

AGENDA

ZONING BOARD OF APPEALS
Public Hearing
Tuesday, August 13, 2019 at 6:00 pm
City Hall, 45 Lyon Terrace, City Council Chambers

DEFERRED ITEMS

D-1 (#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.

D-2 (#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.

NEW ITEMS

#1 65 Ohio Ave. – Petition of Elizabeth Development – Seeking to modify a condition of approval to a petition granted by the Zoning Board of Appeals on July 10, 2007 that permitted the construction of a 1-family dwelling to now construct a 2-family dwelling on a nonconforming lot in an R-B zone.

#2 59 Hubbell St. – Petition of German Granados – Seeking a variance of Sec. 14-3-3(i) which prohibits outside storage of equipment and materials in the coastal area in an I-L zone.

#3 85 Ashley St. – Petition of 85 Ashley St Bridgeport, LLC – Seeking to legalize an accessory structure previously denied by the Zoning Board of Appeals on June 12, 2018 which was erected without an application for a Certificate of Zoning Compliance as required under Sec. 14-1-1, as well as exceeding the maximum height requirement of 15' by 7.2-feet under Sec. 5-1-3 on a nonconforming lot in an R-B zone.

#4 155 Davenport St. – Petition of ACG Contracting, LLC – Seeking approval for a customary accessory use under Table 2a for a caretaker occupancy without a functional kitchen at the existing industrial complex in an I-L zone.

#5 80 Stevens St. (aka 112 Quarry Rd.) – Petition of Aderisvone L. DeSousa – Seeking a modification of an approval to a petition granted by the Zoning Board of Appeals on December

12, 2016 which permitted the construction of a 2-family dwelling with parking in the rear yard to now allow parking on the side yards in an R-C zone.

#6 90 Stevens St. (aka 112 Quarry Rd.) – Petition of Aderisvone L. DeSousa – Seeking a modification of an approval to a petition granted by the Zoning Board of Appeals on December 13, 2016 which permitted the construction of a 2-family dwelling with parking in the rear yard to now allow parking on the side yards in an R-C zone.

#7 4086 Main St. – Petition of La Casa Del Tequilla, LLC – Seeking a variance of Sec. 12-10 (b) (1) which prohibits the establishment of a retail liquor package store within 750 feet of a daycare center (sensitive use) in an OR-R 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