

# AGENDA

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## ZONING BOARD OF APPEALS

Public Hearing

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

City Hall, 45 Lyon Terrace, City Council Chambers

### DEFERRED ITEM

**D-1 580 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 **(Request to be withdrawn)**

**D-2 (#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.

### NEW BUSINESS

**#1 344-346 Hanover St** – Petition of Antinozzi Assoc./Paul A. Lisi – Seeking variances of the density requirement of 2,700-sq. ft. per residential unit; the front setback requirement of 15 feet; the side setback requirement of 10 feet; the minimum lot area of 9,000-sq. ft. and the minimum frontage requirement of 60 feet under Sec. 5-1-3. Also seeking a variance of the required five (5) off-street parking spaces under Sec. 11-1-2 and a variance of the prohibition of minimizing nonconforming lots under Sec. 4-12-5b to permit the construction of a 3-family residential dwelling on a nonconforming lot in an R-C zone.

**#2 37 Lenox Ave..** – Petition of Baptichon Pologne – Seeking a variance of the residential density requirement of 2,700-sq. ft. per residential unit and a variance of the prohibition of the creation of a nonconformity under Sec. 4-12-4b to convert the existing 1-family residential dwelling into a 2- family residential dwelling in an R-C zone.

**#3 1452 Barnum Ave.** – Petition of 1460 Barnum Avenue, LLC – Seeking a use variance under Sec. 7-1-2 to permit the establishment of a 3,755-sq. ft. day care facility in the existing commercial building in an I-H zone.

**#4 1705 Fairfield Ave.** – Petition of RJYZ Bridgeport, LLC – Seeking variances of the front setback requirement of Sec. 7-1-3; the perimeter landscaping requirement of Sec. 11-1-13; the setback and landscaping requirements for stacking lanes under Sec. 12-5A; the minimum window area requirement and the minimum street wall area requirements under Sec. 12-5-1(b)(4) to permit the construction of a 600-sq. ft. coffee shop and a 7,619-sq. ft. retail store on one lot in an I-L 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