

AGENDA

City of Bridgeport
ZONING BOARD OF APPEALS
Public Hearing for Wednesday, November 9, 2016
at 6:00 PM
In the City Hall Common Council Chambers
45 Lyon Terrace, Bridgeport, CT

DEFERRED ITEMS

D-1 (#3) 660 Lindley St. – Petition of 660 Development, LLC – Seeking a variance of the density requirement of 2,700 sq. ft. per residential unit and waiving 5’ of the minimum front setback requirement of Sec. 5-1-3; and also seeking to waive the minimum parking setback and perimeter landscaping requirements of Sec. 11-1-13 and 14 of the 66 required on-site parking spaces requirement of Sec. 11-1-2 to permit the construction of a 40-unit apartment complex consisting of four (4) 3-story buildings in an OR-G zone.

D-2 (#4) 1038 Pembroke St. – Petition of Darbe & Stein PE, LLC – Seeking variances of the minimum density requirement of 2,700 sq. ft. per residential unit and 4’ of the minimum front setback of the required 15’ and 13’8” of the minimum side setback requirement of Sec. 5-1-3, as well as the ten (10) required on-site parking spaces of Sec. 11-1-2 to permit the renovation and expansion of the existing 4-unit apartment building into a 6-unit apartment building in an R-C zone.

D-3 (#5) 1001 Fairfield Ave. – Petition of T-Mobile Northeast, LLC – Seeking a variance of Sec. 4-4-1 to permit the installation of a telecommunications antenna approximately 8’ above the penthouse roof in an R-C zone.

NEW ITEMS

#1 98 Orland St. – Petition of Orland Street Management, LLC – Seeking a variance of the minimum amount of landscaping requirement under Sec. 5-1-3; also seeking a variance of the prohibition of stacked parking under Sec. 11-1-7 and a variance of three (3) of the seven (7) required off-street parking spaces under Sec. 11-1-2 to validate the additional 1st floor residential unit in the existing 5-family dwelling in an R-CC zone.

#2 29 Federal St. – Petition of Brazilian Sports Club, LLC – Seeking to expunge condition #2 of the approval granted by the Zoning Board of Appeals on July 8, 2014 which permitted the establishment of a café restaurant with a consumer bar and patio permit to legalize the existing live entertainment in the dining area, as well as the patio area in the OR-G zone.

#3 2960 (aka 2948) Fairfield Ave. – Petition of Sean Nye/Café Seanmichael – Seeking variances of the maximum site coverage; minimum landscaping and the 5' buffer strip abutting a residential zone requirements of Sec. 6-1-3 and also seeking to waive 12 of the on-site parking space requirement of Sec. 11-1-2, as well as a variance of Sec. 12-10b to permit the establishment of a café liquor use and the issuance of a café liquor permit in the existing commercial building in an OR zone. **WITHDRAWN on 11/02/16.**

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.

ATTEST: MICHAEL PICCIRILLO, ACTING CHAIRMAN
ZONING BOARD OF APPEALS
CITY OF BRIDGEPORT