

AGENDA

ZONING BOARD OF APPEALS

Public Hearing

Tuesday, May 14, 2019 at 6:00 pm

City Hall, 45 Lyon Terrace, City Council Chambers

DEFERRED ITEMS

D-1 (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.

D-2 (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.

D-3 (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.

D-4 (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. 11-1-13 to permit the construction of an 1,820-sq. ft. pump island with canopy at the gas station building currently under construction in an I-L zone.

Request to be deferred to 06-11-19

NEW ITEMS

#1 28 Ondek St. – Petition of DT Pro Builders, 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 a variance of Sec. 5-1-3 to legalize the existing single-family dwelling in a nonconforming lot in an R-B zone.

#2 38 Ondek St. – Petition of DT Pro Builders, LLC – Seeking variances of the minimum lot size and 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.

#3 135 Washington Ave. – Petition of 135 Washington Ave Bridgeport, LLC – Seeking variances of the minimum landscaping requirements; the maximum allowable site coverage

requirement and the 2,700-sq. ft. of property per residential unit under Sec. 5-1-3 to permit the conversion of the existing office building into a five (5) unit 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.

ZONING BOARD OF APPEALS
CITY OF BRIDGEPORT
DENNIS BUCKLEY, CLERK