

AGENDA

ZONING BOARD OF APPEALS
Public Hearing
Tuesday, November 14, 2017 at 6:00 pm
City Hall, 45 Lyon Terrace, Common Council Chambers

DEFERRED ITEMS

D-1 (#4) 10 Boston Ave. – Petition of 10 Boston Ave, LLC (d/b/a BMW of Bridgeport) –
Withdrawn on 11/01/17

D-2 (#9) 729 North 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/l; 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.

NEW ITEMS

#1 1771 Barnum Ave. – Petition of Barnum Fuel, LLC – Seeking variances of the minimum landscaping requirement; the maximum site coverage requirement; the height and setback requirement for an accessory structure under Sec. 6-1-3, and also seeking a variance of the location of an accessory structure requirement of Sec. 4-9-1a and the maximum size of an accessory structure as required under Sec. 4-9-1c to permit the relocation of the pump island and the erection of a canopy at the existing gas station in an OR zone.

#2 1253 Reservoir Ave. – Petition of Ailton Goncalves – Seeking a variance of the minimum front setback requirement of Sec. 5-1-3 to permit the construction of a 2nd floor addition to the existing single-family dwelling in a RA zone.

#3 2810 Fairfield Ave. – Petition of La Tavern Kitchen & Bar, LLC – Seeking to expunge two (2) conditions of approval (#1 and #3) to a petition granted by the Zoning Board of Appeals on 12/09/08, which granted a service bar only, café liquor permit in an existing restaurant in an OR zone.

#4 848 Maplewood Ave. – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking a use variance under Sec. 6-1-2 to permit the construction of a single-family dwelling in an OR 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