**

**#1M 78 Hanford Ave.** – Petition of Christopher Clark – Seeking variances of the maximum density requirement of 2,700-sq. ft. of property per residential unit, as well as all the side setback requirements under Sec. 5-1-3 to permit the construction of a 2-family dwelling on a non-conforming lot in an R-C zone.

**New Items**

**#1A 479 Wayne St. (proposed lot “B”)** – Petition of 179 Wayne Street, LLC – Seeking a variance of Sec. 4-2-2 which prohibits the reduction in size of a conforming lot to create two (2) nonconforming lots and also seeking a variance of Sec. 5-1-3 to legalize the existing single-family dwelling in a nonconforming lot in an R-B zone.

**#2A 479 (aka 473) Wayne St. (proposed lot “A”** – Petition of 179 Wayne Street, LLC – Seeking variances of the minimum lot size and minimum frontage requirements of Sec. 5-1-3 to permit the construction of a single-family dwelling on a nonconforming lot in an R-B zone.

**#3A 580 North Ave.** – Petition of 580 North Avenue, LLC – Seeking a variance of 6’ of the required front setback requirement, as well as the maximum size of an accessory structure under Sec. 4-9-1a & c and also seeking a variance of the minimum perimeter landscaping requirements of Sec. 11-1-3 to permit the construction of an 1,820-sq. ft. pump island with canopy at a gas station and convenience store under construction in an I-L zone.

**#4A 136-140 James St.** – Petition of Rose-Tiso & Co., LLC – Seeking a variance of Sec. 4-2-2 which prohibits the reduction in size of a conforming lot to create four (4) nonconforming lots in an R-C zone.

**#5A 797 Washington Ave.** – Petition of St. Joseph Charitable Center for the Poor & Needy, Inc. – Seeking a use variance under Sec. 5-1-2 to permit the establishment of a parking lot to be used in conjunction with the Thomas Merton Center at 43 Madison Avenue in an R-C zone.

**OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD**

**APPROVAL OF MINUTES**

- **Approval of ZBA Minutes for August 15, 2018 – Present: Acting Chairperson: Michael Piccirillo; Commissioners: Maria Alves, John Carolan,**

Robin Shepard, and "Boka" (B. Oyiboka) Benson. **Staff:** Dennis Buckley, Zoning Clerk and Paul Boucher, Assistant Zoning Official. **Office of City Attorney:** Russell Liskov.

- **Approval of ZBA Minutes for December 11, 2018 – Present: Acting Chairperson:** Maria Alves. **Commissioners:** John Carolan, Edward “Joe” McClain and Kyle LaBuff. **Staff:** Dennis Buckley, Zoning Clerk and Paul Boucher, Assistant Zoning Official. **Office of City Attorney:** Russell Liskov.

### **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