

# AGENDA

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ZONING BOARD OF APPEALS  
Public Hearing  
**Tuesday, November 12, 2019 at 6:00 pm**  
City Hall, 45 Lyon Terrace, City Council Chambers

## DEFERRED BUSINESS

**D-1 595 Madison Ave.** – Petition of Wakeman Memorial Association, Inc d/b/a Wakeman Boys & Girls Club – Seeking variances of the 28’ maximum midpoint of roof and the 35’ maximum height requirement under Sec. 5-1-3 and to waive 48 of the required 178 off-street parking requirements of Sec. 11-1-2 to permit the construction of a 2-story 44,500 -sq. ft. community center on the former site of the North End Boys & Girls Club in an R-B zone.

## NEW BUSINESS

**#1 511 Clinton Ave.** – Petition of Marie Guerrier – Seeking a variance of Sec. 4-12-3 to permit the change of use from professional medical and legal offices to classrooms and administrative offices for a nurse training facility in an R-A zone.

**#2 77 Clarence St.** – Petition of Piro Properties, LLC – Seeking a continuance of a nonconforming use under Sec. 14-12-2 and an approval of location for a motor vehicle facility in an OR-G zone.

**#3 2835 Fairfield Ave.** – Petition of Remarkable Lounge, LLC – Seeking a variance of Sec. 12-10a which prohibits the establishment of a liquor licensed café lounge within the 750’ radius of a house of worship and (two) elementary schools in an OR zone.

**#4 79-81 Roosevelt St.** – Petition of Milton Londa – Seeking a variance of the 2,700-sq. ft. of property per residential unit under Sec. 5-1-3 and waive three (3) of the required five (5) off-street parking spaces to permit the conversion of the existing 2-family dwelling into a 3-family dwelling in and R-C zone.

**#5 64-66 Garfield Ave.** – Petition of Gloria Cummings – Seeking a variance of the prohibition of enlarging a nonconforming structure under Sec. 4-12-4a & b and a variance of the minimum setback requirement under Sec. 5-1-3a to legalize the reconstruction of the attic area to now be living space containing 3-bedrooms and a full bathroom in an R-C zone.

## TABLED ITEM

**T-1 1705 Fairfield Ave.** – Petition of RJYZ Bridgeport, LLC – Seeking variances of the front setback requirement of Sec. 7-1-3; the perimeter landscaping requirement of Sec. 11-1-13; the setback and landscaping requirements for stacking lanes under Sec. 12-5A; the minimum window area requirement and the minimum street wall area requirements under Sec. 12-5-1(b)(4) to permit the construction of a 7,619-sq. ft. retail store in an I-L zone.

## OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

## APPROVAL OF MINUTES

- **Approval of ZBA Minutes for October 9, 2019 – Present: Acting Chairperson:** Maria Alves. **Commissioners:** John Carolan, Edward “Joe” McClain, and Michael N. Nastu. **Staff:** Dennis Buckley, Zoning Clerk, Paul Boucher, Assistant Zoning Official and Nicholas Sampieri, Zoning Inspector. **Office of City Attorney:** Russell Liskov.

## 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.

ZONING BOARD OF APPEALS  
CITY OF BRIDGEPORT  
DENNIS BUCKLEY, CLERK