

# AGENDA

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City of Bridgeport  
ZONING BOARD OF APPEALS  
Public Hearing for Tuesday, April 4, 2017  
at 6:00 PM  
In the City Hall Common Council Chambers  
45 Lyon Terrace, Bridgeport, CT

## CONTINUED ITEM

**C-1 (#1) 1534 Seaview Ave.** – Petition of Bridgeport Neighborhood Trust – Seeking to expunge a condition of approval to a petition granted by the Zoning Board of Appeals on April 14, 2015, which permitted community room use by residents only in the office space on the 1<sup>st</sup> floor in a mixed use building with no on-site parking in an I-L zone.

## NEW ITEMS

**#1 186 & 196 Ohio Ave.** – Petition of V&L Properties, LLC – Seeking to request a rehearing on 2 petitions which were denied by the Zoning Board of Appeals on 12/13/16, which sought to divide a conforming lot into two (2) nonconforming lots and erect a 2-family dwelling in an R-B and an R-C zone. **(WITHDRAWN on 04/04/17)**

**#2 265 Frank St.** – Petition of Voka Plumbing & Heating – Seeking a use variance under Sec. 5-1-2 and also seeking variances of the minimum landscaping and maximum site coverage requirements of Sec. 5-1-3; the maximum fence height requirements of Sec. 11-8-3 and the minimum number of off-street parking space requirement of Sec. 11-1-2 to permit the establishment of a plumbing contractor business in an R-C zone.

**#3 410 Hollister Ave.** – Petition of Franklin Velez – Seeking a variance of the minimum off-street parking requirement under Sec. 11-1-2 and the vehicle maneuvering space requirement of Sec. 11-1-10 to permit the conversion of the existing 2-family dwelling into a 3-family dwelling in an OR-G zone.

**#4 4556, 4570, 4580, 4590, 4600 Main St. and 77 & 87 Oliver St.** – Petition of 4600 Main Street, LLC – Seeking a variance of the minimum area requirement of 2,700 sq. ft. of property per residential unit and the minimum rear setback requirements under 5-1-3 and also seeking to waive 18 of the required on-site parking spaces of Sec. 11-1-2 and variances of the building siting and ground floor window requirements of Sec. 6-1-4 to permit an 85' x 138' 3-story addition and the conversion of an existing medical office building with adequate off-site parking into a 45-unit apartment building in an OR-R zone and an R-A zone.

**#5 557 Harral Ave. & 187 Center St.** – Petition of Felix Morel – Seeking variances of the minimum front setback requirement; the maximum building coverage requirement; the maximum site coverage requirement; the minimum landscaping requirement of Sec. 5-1-3; and also seeking a variance of the prohibition of enlarging a nonconforming structure of Sec. 4-12-4a to legalize the construction of a 1-story 204 sq. ft. addition to the existing mixed use building in an R-C zone.

**#6 25 Wade Ter.** – Petition of Fausto Jarrin – Seeking another variance of the prohibition of enlarging a nonconforming structure under Sec. 4-12-4a, as well as another variance of the minimum side set back requirement under Sec. 5-1-3 to permit the construction of a 35' x 27' one-story addition to the existing nonconforming single family dwelling in an R-A zone.

**#7 2860 Park Ave (430 Truman St.)** – Petition of Daniel Pizarro – Seeking a variance of the regulation prohibiting the subdivision of a conforming property into lots having less than the minimum required lot area under Sec. 4-2-2 and also seeking to validate the existing single family dwelling on a nonconforming lot known as 430 Truman St in an R-A zone.

**#8 2860 Park Ave. (2870 Park Ave.)** – Petition of Daniel Pizarro – Seeking a variance of the minimum lots area under Sec. 5-1-3 to permit the construction of a single family dwelling on a newly created non-conforming lot in a R-A 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.

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