

AGENDA

ZONING BOARD OF APPEALS
Public Hearing
Tuesday, October 10, 2017 at 6:00 pm
City Hall, 45 Lyon Terrace, Bridgeport CT

**Rescheduled from September 11, 2017
(Due to a lack of Quorum)**

C-1 (#4) 703 East Main St. – Petition of Juan Hernandez/New England Investment, LLC – Seeking a variance of the hard surfaced parking lot as required under Sec. 11-1-12 to legalize the conversion of a 3-family dwelling into a 4-family dwelling in an OR zone.

#1 1247 (1249) Pembroke St. – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking variances under Sec. 5-1-3 of the required 2,700-sq. ft. of property per residential unit and also waive 5' of the required 15' front setback requirement to permit the construction of a side-by-side 2-family dwelling in an R-C zone.

#2 208 (210) aka 204) Read St. – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking a variance of the minimum lot area requirement and the minimum frontage requirements to permit the construction of a side-by-side 2-family dwelling in an R-BB zone.

#3 216 (218) Read St. – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking variances of the minimum lot area and minimum frontage requirements under Sec. 5-1-3 to permit the construction of a side-by-side 2-family dwelling in an R-BB zone.

#4 1492 Stratford Ave. – Petition of Newfield Park Tree Social Club, LLC – Seeking a variance of the minimum landscaping as required under 6-1-3 and also seeking to waive 17 of the required 24 parking spaces under Sec. 11-1-2 to permit the establishment of a non-liquor licensed social club in an OR-G zone.

#5 115, 117 & 133 Vangard St. – Petition of Manuel DaSilva – Seeking a variance of the prohibition of reducing the size of a conforming lot under 4-2-2 and also seeking a variance of the minimum lot area and width requirement under Sec. 5-1-3 to permit the construction of two (2) 1-family dwellings in R-A zones.

#6 400 Iranistan Ave. – Petition of Windward Development Associates, LLC – Seeking a variance of the interior landscaping requirement under Sec. 11-1-13 and also seeking a variance of the prohibition of parking between the building and the street under Sec. 10-10-5d (IV) to permit the construction of a 128-unit apartment complex with 7,500-sq. ft. of related office space in an NCVD zone.

#7 40 Logan St. – Petition of Shauna-Marie Lopes – Seeking to modify the approved landscaping plan of development on a property containing a catering hall use with on-site parking in an I-L zone.

Regular Scheduled Items for October 10, 2017

(NOTE: Due to the number of agenda items this hearing may have to reconvene on Tuesday, October 17, 2017)**

- #1 3064 Fairfield Ave.** – Petition of AJ Investments, LLC – Seeking variances of the minimum landscaping requirement of Sec. 6-1-3; the minimum commercial driveway width of Sec. 11-1-11 and the parking setback and perimeter landscaping requirement of Sec. 11-1-13 to permit a yoga studio use on the 1st floor of the existing 3-family dwelling in an OR zone.
- #2 495 Shelton St.** – Petition of Washington Cabezas – Seeking a use variance under Sec. 6-1-2 to permit the construction of a single-family dwelling in an OR zone.
- #3 55 Andover St.** – Petition of Marjam Supply Co, Inc. – Seeking variances of the minimum landscaping requirement under Sec. 7-1-3 and also seeking a variance prohibiting outdoor storage and wholesale trade in a coastal area under Sec. 14-3-3(i) to legalize the building material distribution business in an I-L zone.
- #4 10 Boston Ave.** – Petition of 10 Boston Ave, LLC (d/b/a BMW of Bridgeport) – Seeking a variance of the minimum landscaping requirement under Sec. 7-1-3 to permit the construction of a 44,500-sq. ft. new car dealership building in an I-L zone and coastal area.
- #5 522 Pequonnock St.** – Petition of David Vazquez – Seeking variances of the minimum landscaping requirement under Sec. 6-1-3; all of the minimum number of off-street parking requirement under Sec. 11-1-2 the liquor distance requirement of 1500’ under Sec. 12-10b to permit the issuance of a café restaurant permit with a consumer bar and to permit the 74-seat dining area in the existing deli/grocery store in an OR-G zone.
- #6 380 Lindley St.** – Petition of Superior Products Distributors, Inc – Seeking a variance of the minimum landscaping requirement under Sec. 8-3-3 to validate the existing wholesale trade use in an MU-LI zone.
- #7 1000-1002 Maplewood Ave.** – Petition of Matthew Giannattasio – Seeking a variance of the minimum number of off-street parking requirement of Sec. 11-1-2 to permit the establishment of a laundromat use on the 1st floor of the existing 3-family dwelling in an OR zone.
- #8 2075 Fairfield Ave.** – Petition of Black Rock Tires, LLC – Seeking an approval of location to permit the mounting, balancing and installation of tires in the existing commercial garage building in an I-L zone.
- #9 729 Washington Ave.** – Petition of Zwally Hauling, LLC – Seeking a variance of the prohibition of outside storage of trucks, equipment and materials within the coastal area under Sec. 14-3-3i and also seeking variances of the maximum site coverage and all of the landscaping requirements of Sec. 7-1-3; a variance of the prohibition of utilizing the setback areas for material storage under Sec. 11-6-1a; a variance of the 5’ buffer requirement under Sec. 11-8-3b/I; a variance of the maximum fence height requirement of 8’ (City Council approval is also needed at the intersection) and a variance of storage piles of materials not to exceed 6’ in height under Sec. 11-8-3d to legalize a contractor yard use including 15’ high piles of millings, surrounded by a 10’ high fence in an I-L zone and coastal area.

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.

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