

AGENDA

ZONING BOARD OF APPEALS
Public Hearing
Tuesday, June 11, 2019 at 6:00 pm
City Hall, 45 Lyon Terrace, City Council Chambers

DEFERRED ITEM

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.

NEW BUSINESS

#1 28-38 Ondek St. – Petition of DT Pro Builders, LLC – Requesting a re-hearing on a petition which was denied by the Zoning Board of Appeals on May 14, 2019, which sought variances of Sec. 5-1-3 and Sec. 4-2-2 to permit the construction of a single-family dwelling on a nonconforming lot in an R-B zone.

#2 378-380 Hawley Ave. – Petition of Danielle Costa/Elizabeth Development – Seeking a variance of two (2) of the off-street parking spaces under Sec. 11-1-2 to legalize the 3rd residential unit in the existing 2-family dwelling with three (3) off-street parking spaces in an R-BB zone.

#3 57 Weber St. – Petition of MCDM, LLC – Seeking a variance of Sec. 4-12-5b which prohibits any use which violates the lot size and frontage requirements and variances of the minimum lot area and frontage requirements under Sec. 5-1-3 to permit the construction of a single-family dwelling in an R-C zone.

#4 133 Shell St. – Petition of Partners Home Improvement, LLC – Seeking a variance of Sec. 4-12-5b which prohibits any use which violates the lot size and frontage requirements and variances of the minimum lot area and frontage requirements under Sec. 5-1-3 to permit the construction of a single-family dwelling in an R-B zone.

#5 1253 Reservoir Ave. – Petition of Ailton Goncalves – 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 2-family dwelling with stacked on-site parking in an R-A zone.

#6 1245 Reservoir Ave. – Petition of Ailton Goncalves – Seeking a variance of the minimum lot area and width requirement under Sec. 5-1-3 to permit the construction of a single-family dwelling on a nonconforming lot in an R-A zone.

#7 4219 Main St. & 50 Lourmel St. – Petition of McDonalds USA, LLC – Seeking a modification of an approval to a petition granted by the Zoning Board of Appeals on 11/13/18. Also, seeking variances of Sec. 6-1-1a and Table 4.b to reduce the minimum street wall as a percent of the primary frontage from 75% to 40.9%; a variance to increase the maximum principal building setback from the street lot line along the primary frontage from 10 feet to 41.2 feet; a variance to increase the maximum principal building setback from the street lot line along the secondary frontage from 10 feet to 15.4 feet; a variance to increase the maximum side yard from 14 feet to 43.7 feet on the Main Street side and 120.5 feet along the Lourmel Street side. Also seeking variances of Sec. 6-1-1c and Table 4.b to reduce the minimum total building height from 25 feet to 21 feet 5.5 inches; a variance of Sec. 12-5 to reduce the stacking lane setback from 5 feet to 4.9 feet and minimum landscape buffer from 5 feet to 3.6 feet; also a variance of Sec. 12-5-1a,4 to locate the stacking lanes in view of the public street and sidewalk; and a variance of Sec. 12-5-1b,4 to permit spandrel glass windows and to reduce the required window coverage from 40% to 30% on the secondary street wall to permit the construction of a 4,549-sq. ft. fast food restaurant with drive-thru facilities in an OR zone.

#8 800 Union Ave. – Petition of Greater Bridgeport Community Enterprises, Inc. – Seeking a variance of the minimum landscaping requirements under Sec. 7-1-3, as well as the minimum number of off-street parking spaces by waiving 65 of the required 291 available spaces for the entire complex. Also seeking a variance of the ten (10) maximum average-daily-week-day truck trips (ADWT) for the recycling facilities under Table 6.3.7 to permit the establishment of a mattress recycling facility in I-LI and R-C zones.

#9 1162-1216 Stratford Ave. – Petition of Stratford Avenue Development, LLC – Seeking variances of the building siting requirement under Sec. 6-1-4a; the height requirement of Sec. 6-1-5a; the minimum 5-foot minimum parking setback and landscaping requirement of Sec. 11-1-13 and the minimum landscaping as required under Table 4.b to permit the redevelopment of an existing 100,000-sq. ft. parcel of land to contain 16,000-sq. ft. grocery store and an 18,000-sq. ft. office/retail building in an OR-G 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