

# AGENDA

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City of Bridgeport  
ZONING BOARD OF APPEALS  
Public Hearing for Tuesday, May 9, 2017  
at 6:00 PM  
In City Hall, 45 Lyon Terrace, Bridgeport, CT

## CONTINUED ITEMS

**C-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.

**C-2 (#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 sufficient off-site parking into a 45-unit apartment building in an OR-R zone and an R-A zone.

## DEFERRED ITEM

**D-1 (#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.

## NEW ITEMS

**#1 2060 & 2068 East Main St. & 28 York St.** – Petition of Manuel Moutinho (Mark IV Construction Company, Inc) – Seeking variances of the maximum floor area ratio and the maximum height requirement of 35' by 3-1/2' under Sec. 6-1-3 and also seeking to waive 23 of the 53 required off-street parking space requirement of Sec. 11-1-2, as well as seeking to waive ground floor window requirement of Sec. 6-1-4b and the maximum site coverage requirement; minimum landscaping requirements and the front and side setback requirements under Sec. 5-1-3 to permit the construction of a 4-story 30-unit residential building with lower level 950 sq. ft. commercial space on a lot in an OR zone with a parking lot in an R-B zone.

**WITHDRAWN on 05/01/17**

**#2 4531 Main St.** – Petition of Cantina Hospitality, LLC – Seeking variances of the building siting requirement and the window requirements of Sec. 6-1-4a (1) & b to permit the construction of a fast food restaurant with a drive through facility in the parking lot of an existing shopping center in an OR-R zone.

**#3 315 Seaview Ave.** – Petition of 315 Seaview Avenue, LLC – Seeking a variance of the prohibition of outdoor storage in a coastal area under Sec. 14-3-3 (i), as well as the prohibited outdoor storage under Table 7 to permit the storage of stone, masonry supplies and propane storage tanks in an MU-LI zone and coastal area.

**#4 750 & 800 South Ave.** – Petition of Future Health Care Systems CT, Inc – Seeking a variance of the front setback requirement of 15 feet of Sec. 7-1-3 to permit the installation of a generator 3 feet off the front property line in an I-L zone.

**#5 343 Ridgefield Ave.** – Petition of Byron Yanes – Seeking a use variance of Sec. 5-1-2 and also seeking variances of the vehicle maneuvering space of Sec. 11-1-10 and the minimum parking setback and perimeter landscaping requirements of Sec. 11-1-13 to permit the establishment of a 3<sup>rd</sup> floor residential unit in the existing 2-family dwelling in an R-B zone.

**#6 121 & 137-139 George St.** – Petition Madison Automotive – Seeking a use variance of Sec. 5-1-2 and also seeking variances of the minimum landscaping requirement; the maximum site coverage requirement and the maximum height requirement under Sec. 5-1-3 to permit the construction of a 2,400 sq. ft. commercial building in an R-C zone.

**#7 734 Clinton Ave.** – Petition of Yvinx Maxime – Seeking a use variance of Sec. 5-1-2 and also seeking a variance to waive 5 (five) of the 16 required on-site parking spaces required under Sec. 11-1-2; a variance of the minimum driveway width of 20' for 2-way traffic and a variance of the parking setback and perimeter landscaping requirements to permit the establishment of a daycare center for 35 children in the existing nonconforming medical office building in an 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