

AGENDA

ZONING BOARD OF APPEALS
Public Hearing
Tuesday, January 9, 2018 at 6:00 pm
City Hall, 45 Lyon Terrace, Common Council Chambers

NEW ITEMS

- #1 476 Brewster St.** – Petition of David Armstrong and Jean Marie DiNatale – Seeking a variance of the location for an accessory structure under Sec. 4-9-1a as well as a variance of the front setback requirement of Sec. 4-3-2b to legalize the existing structure and also to permit the construction of an additional accessory structure on an existing foundation in an R-A zone.
- #2 186 Ohio Ave.** – Petition of V&L Properties, LLC – Seeking a variance of the prohibition of dividing a conforming lot into two (2) non-conforming lots under Sec. 4-12-5b and also to validate the existing 2-family dwelling on a lot with the minimum area, width and landscaping under Sec. 5-1-3 in an R-B zone.
- #3 196 Ohio Ave.** – Petition of V&L Properties, LLC – Seeking a variance of the minimum lot area and width and also to waive the minimum setback requirement and the required 2,700-sq. ft. of property per residential unit under Sec. 5-1-3 to permit the construction of a 2-family dwelling in an R-B zone.
- #4 187 Monroe St.** – Petition of Nolan Woodworking, LLC – Seeking a use variance of Sec. 4-12-3 to permit the change from a warehouse use to a manufacturing of wood cabinets use in the existing commercial building in an OR zone.
- #5 76 Higgins Ave.** – Petition of Eric Schliebe – Seeking a variance of the prohibition of reducing the size of a conforming lot under Sec. 4-2-2 and to construct a single-family dwelling in an R-A zone.
- #6 4190 Park Ave.** – Petition of Greater Bridgeport Jewish Housing, Corp – Seeking a variance of the 8' height requirement of fencing in residential zones under Sec. 11-8-3b to legalize the installation of a 10' privacy fence without proper approvals in an R-C zone.
- #7 522 Pequonnock St.** – Petition of David Vazquez – Seeking an approval of location under Sec. 12-10b to establish a café restaurant liquor use and the issuance of a café liquor permit (service bar only) for the proposed 68-seat restaurant in the existing grocery store/delicatessen in an OR-G zone.
- #8 315-317 Ellsworth St.** – Petition of Jorge Espinoza – Seeking a use variance under Sec. 5-1-2 to permit the conversion of the existing 2-family dwelling into a 3-family dwelling in an R-B 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