

AGENDA

ZONING BOARD OF APPEALS
Public Hearing
Tuesday, December 10, 2019 at 6:00 pm
City Hall, 45 Lyon Terrace, City Council Chambers

DEFERRED BUSINESS

D-1 (#4) 79-81 Roosevelt St. – Petition of Milton Londa – Seeking a variance of the 2,700-sq. ft. of property per residential unit under Sec. 5-1-3 and waive three (3) of the required five (5) off-street parking spaces to permit the conversion of the existing 2-family dwelling into a 3-family dwelling in and R-C zone.

NEW BUSINESS

#1 587 Brooks St – Petition of Tiago O. Silva – Seeking variances of Sec. 5-1-3 the minimum lot area and width; the minimum frontage requirement; the residential density requirement of 2,700-sq. ft. of property per residential unit and the minimum side set-back requirement to permit the construction of a 2-family dwelling in an R-C zone.

#2 344-346 Hanover St. – Petition of Baldwin Holdings, LLC – Appealing under Sec. 14-10-1 of the Zoning regulations of the City of Bridgeport and Sec. 8-4 of the Connecticut General Statutes whereby it is alleged that the Zoning Officer erred in his decision not to process an application for a Certificate of Zoning Compliance due to pending litigation.

#3 350-352 Hanover St. – Petition of Baldwin Holdings, LLC – Appealing under Sec. 14-10-1 of the Zoning regulations of the City of Bridgeport and Sec. 8-7 of the Connecticut General Statutes, whereby it is alleged that the Zoning Officer erred in his decision not to process an application for a Certificate of Zoning Compliance without a variance of Sec. 4-12-4c granted by the Zoning Board of Appeals.

#4 354-356 Hanover St. – Petition of Baldwin Holdings, LLC – Appealing under Sec. 14-10-1 of the Zoning regulations of the City of Bridgeport and Sec. 8-7 of the Connecticut General Statutes, whereby it is alleged that the Zoning Officer erred in his decision not to process an application for a Certificate of Zoning Compliance without a variance of Sec. 4-12-4c granted by the Zoning Board of Appeals.

#5 1715 Barnum Ave. – Petition of Jose Morel – Seeking a variance of Sec. 12-10c, which prohibits the establishment of a (café) liquor permit within 750 feet of other liquor permits to validate the relocation of the café at 1725 Barnum Avenue to a larger space at 1715 Barnum Avenue in an OR zone.

#6A 1308 Madison Ave. – Petition of Quince Street, LLC – Seeking a variance of Sec. 12-4, which prohibits community residential facilities within 1,000 feet of other community residential

facilities to permit the establishment of two (2) such facilities in the proposed 2-family dwelling, of which each are to contain 6-bedrooms in an R-B zone.

#6B 1320 Madison Ave. – Petition of Quince Street, LLC – Seeking a variance of Sec. 12-4, which prohibits community residential facilities within 1,000 feet of other community residential facilities to permit the establishment of two (2) such facilities on the same parcel of property as two (2) other community residential facilities in the proposed 2-family dwelling, each containing 6-bedrooms in an R-B zone.

#7 136 & 140 James St. – Petition of Eaton Enterprises, LLC – Seeking a modification to a plan of development approved by the Zoning Board of Appeals on April 20, 2019, which permitted the establishment of four (4) nonconforming lots in an R-C zone.

#8 1164 Laurel Ave. – Petition of Maranda Vanhorne – Seeking a variance of three (3) of the 6-foot side yard set back requirement under Sec. 5-1-3 to permit the construction of a 1-story 106.2-sq. ft. porch enclosure in an R-A zone.

#9 28 & 38 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 also seeking to validate the existing single-family dwelling under construction on one of the proposed nonconforming lots in an R-B 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