

**CITY OF BRIDGEPORT  
ZONING BOARD OF APPEALS  
TUESDAY, FEBRUARY 9, 2016 & WEDNESDAY, FEBRUARY 10, 2016  
REGULAR MEETING**

**ATTENDANCE:** Linda Grace, Chair; John J. Carolan; Leticia Colon; Robin Shepard; Maria Alves

**STAFF:** Paul Boucher; Dennis Buckley; Diego Guevara; Atty. Ed Schmidt

**CALL TO ORDER**

The Chair called the meeting to order at 6:10 PM. A quorum was present. The Chair reviewed the hearing procedures for those present.

Atty. Raymond Rizio came forward and asked to defer two items; D-4 RE: 3425 Fairfield Avenue and D-5 RE: 2149 Seaview Avenue (in the interest of addressing concerns with the plans). Atty. Rizio stated that they would waive any statutory time frames on these items. The Chair announced that items D-4 and D-5 would not be heard.

**DEFERRED ITEMS**

**D-1 113-117 Washington Terrace – Petition of Continuum of Care, Inc – Seeking a use variance of Sec. 5-1-2, and also seeking variances omitting three (3) of the required six (6) off-street parking spaces of Sec.11-1-2; the minimum parking setback and perimeter landscaping requirements of Sec. 11-1-13, and also the prohibition of stacked parking of Sec. 11-1-7 to permit the conversion of the illegal 3-family dwelling into a short term transitional group home in an R-B zone.**

This item was decision only, and thus was not discussed.

**D-2 (#1) 47-53 Crescent Ave. – Petition of Juliette Kirby – Requesting a rehearing on a petition which was denied by the Zoning Board of Appeals on 12/8/15 which sought variances to enabled the petitioner to establish a banquet facility in an OR-G zone and coastal area.**

Christopher Russo of Q&R Associates came forward to request a rehearing, stating that they have new and significant information.

**D-3 (#7) 194 East Ave. – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking a variance of Sec. 4-2-2 regarding the change and lot size of Sec. 5-1-3 to legalize the construction of a single-family dwelling in violation of the rear setback line in an R-BB zone.**

Kevin Moore, Director of Construction for Habitat for Humanity, came forward and turned in the appropriate mailings. Atty. Steve Maggiola came forward and stated that they are requesting a variance to correct an error that arose due to a legal description in the deed that did not reflect the maps.

Atty. Maggiola stated that, in 1987, there was an approved lot line revision on Barnum and East, and that map was filed with the Bridgeport City Clerk on October 20, 1987. He stated that the lot in question is Lot #1 on the map, and that it is actually made up of portions of Lot #2 and Lot #46, with former lot line subdivisions visible on a map from 1890. In 2012, Bridgeport acquired to all 3 lots displayed on the map via tax roll closures, then transferring lots 1 and 2 to Habitat for Humanity. In 2014, Lot 46 was transferred to adjacent properties. Atty. Maggiola stated that Habitat constructed and sold the house on Lot #2, and that it is now owned and lived in. He stated that they have a single family building permit for Lot #1, which the family currently lives in. Atty. Maggiola stated that they discovered that when the City transferred the Title, they were referring to the 1800s map, and when Lot 46 was sold to the current owner, he received the old lot lines, not the new. As a result, Habitat doesn't own that small overlapping square of property, and while they have reached out to the owner, he refuses to sell them the property. Atty. Maggiola stated that they are requesting a variance to reduce the lot by 572 square feet to remove the portion that Habitat does not own due to City error, and revise the setback line accordingly. He stated that the variance wouldn't be detrimental to the area at all, and that the neighbors are a 6 family property, a Habitat single-family house, and commercial properties. Atty. Maggiola stated that, if they are unable to obtain these variances, the property could be deemed unusable and eventually become a neighborhood blight. He further stated the family residing there could face eviction, and the house could be demolished. Atty. Maggiola stated that the hardship lies in the fact that Habitat entered into the contracts in good faith, and through no error of their own, had constraints placed upon them. He stated that Habitat will retain rights on the property, and it will remain a part of Bridgeport's affordable housing stock.

The Chair asked if the area had been fenced off yet. Atty. Maggiola stated that they would accept fencing the area off as a condition of approval. Mr. Moore stated that they would move the fence line to reflect the property line, and that they generally fence the yards of their properties.

Commissioner Carolan asked if Habitat owns Lot 46, and Atty. Maggiola stated that the hardware store owns it.

The Chair asked if anyone wished to speak in favor of the item. No one came forward. She further asked if anyone wished to speak in opposition. Hearing none, she closed the public hearing on 194 East Avenue.

### **NEW ITEMS**

**#1 500 Sylvan Ave. – Petition of Food Bazaar Market – Seeking a variance of Sec. 12-10a to permit the establishment of a package store use and the issuance of a package store liquor license in the existing commercial building within 1500 feet of a daycare center in an OR-R zone.**

Mr. Boucher stated that they have no abutters as they own the whole block, and thus no notifications via post were needed.

The applicant stated that he is asking for this variance because Food Bazaar has a unique clientele, and is not a liquor store. He stated that they simply sell beer, and that the store itself will benefit the neighborhood.

The Chair informed the applicant, that, on February 29th, the Planning and Zoning Commission would be hearing an item on the potential amendment to change the distance he is seeking a variance for. She stated that it may be in the interest of the applicant to defer till next month, as the proceedings may render the need for a variance unnecessary.

Mr. Buckley stated that the City Attorney recommends the applicant defer for a month. He stated that if the ruling is in favor of changing the distance, he no longer has to receive a variance, and if they rule against, he can still go forward. He further stated that, should the applicant go forward this evening and be denied, he is done. The applicant asked to continue the item to March 10th.

### **PUBLIC HEARING RECESS**

The Chair declared the public hearing to be in recess until 6:00 PM, Wednesday, February 10th.

**DECISION SESSION (FEBRUARY 9, 2016)**

**D-1 113-117 WASHINGTON TERRACE – PETITION OF CONTINUUM OF CARE, INC – SEEKING A USE VARIANCE OF SEC. 5-1-2, AND ALSO SEEKING VARIANCES OMITTING THREE (3) OF THE REQUIRED SIX (6) OFF-STREET PARKING SPACES OF SEC.11-1-2; THE MINIMUM PARKING SETBACK AND PERIMETER LANDSCAPING REQUIREMENTS OF SEC. 11-1-13, AND ALSO THE PROHIBITION OF STACKED PARKING OF SEC. 11-1-7 TO PERMIT THE CONVERSION OF THE ILLEGAL 3-FAMILY DWELLING INTO A SHORT TERM TRANSITIONAL GROUP HOME IN AN R-B ZONE. (DECISION ONLY)**

**\*\* COMMISSIONER ALVES MOVED TO DENY A REHEARING FOR ITEM D-1 RE: 113-117 WASHINGTON TERRACE - PETITION OF CONTINUUM OF CARE, INC – SEEKING A USE VARIANCE OF SEC. 5-1-2, AND ALSO SEEKING VARIANCES OMITTING THREE (3) OF THE REQUIRED SIX (6) OFF-STREET PARKING SPACES OF SEC.11-1-2; THE MINIMUM PARKING SETBACK AND PERIMETER LANDSCAPING REQUIREMENTS OF SEC. 11-1-13, AND ALSO THE PROHIBITION OF STACKED PARKING OF SEC. 11-1-7 TO PERMIT THE CONVERSION OF THE ILLEGAL 3-FAMILY DWELLING INTO A SHORT TERM TRANSITIONAL GROUP HOME IN AN R-B ZONE FOR THE FOLLOWING REASONS:**

- 1. THERE WAS NO SUBSTANTIAL DIFFERENCE IN THIS APPLICATION FROM WHAT WAS HEARD AND DENIED ON NOVEMBER 12, 2014.**
- 2. THE PETITIONER ONCE AGAIN FAILED TO ESTABLISH AN EXCEPTIONAL DIFFICULTY OR UNUSUAL HARDSHIP AS TO THE CONDITIONS DIRECTLY AFFECTING THIS PARCEL OF LAND.**

**\*\* THE CHAIR SECONDED THE MOTION.**

**\*\* MOTION PASSED WITH ONE (1) ABSTENTION (SHEPARD).**

**D-2 (#1) 47-53 CRESCENT AVE. – PETITION OF JULIETTE KIRBY – REQUESTING A REHEARING ON A PETITION WHICH WAS DENIED BY THE ZONING BOARD OF APPEALS ON 12/8/15 WHICH SOUGHT VARIANCES TO ENABLED THE PETITIONER TO ESTABLISH A BANQUET FACILITY IN AN OR-G ZONE AND COASTAL AREA.**

**\*\* COMMISSIONER SHEPARD MOVED TO GRANT A REHEARING FOR ITEM D-2 (#1) RE: 47-53 CRESCENT AVE. - PETITION OF JULIETTE KIRBY –**

**REQUESTING A REHEARING ON A PETITION WHICH WAS DENIED BY THE ZONING BOARD OF APPEALS ON 12/8/15 WHICH SOUGHT VARIANCES TO ENABLED THE PETITIONER TO ESTABLISH A BANQUET FACILITY IN AN OR-G ZONE AND COASTAL AREA FOR THE FOLLOWING REASON:**

- 1. THE PETITIONER’S ATTORNEY STATED THAT THERE ARE SUBSTANTIAL CHANGES TO THE APPLICATION THAT WAS PREVIOUSLY DENIED ON DECEMBER 8, 2015.**

**\*\* COMMISSIONER ALVES SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**D-3 (#7) 194 EAST AVE. – PETITION OF HABITAT FOR HUMANITY OF COASTAL FAIRFIELD COUNTY – SEEKING A VARIANCE OF SEC. 4-2-2 REGARDING THE CHANGE AND LOT SIZE OF SEC. 5-1-3 TO LEGALIZE THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING IN VIOLATION OF THE REAR SETBACK LINE IN AN R-BB ZONE.**

**\*\* COMMISSIONER COLON MOVED TO GRANT ITEM D-3 (#7) RE: 194 EAST AVE. - PETITION OF HABITAT FOR HUMANITY OF COASTAL FAIRFIELD COUNTY – SEEKING A VARIANCE OF SEC. 4-2-2 REGARDING THE CHANGE AND LOT SIZE OF SEC. 5-1-3 TO LEGALIZE THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING IN VIOLATION OF THE REAR SETBACK LINE IN AN R-BB ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE APPLICANT IS TO FILE A NEW A-2 SURVEY ON THE LAND RECORDS OF THE CITY OF BRIDGEPORT.**
- 2. A 6’ HIGH PRIVACY FENCE OF GOOD QUALITY SHALL BE ERECTED TO FIRMLY ESTABLISH THE ‘NEW’ PROPERTY LINE.**

**FOR THE FOLLOWING REASON:**

- 1. INACCURATE DEED DESCRIPTION DECADES AGO, COMPOUNDED BY AN INACCURATE A-2 SURVEY IN 1987 FIRMLY ESTABLISHED AN INCORRECT PROPERTY LINE.**

**\*\* COMMISSIONER SHEPARD SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**D-4 (#2) 3425 FAIRFIELD AVE. – PETITION OF FAIRFIELD AVENUE, LLC – SEEKING A VARIANCE OMITTING SEVEN (7) OF THE 30 REQUIRED OFF-STREET PARKING SPACES OF SEC. 11-1-2 AND ALSO SEEKING TO ESTABLISH AN OUTDOOR DINING PATIO ALONG THE FAIRFIELD AVENUE FRONTAGE OF**

City of Bridgeport

Page 5

Zoning Board of Appeals

Regular Meeting

February 9th & 10th, 2016

**THE EXISTING CAFÉ RESTAURANT AND THE ISSUANCE OF A PATIO LIQUOR PERMIT OF SEC. 12-10C IN AN OR ZONE.**

**\*\* COMMISSIONER CAROLAN MOVED TO DEFER ITEM D-4 (#2) RE: 3425 FAIRFIELD AVE. - PETITION OF FAIRFIELD AVENUE, LLC – SEEKING A VARIANCE OMITTING SEVEN (7) OF THE 30 REQUIRED OFF-STREET PARKING SPACES OF SEC. 11-1-2 AND ALSO SEEKING TO ESTABLISH AN OUTDOOR DINING PATIO ALONG THE FAIRFIELD AVENUE FRONTAGE OF THE EXISTING CAFÉ RESTAURANT AND THE ISSUANCE OF A PATIO LIQUOR PERMIT OF SEC. 12-10C IN AN OR ZONE TO MARCH 8, 2016.**

**\*\* COMMISSIONER ALVES SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**D-5 (#10) 2149 SEAVIEW AVE. – PETITION OF 2149 SEAVIEW AVENUE, LLC – SEEKING A USE-VARIANCE OF SEC. 6-1-2 AND ALSO SEEKING A VARIANCE OF ALL OF THE REQUIRED LANDSCAPING OF SEC. 6-1-3 TO PERMIT THE ESTABLISHMENT OF AN INDUSTRIAL SERVICE STORAGE YARD OF VEHICLES, BOATS AND HEAVY MACHINERY IN AN OR ZONE.**

**\*\* COMMISSIONER CAROLAN MOVED TO DEFER ITEM D-5 (#10) RE: 2149 SEAVIEW AVE. - PETITION OF 2149 SEAVIEW AVENUE, LLC – SEEKING A USE-VARIANCE OF SEC. 6-1-2 AND ALSO SEEKING A VARIANCE OF ALL OF THE REQUIRED LANDSCAPING OF SEC. 6-1-3 TO PERMIT THE ESTABLISHMENT OF AN INDUSTRIAL SERVICE STORAGE YARD OF VEHICLES, BOATS AND HEAVY MACHINERY IN AN OR ZONE TO MARCH 8, 2016.**

**\*\* COMMISSIONER COLON SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**#1 500 SYLVAN AVE. – PETITION OF FOOD BAZAAR MARKET – SEEKING A VARIANCE OF SEC. 12-10A TO PERMIT THE ESTABLISHMENT OF A PACKAGE STORE USE AND THE ISSUANCE OF A PACKAGE STORE LIQUOR LICENSE IN THE EXISTING COMMERCIAL BUILDING WITHIN 1500 FEET OF A DAYCARE CENTER IN AN OR-R ZONE.**

**\*\* COMMISSIONER SHEPARD MOVED TO CONTINUE ITEM #1 RE: 500 SYLVAN AVE. – PETITION OF FOOD BAZAAR MARKET – SEEKING A VARIANCE OF SEC. 12-10A TO PERMIT THE ESTABLISHMENT OF A PACKAGE STORE USE AND THE ISSUANCE OF A PACKAGE STORE LIQUOR LICENSE IN THE**

**EXISTING COMMERCIAL BUILDING WITHIN 1500 FEET OF A DAYCARE CENTER IN AN OR-R ZONE.**

**\*\* COMMISSIONER CAROLAN SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**APPROVAL OF JANUARY MEETING MINUTES**

**\*\* COMMISSIONER COLON MOVED TO APPROVE THE JANUARY MEETING MINUTES.**

**\*\* COMMISSIONER ALVES SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**RECESS**

**\*\* COMMISSIONER CAROLAN MOVED TO RECESS THE MEETING UNTIL 6:00 PM, WEDNESDAY, FEBRUARY 10TH.**

**\*\* COMMISSIONER ALVES SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

The meeting recessed at 6:50 PM.

Respectfully submitted,

Catherine Ramos

Telesco Secretarial Services

**CITY OF BRIDGEPORT  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
WEDNESDAY, FEBRUARY 10, 2016**

**ATTENDANCE:** Linda Grace, Chair; John J. Carolan; Leticia Colon; Robin Shepard; Maria Alves

**STAFF:** Paul Boucher; Dennis Buckley; Diego Guevara; Atty. Ed Schmidt

**RECONVENE**

The Chair reconvened the meeting at 6:10 PM on Wednesday, February 10, 2016. A quorum was present.

The Chair overviewed the hearing procedures and introduced the commissioners seated. She then stated that, as they currently had only four commissioners seated, applicants had the right to wait for the anticipated fifth commissioner to arrive.

**Commissioner Alves arrived at 6:12 PM.**

### NEW ITEMS

**#2 1434 (aka 1438) State St. – Petition of Charles W. Simmons – Charles Property Management, LLC– Seeking to waive all required landscaping required under Sec. 7-1-3 and all 16 on-site parking spaces required under Sec. 11-1-2 to legalize the establishment of a gym/exercise facility in the existing manufacturing facility in an I-L zone.**

Charles Simmons came forward and turned in the appropriate mailings.

Mr. Simmons stated that he invests in and renovates houses in Bridgeport. He stated that this is his first experience with a commercial property, and that it was formerly the Barnum Post Station. He stated that they gutted and refurbished the property, when they ran into an issue with parking, as the former owners sold off some of the extra parking spaces to Chase Bank, putting them just under the mandatory allotted spaces. Mr. Simmons stated that the gentleman who leases the space has established a crossfit gym, and that the amount of parking is sufficient for that business. He stated that they have cleaned up the pavement, fencing and windows on the property, but there are no plantings, and which is consistent with the property's character for the past 50 years.

The Chair asked for details regarding the on-site parking. Mr. Simmons stated that there are 6 spots, each measuring 9 by 20. The Chair asked when he purchased the property, and Mr. Simmons stated that he did so in early July of 2015. The Chair asked for clarification regarding his construction of the site's gym equipment. Mr. Simmons stated that he has been in the manufacturing business in addition to real estate, and that marketing and developing equipment for crossfit gyms is a new venture. The Chair asked who works on-site on a regular basis, and Mr. Simmons stated that he, his assistant, and the gym operator and his wife are on the property roughly 15-20 hours a week. The Chair asked for specific times, and Mr. Simmons stated that the gym holds hour-long classes at 5:30 AM, 6:30 AM, 7:30 AM and 6:30 PM. The Chair asked how many clients the gym has, and Mr. Simmons stated that the average attendance for any one class



is roughly 10-15 people, and that the State Street location in Bridgeport has 35-50 total gym members. Mr. Simmons further stated that the gym operator has 10 years experience, that there is sufficient parking, and that once one class gets out, the next comes in.

Commissioner Colon asked what the maximum occupancy is for the building. Mr. Simmons stated that he isn't familiar with those limits, but they have had the fire marshall come in in order to class the building to determine occupancy. He further stated that the building is roughly 4,000 square feet.

The Chair asked if anyone wished to speak in favor of the application. No one came forward. She further asked if anyone wished to speak in opposition. Hearing none, the Chair closed the hearing on 1434 AKA 1438 State Street.

**#3 170 Red Oak Rd. – Petition of Dionisio A. Gonzalez, Jr. – Seeking a variance of Sec. 5-1-3 to waive 2 feet of the front setback requirement of 20 feet and exceeding the 2 ½ story requirement for a single-family dwelling in an R-A zone.**

Dionosio Gonzalez came forward and turned in the appropriate mailings.

Mr. Gonzalez stated that his family consists of 4 daughters and a wife, and that he sought a variance for a full third floor on the house and a variance regarding the setback for their porch, which goes over the limit by 4 inches by one side.

The chair asked for details regarding the setback overage, and Mr. Gonzalez stated that, as the property is curved, it would stick out on one side. The Chair asked about the third floor, and Mr. Gonzalez stated that he was in the process of adding it. The Chair asked when he moved into the house, and Mr. Gonzalez stated that he has lived at the property for 3 years. Commissioner Carolan asked about the number of electric meters, and Mr. Gonzalez stated that there is one (1) electric meter, and that it will remain as such.

The Chair asked about the function of the third floor, and Mr. Gonzalez stated that it will likely serve as a finished attic space. The Chair asked if the floor would be occupied, and Mr. Gonzalez stated, at present, no one lives or sleeps on that floor. The Chair asked how many existing bedrooms the property has, and Mr. Gonzalez stated that the first floor has two (2) bedrooms, and the third floor has three (3) bedrooms. The Chair asked if the space would be primarily for storage, and Mr. Gonzalez answered in the affirmative.

Mr. Gonzalez distributed copies of the planned addition to the commissioners. He then indicated the portions he added, along with a colored picture on the front.

The Chair asked for clarification that the third floor has already been built, but has yet to be finished on the inside, and that Mr. Gonzalez is appearing before the commission to legalize the construction. Mr. Gonzalez answered in the affirmative.

Commissioner Carolan asked that a condition of approval be that the property remain a single-family home.

The Chair asked about the home being in the family, and Mr. Gonzalez stated that the house was formerly owned by his mother-in-law, and that after her death, it was legally passed to his wife.

The Chair asked if anyone wished to speak in favor of the application. No one came forward. She then asked if anyone wished to speak in opposition.

Audrey Barr came forward and expressed her concern that parking will be an issue. Ms. Barr also asserted that the property is in fact a three-family house in a single-family residential zone. The Chair asked what this opinion was based on, and Ms. Barr stated that she deduced this from looking at the house from the outside and seeing multiple rooms on the floors. The Chair stated that the second floor has bedrooms, while the third floor is open. The Chair further stated that, as the home has one entrance and one meter, it is a single-family home. Ms. Barr maintained her assertion that the house is 3-family.

The Chair asked if the applicant would like to offer a rebuttal.

Mr. Gonzalez stated that his driveway is 14 feet wide and 90 feet long, and that his home is a single-family, not a 3-family home. He further stated that the home has sentimental value to his wife, and that they would not sell the home or allow it to be inhabited by another family for this reason. He stated that Ms. Barr may have gotten the wrong impression due to the number of cars in his driveway, as he works at a car dealership and owns 5 himself. The Chair asked for clarification that the only residents of the home are Mr. Gonzalez and his family. Mr. Gonzalez answered in the affirmative.

The Chair closed the hearing on 170 Red Oak Road.

**#4 1077 Huntington Tpke. – Petition of Robert DiScala – Seeking a variance of the maximum front and side setback requirements under Sec. 6-1-3 for the proposed zone change from R-A to OR and the establishment of an office building in the existing single-family dwelling.**

Atty. Rizio came forward to present on the item. He stated that the site in question is next door to the shopping center on Huntington Turnpike, and that it has been in the DiScala family for over 50 years. He stated that the property is currently next to and across from an OR-zone, and that they would like to convert it into a small office sans additional parking and drainage. Atty. Rizio stated that the property is not suitable for residential rental due to its proximity to commercial businesses. He stated that they are not asking for a use variance, but instead are asking for a variance regarding the OR-zone requirements, stating that the property is no more than 10 feet from the street, and that any accessory structure be more than 1500 square feet from a residential zone. He stated that he believes the use is consistent with the character of the area. He further stated that a shopping center in-line with the house is the same distance from the street, and that it is a better plan to keep the house where it is, given how busy the street is, thus allowing the tenant room to park. Atty. Rizio stated that there is a buffer between properties of a 4 foot high retaining wall with a 6 foot tall fence on top of it. He stated that the accessory structure has no impact on the neighboring property, and that they believed the property in question could be appropriately changed to OR. He stated that they want to be able to leave the building and accessory structure in their current position, because it keeps a residential character to the property, while still providing a smooth transition into a commercial corridor. He further stated that there is an almost 40 foot parking buffer from the neighbors, and that there will be a slight widening of the driveway, increasing the number of parking spaces.

The Chair asked for the location of the boundary line, and Atty. Rizio indicated it on the exhibit packet. The Chair asked for clarification of a shed to the right of the rendering, and Atty. Rizio stated that it is not in fact on the property in question.

Atty. Rizio stated that, because the property is sandwiched by the OR-zones, it would be preferable for them to obtain these variances prior to having the zone change determined by the Planning and Zoning Commission. He further stated that they would be happy to continue and have the item republished as a use variance.

Mr. Boucher stated that, at the moment, the site is proposed OR, but the variances are based on RA-zone regulations. Atty. Rizio stated that he would be happy to come back next month to exclusively address a use variance. Mr. Boucher stated that Atty. Rizio would need to discuss this with the City's Attorney, as it would potentially require a new application to be filed. Atty. Rizio asked if amendment was possible, as they don't want to lose their place on the agenda. The Chair stated, if the zone changes, it could become a very different application. Atty. Rizio stated that, as the intended use is an insurance office, he feels comfortable with it being a use variance.

Mr. Boucher, Mr. Buckley, Mr. Guevara, Atty. Schmidt and the Chair conferred on the matter.

City of Bridgeport

Page

11

Zoning Board of Appeals

Regular Meeting

February 9th & 10th, 2016

Atty. Rizio respectfully requested a withdrawal, pending a new application for zoning changes.

**#5 8-10 Columbia Ct. – Petition of Bridgeport Neighborhood Trust, Inc – Seeking variances of the minimum lot area and frontage requirement; the front, rear, and side setback requirement and the density requirement of 2,700 sq. ft. of property under Sec. 5-1-3 and also seeking a variance of one (1) of the three (3) required off-street parking requirement spaces of Sec. 11-1-2 to permit the construction of a 2-family dwelling in an R-C zone.**

Atty. Rizio came forward to present.

Atty. Rizio stated that he would explain how the item fit into the overall development, and that this description will likely be applicable to the balance of the application. He stated that Columbia Court is currently a 1-way street that dead ends, and that it is a pre-existing, nonconforming road. He stated that they spent a great deal of time conferring with Engineering and OPED to solve problems related to access, safety, parking, and emergency services concerns. Atty. Rizio stated that they were approved a year ago for 6 3-family homes on one side of the street to be offered at a below market, low income rental project. He stated that the funding did not work out for that project, and that they are now returning with a project that centers are homeownership properties. Atty. Rizio stated that the individual lots have 2-family homes, with one of the units intended to be rented to subsidize living costs. He stated that the fire marshal is very happy with the plan, and that each lot will have parking for owners. Atty. Rizio indicated one lot that currently has no parking, which would have its own parking established in a smaller parcel. He stated that there is a small parcel in the floodway which will be designated as a playspace or community garden, and asked that a condition of approval be that this lot will not be used as a livable space.

The Chair asked for details regarding the parcel in the floodway. Atty. Rizio stated that 134 Columbia Street will be a nonconforming lot with a creation condition that no structures be built on that lot.

Atty. Rizio stated, in terms of variances, that each lot will need a density variance, and that lot lines have been redistributed to create multi-family homes. He stated that the lots are small, but do have parking and because there is 1 unit per 2700 square feet, they often exceed the density limit. He stated his intention to go through each variance by lot. Atty. Rizio stated that this project creates a safer area, adds parking, and reduces density from the previous approval. He

further stated that this will allow for a snow shelf, and that the item has received support from Bill Coleman, David Kooris, the Fire Marshal and Engineering Department.

The Chair asked who owns 134 Columbia Street, and Atty. Rizio stated that Bridgeport or a private owner who will have a 99 year ground lease will own the property. The Chair expressed her concern regarding the maintenance of the lot. Atty. Rizio stated that the lot would likely be owned by the owners of 8-10 Columbia Court. The Chair clarified that this would mean the lot would not be usable for the neighborhood as a green or play space. Atty. Rizio stated that the ownership would likely stay with Bridgeport, with an easement for the owner to use the space as a yard. He stated, without a reestablishment of the lot line, it would compromise their funding.

**#6 12-14 Columbia Ct. – Petition of Bridgeport Neighborhood Trust, Inc – Seeking variances of the minimum lot area and frontage requirement; the front rear, side, setback requirement and the density requirement of 2,700 sq. ft. of property under Sec. 5-1-3 and also seeking a variance of one (1) of the three (3) required off-street parking requirement spaces of Sec. 11-1-2 to permit the construction of a 2-family dwelling in an R-C zone.**

Atty. Rizio stated that item #6 refers to the 2nd home up the street. He stated that item #6 requires identical variances as the previous item, and asked that Item #6 reflect the same reasoning for said variances as item #5.

**#7 15-17 Columbia Ct. – Petition of Bridgeport Neighborhood Trust, Inc – Seeking variances of the minimum lot area requirement and the front, rear and side setback requirements and the density requirement of 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-C zone.**

Atty. Rizio stated that item #7 is only required to lend some backyard to the property, and that it is only 4 ½ feet from the street. He further stated that no parking variance is required, as the property has three (3) spaces, while the properties directly across the street have two (2).

**#8 32-34 Columbia Ct. – Petition of Bridgeport Neighborhood Trust, Inc - Seeking variances of the minimum lot area and frontage requirement; the front, rear, and side setback requirement and the density requirement of 2,700 sq. ft. of property under Sec. 5-1-3 and also seeking a variance of one (1) of the three (3) required off-street parking requirement spaces of Sec. 11-1-2 to permit the construction of a 2-family dwelling in an R-C zone.**

Atty. Rizio asked that the record reflect that Item #8 RE: 32-34 Columbia Court requires the same variances for the same reasons as Items #5 and #6. He further asked that all presentation information from those items be included in the consideration for item #8.

**#9 35 Columbia Ct. – Petition of Bridgeport Neighborhood Trust, Inc – Seeking variances of the minimum lot area, front, side and rear setback requirement and the 2,700 sq. ft. of property per residential unit under Sec. 5-1-3, and also seeking a variance of two (2) of the required five (5) off-street parking spaces of Sec. 11-1-2 to permit the reduction of land area to the existing 3-family dwelling in an R-C zone.**

**Atty. Rizio stated that item #9 refers to the other side of the street from the previous item, a 3-family home that currently has no parking. He stated that they will provide 3 parking spaces, and that this is consistent with the parking capacity on all of the other lots. He further stated that they will create a street that cuts through by removing the blocking lot space entirely, thus freeing up circulation and providing parking.**

The Chair asked for clarification. Atty. Rizio stated that the gray indicated on the drawing is new, and that the lots are currently all 3-family homes with no parking, whereas now each unit will have a parking space.

The Chair questioned the removal of the house on the lot they are currently taking away, and Atty. Rizio stated that this will allow the road to be wider, and allow for a snow shelf, which is not currently available.

Commissioner Carolan asked how proposing a 3-family home in a 2-family home street would be consistent with the residential character, and Atty. Rizio clarified that the 3-family home is preexisting. Atty. Rizio further stated that all of the new structures being built in place are 2-family homes, with one of the existing 3-family homes being demolished in order to replace it with a 2-family home. Atty. Rizio then stated that the remaining 3-family home will be retained, renovated, and rented, and have parking added.

Commissioner Carolan asked about the specifics of the units. Atty. Rizio stated that the units are stacked, with 2 bedrooms on the 1st floor and 1 bedroom on the 2nd floor.

Commissioner Carolan expressed his concern regarding the size of the lots. Atty. Rizio stated that the 2 bedroom units are 800 square feet, and the 3 bedroom units are 1200 square feet.

Atty. Rizio stated that the development was previously approved for more units with less parking, and that the reason the variances are needed are so each lot can stand on its own. He further stated that, in comparison to the last plan, they are reducing density, adding parking, and improving circulation.

Commissioner Colon expressed her concern about the clutter that could be produced from the lack of parking, while expressing her approval for the project as a whole. Atty. Rizio stated that numerous areas in the South End have limited parking.

Commissioner Alves asked if it was possible for the small wetland lot to be utilized for parking. Atty. Rizio stated that it cannot, as it is in the flood zone. Commissioner Alves asked if all of the 2-family homes have dormers, and Atty. Rizio answered in the affirmative, stating that the unit's master bedroom is in the dormer.

Atty. Rizio stated that everything that is not the parking spaces will be green and landscaped. He further stated that there is no drainage necessary on the street, as everything flows out of the gutters.

**#10 36-38 Columbia Ct. – Petition of Bridgeport Neighborhood Trust, Inc – Seeking variances of the minimum lot area and frontage requirement; the front, rear, and side setback requirement and the density requirement of 2,700 sq. ft. of property under Sec. 5-1-3 and also seeking a variance of one (1) of the three (3) required off-street parking requirement spaces of Sec. 11-1-2 to permit the construction of a 2-family dwelling in an R-C zone.**

Atty. Rizio asked that the record reflect that Item #10 RE: 36-38 Columbia Court requires the same variances for the same reasons as Items #5, #6 and #8. He further asked that all presentation information from those items be included in the consideration for item #10.

**#11 40-42 Columbia Ct. – Petition of Bridgeport Neighborhood Trust, Inc – Seeking variances of the minimum lot area and frontage requirement; the front, rear, and side setback requirement and the density requirement of 2,700 sq. ft. of property under Sec. 5-1-3 and also seeking a variance of one (1) of the three (3) required off-street parking requirement spaces of Sec. 11-1-2 to permit the construction of a 2-family dwelling in an R-C zone.**

Atty. Rizio asked that the record reflect that Item #11 RE: 40-42 Columbia Court requires the same variances for the same reasons as Items #5, #6, #8 and #10. He further asked that all presentation information from those items be included in the consideration for item #11.

**#12 46-48 Columbia Ct. – Petition of Bridgeport Neighborhood Trust, Inc – Seeking variances of the minimum lot area and frontage requirement; the front, rear, and side setback requirement and the density requirement of 2,700 sq. ft. of property under Sec. 5-1-3 and also seeking a variance of one (1) of the three (3) required off-street parking requirement spaces of Sec. 11-1-2 to permit the construction of a 2-family dwelling in an R-C zone.**

Atty. Rizio asked that the record reflect that Item #12 RE: 46-48 Columbia Court requires the same variances for the same reasons as Items #5, #6, #8, #10 and #11. He further asked that all presentation information from those items be included in the consideration for item #12.

**#13 47 Columbia Ct. – Petition of Bridgeport Neighborhood Trust, Inc – Seeking to waive the minimum lot requirement of 9,000 sq. ft. to establish a parking 2000 sq. ft. area to be utilized by the residents of 27 Columbia Court in an R-C zone.**

Atty. Rizio stated that item #13 refers to an existing lot at the end of Columbia Court, which is being utilized to create parking. He stated that, though the requirement is that you need a 9,000 square foot lot, this 2,000 square foot lot is to be used by the residents of 27 Columbia Court, an existing 3-family home. Atty. Rizio asked that a condition of approval be that the space be utilized exclusively by the residents of 27 Columbia Court.

The Chair asked who owns the property, and Atty. Rizio stated that the lot is owned by the City of Bridgeport.

**#14 134 Columbia St. – Petition of Bridgeport Neighborhood Trust, Inc – Seeking to waive the minimum lot requirement of 9,000sq. ft. of Sec. 5-1-3 to establish a 1,120 sq. ft. nonconforming lot to be utilized as open space in an R-C zone.**

Atty. Rizio stated that item #14 is intended to be utilized as an open space, to be maintained by the property owner of 8-10 Columbia Court. Atty. Rizio stated as a condition of approval, that the lot's maintenance be the sole responsibility of 8-10 Columbia Court.



**#15 111-113 Johnson St. – Petition of Bridgeport Neighborhood Trust, Inc – Seeking variances of the minimum lot area and frontage requirement; side setback and the density requirement of 2,700 sq. ft. of property under Sec. 5-1-3 and also seeking a variance of one (1) of the three (3) required off-street parking requirement spaces of Sec. 11-1-2 to permit the construction of a 2-family dwelling in an R-C zone.**

Atty. Rizio stated that item #15 refers to two (2) additional 2-family homes. He stated that one lot is currently vacant, while the other has a building over its property line. Atty. Rizio stated that the 2-family homes require a waiver for one (1) parking space, and that identical waivers were requested on the even side of Columbia Court. He stated that these lots are bigger, whereas the Johnson Street lots are smaller and typical of the South End.

Commissioner Alves asked if the parking is stacked on the side, and Atty. Rizio answered in the affirmative.

**#16 119-121 Johnson St. – Petition of Bridgeport Neighborhood Trust, Inc – Seeking variances of the minimum lot area and frontage requirement; side setback and the density requirement of 2,700 sq. ft. of property under Sec. 5-1-3 and also seeking a variance of one (1) of the three (3) required off-street parking requirement spaces of Sec. 11-1-2 to permit the construction of a 2-family dwelling in an R-C zone.**

Atty. Rizio stated that all the comments and arguments regarding item #15 RE: 111-113 Johnson Street are also applicable to item #16 RE: 119-121 Johnson Street, and asked that the record reflect this.

Atty. Rizio stated, in conclusion, that the overall proposal has reduced density, added parking, reduced non-conformities and increased circulation in the area.

Commissioner Alves asked how the residents of the second lot would access their parking, and Atty. Rizio stated that there is a driveway between the two lots, and that each have 2 parking spaces behind the units.

Commissioner Carolan asked who maintains the spaces, and Atty. Rizio stated that the property owners are responsible. He stated that these units are exclusively for ownership, and that certain properties have exclusive maintenance and use qualifications noted in the deed for the properties.

Atty. Schmidt recommended that the applicants look into establishing a Homeowner's Association for the neighborhood, as maintenance will become an issue, and there are certain things that can only be dealt with at an association level.

The Chair asked if this is a city street, and Atty. Rizio answered in the affirmative. He stated that since these are all homeownership properties, they fall under city sanitation, and that the new road circulation helps garbage trucks come in and navigate the neighborhood.

Commissioner Colon asked that a condition be made that the small wetland lot be the responsibility and property of 8-10 Columbia Court. Atty. Rizio stated that they would be amenable to this.

The Chair asked if anyone would like to speak in favor of items #5-16. No one came forward. She then asked if anyone wished to speak in opposition. Hearing none, the Chair closed the hearing on items #5-16.

### **DECISION SESSION**

**#2- 1434 (AKA 1438) STATE STREET – SEEKING TO WAIVE ALL REQUIRED LANDSCAPING REQUIRED UNDER SEC. 7-1-3 AND ALL 16 ON-SITE PARKING SPACES REQUIRED UNDER SEC. 11-1-2 TO LEGALIZE THE ESTABLISHMENT OF A GYM/EXERCISE FACILITY IN THE EXISTING MANUFACTURING FACILITY IN AN I-L ZONE.**

**\*\* COMMISSIONER CAROLAN MOVED TO GRANT ITEM #2 RE: 1434 (AKA 1438) STATE STREET – SEEKING TO WAIVE ALL REQUIRED LANDSCAPING REQUIRED UNDER SEC. 7-1-3 AND ALL 16 ON-SITE PARKING SPACES REQUIRED UNDER SEC. 11-1-2 TO LEGALIZE THE ESTABLISHMENT OF A GYM/EXERCISE FACILITY IN THE EXISTING MANUFACTURING FACILITY IN AN I-L ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE REVISED DEVELOPMENT OF THE SUBJECT SITE SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE BOARD.**

**FOR THE FOLLOWING REASONS:**

- 1. THE SUBJECT SITE IS AN UNDERSIZED LOT WHICH WAS FULLY DEVELOPED LONG AGO.**
- 2. THE INSTRUCTION LESSONS GIVEN ARE CONSISTENT WITH THE MANUFACTURING OF THE EXERCISE EQUIPMENT.**
- 3. THE ESTABLISHMENT WILL PROVIDE JOBS, AS WELL AS ANOTHER RECREATIONAL OPTION IN THE CITY.**

**\*\* COMMISSIONER SHEPARD SECONDED THE MOTION.  
\*\* MOTION PASSED UNANIMOUSLY.**

**#3- 170 RED OAK ROAD – SEEKING A VARIANCE OF SEC. 5-1-3 TO WAIVE 2 FEET OF THE FRONT SETBACK REQUIREMENT OF 20 FEET AND EXCEEDING THE 2 ½ STORY REQUIREMENT FOR A SINGLE-FAMILY DWELLING IN AN R-A ZONE.**

**\*\* COMMISSIONER COLON MOVED TO GRANT ITEM #3 RE: 170 RED OAK ROAD – SEEKING A VARIANCE OF SEC. 5-1-3 TO WAIVE 2 FEET OF THE FRONT SETBACK REQUIREMENT OF 20 FEET AND EXCEEDING THE 2 ½ STORY REQUIREMENT FOR A SINGLE-FAMILY DWELLING IN AN R-A ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THERE SHALL BE NO HUMAN HABITATION OF THE 3RD FLOOR/ATTIC AREA AT ANY TIME AND FOR ANY REASON.**
- 2. THE ATTIC SHALL BE USED FOR THE STORAGE OF HOUSEHOLD ITEMS ONLY.**
- 3. THE ZONING INSPECTOR SHALL VISIT THE SUBJECT SITE DURING CONSTRUCTION AND PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY TO ENSURE A MINIMAL AMOUNT OF ELECTRICITY, HEAT AND PLUMBING SERVICE TO THE ATTIC AREA.**
- 4. ANY PROPOSED FUTURE USE OF THE ATTIC AREA WILL NEED ADDITIONAL APPROVALS FROM THE ZONING BOARD OF APPEALS.**

**FOR THE FOLLOWING REASONS:**

- 1. TO ACCOMMODATE THE NEED FOR THE STORAGE OF HOUSEHOLD ITEMS IN AN OLDER HOME CURRENTLY BEING REMODELED TO THE 2016 LIFESTYLE STANDARDS OF THE HOMEOWNER.**

**\*\* COMMISSIONER ALVES SECONDED THE MOTION.  
\*\* MOTION PASSED UNANIMOUSLY.**

**#4- 1077 HUNTINGTON TURNPIKE – SEEKING A VARIANCE OF THE MAXIMUM FRONT AND SIDE SETBACK REQUIREMENTS UNDER SEC. 6-1-3 FOR THE PROPOSED ZONE CHANGE FROM R-A TO OR AND THE ESTABLISHMENT OF AN OFFICE BUILDING IN THE EXISTING SINGLE-FAMILY DWELLING.**

**\*\* COMMISSIONER SHEPARD MOVED TO ACCEPT THE WITHDRAWAL OF ITEM #4 RE: 1077 HUNTINGTON TURNPIKE – SEEKING A VARIANCE OF THE MAXIMUM FRONT AND SIDE SETBACK REQUIREMENTS UNDER SEC. 6-1-3 FOR THE PROPOSED ZONE CHANGE FROM R-A TO OR AND THE ESTABLISHMENT OF AN OFFICE BUILDING IN THE EXISTING SINGLE-FAMILY DWELLING.**

**\*\* COMMISSIONER ALVES SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**#5- 8-10 COLUMBIA COURT – SEEKING VARIANCES OF THE MINIMUM LOT AREA AND FRONTAGE REQUIREMENT; THE FRONT, REAR, AND SIDE SETBACK REQUIREMENT AND THE DENSITY REQUIREMENT OF 2,700 SQ. FT. OF PROPERTY UNDER SEC. 5-1-3 AND ALSO SEEKING A VARIANCE OF ONE (1) OF THE THREE (3) REQUIRED OFF-STREET PARKING REQUIREMENT SPACES OF SEC. 11-1-2 TO PERMIT THE CONSTRUCTION OF A 2-FAMILY DWELLING IN AN R-C ZONE.**

**\*\* COMMISSIONER ALVES MOVED TO GRANT ITEM #5 RE: 8-10 COLUMBIA COURT – SEEKING VARIANCES OF THE MINIMUM LOT AREA AND FRONTAGE REQUIREMENT; THE FRONT, REAR, AND SIDE SETBACK REQUIREMENT AND THE DENSITY REQUIREMENT OF 2,700 SQ. FT. OF PROPERTY UNDER SEC. 5-1-3 AND ALSO SEEKING A VARIANCE OF ONE (1) OF THE THREE (3) REQUIRED OFF-STREET PARKING REQUIREMENT SPACES OF SEC. 11-1-2 TO PERMIT THE CONSTRUCTION OF A 2-FAMILY DWELLING IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. HOMES SHALL BE OWNER OCCUPIED IN COMPLIANCE WITH CHFA FUNDING REQUIREMENTS FOR 20 YEARS.**
- 2. THERE SHALL BE NO ON-STREET PARKING AT ANYTIME FOR ANY REASON.**
- 3. ANY TYPE OF FENCING ALONG THE SIDE PROPERTY BOUNDARY LINES IS STRICTLY PROHIBITED.**
- 4. THERE SHALL BE A WHITE VINYL PICKET FENCE 4’ TO 6’ HIGH, ERECTED ALONG THE SOUTHERLY (REAR) PROPERTY LINE FROM THE OPEN SPACE PARCEL OF PROPERTY AT 134 COLUMBIA STREET TO THE PROPERTY LINE ABUTTING THE ST. GEORGE ROMAN CATHOLIC CHURCH PROPERTY LINE.**

5. **THE DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE BOARD.**
6. **THE BOARD IS RECOMMENDING THAT THE PLANNING & ZONING COMMISSION REQUIRE THERE BE THE ESTABLISHMENT OF A ‘HOMEOWNER’S ASSOCIATION’ TO ENSURE THIS PROJECT REMAINS IN PRISTINE CONDITION FOR YEARS TO COME.**

**FOR THE FOLLOWING REASONS:**

1. **THIS PROJECT WILL PROVIDE NEW, OWNER-OCCUPIED, INCOME PRODUCING HOUSING IN THE SOUTH END OF THE CITY, WHICH IS VERY MUCH NEEDED.**
2. **THIS WILL BE A CATALYST FOR NEW RESIDENTIAL UNITS, REPLACING THE HOUSING COMPLEX CURRENTLY BEING DEMOLISHED.**

**\*\* COMMISSIONER SHEPARD SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**#6- 12-14 COLUMBIA COURT – SEEKING VARIANCES OF THE MINIMUM LOT AREA AND FRONTAGE REQUIREMENT; THE FRONT REAR, SIDE, SETBACK REQUIREMENT AND THE DENSITY REQUIREMENT OF 2,700 SQ. FT. OF PROPERTY UNDER SEC. 5-1-3 AND ALSO SEEKING A VARIANCE OF ONE (1) OF THE THREE (3) REQUIRED OFF-STREET PARKING REQUIREMENT SPACES OF SEC. 11-1-2 TO PERMIT THE CONSTRUCTION OF A 2-FAMILY DWELLING IN AN R-C ZONE.**

**\*\* COMMISSIONER COLON MOVED TO GRANT ITEM #6 RE: 12-14 COLUMBIA COURT – SEEKING VARIANCES OF THE MINIMUM LOT AREA AND FRONTAGE REQUIREMENT; THE FRONT REAR, SIDE, SETBACK REQUIREMENT AND THE DENSITY REQUIREMENT OF 2,700 SQ. FT. OF PROPERTY UNDER SEC. 5-1-3 AND ALSO SEEKING A VARIANCE OF ONE (1) OF THE THREE (3) REQUIRED OFF-STREET PARKING REQUIREMENT SPACES OF SEC. 11-1-2 TO PERMIT THE CONSTRUCTION OF A 2-FAMILY DWELLING IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

1. **HOMES SHALL BE OWNER OCCUPIED IN COMPLIANCE WITH CHFA FUNDING REQUIREMENTS FOR 20 YEARS.**
2. **THERE SHALL BE NO ON-STREET PARKING AT ANYTIME FOR ANY REASON.**

3. ANY TYPE OF FENCING ALONG THE SIDE PROPERTY BOUNDARY LINES IS STRICTLY PROHIBITED.
4. THERE SHALL BE A WHITE VINYL PICKET FENCE 4' TO 6' HIGH, ERECTED ALONG THE SOUTHERLY (REAR) PROPERTY LINE FROM THE OPEN SPACE PARCEL OF PROPERTY AT 134 COLUMBIA STREET TO THE PROPERTY LINE ABUTTING THE ST. GEORGE ROMAN CATHOLIC CHURCH PROPERTY LINE.
5. THE DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE BOARD.
6. THE BOARD IS RECOMMENDING THAT THE ZONING COMMISSION REQUIRE THERE BE THE ESTABLISHMENT OF A 'HOMEOWNERS ASSOCIATION' TO ENSURE THIS PROJECT REMAINS IN PRISTINE CONDITION FOR YEARS TO COME.

**FOR THE FOLLOWING REASONS:**

1. THIS PROJECT WILL PROVIDE NEW, OWNER-OCCUPIED, INCOME PRODUCING HOUSING IN THE SOUTH END OF THE CITY, WHICH IS VERY MUCH NEEDED.
2. THIS WILL BE A CATALYST FOR NEW RESIDENTIAL UNITS, REPLACING THE HOUSING COMPLEX CURRENTLY BEING DEMOLISHED.

**\*\* COMMISSIONER ALVES SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**#7- 15-17 COLUMBIA COURT – SEEKING VARIANCES OF THE MINIMUM LOT AREA REQUIREMENT AND THE FRONT, REAR AND SIDE SETBACK REQUIREMENTS AND THE DENSITY REQUIREMENT OF 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-C ZONE.**

**\*\* COMMISSIONER COLON MOVED TO GRANT ITEM #7 RE: 15-17 COLUMBIA COURT – SEEKING VARIANCES OF THE MINIMUM LOT AREA REQUIREMENT AND THE FRONT, REAR AND SIDE SETBACK REQUIREMENTS AND THE DENSITY REQUIREMENT OF 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-C ZONE WITH THE FOLLOWING CONDITIONS:**

1. HOMES SHALL BE OWNER-OCCUPIED IN COMPLIANCE WITH CHFA FUNDING REQUIREMENTS FOR 20 YEARS.
2. THERE SHALL BE NO ON-STREET PARKING AT ANYTIME FOR ANY REASON.
3. ANY TYPE OF FENCING ALONG THE SIDE PROPERTY BOUNDARY LINES IS STRICTLY PROHIBITED.
4. THERE SHALL BE A WHITE VINYL PICKET FENCE 4' TO 6' HIGH, ERECTED ALONG THE NORTHERN PROPERTY LINE FROM THE ABUTTING STORE/COMMERCIAL PROPERTY TO THE EASTERLY PROPERTY LINE AT 35 JOHNSON STREET.
5. THERE SHALL ALSO BE A 6' HIGH VINYL PRIVACY FENCE ERECTED ALONG THE REAR OF STORE/COMMERCIAL PROPERTY TO THE WEST OF THE SUBJECT SITE.
6. THE BOARD IS RECOMMENDING THAT THE PLANNING & ZONING COMMISSION REQUIRE THERE BE THE ESTABLISHMENT OF A 'HOMEOWNERS ASSOCIATION' TO ENSURE THIS PROJECT REMAINS IN PRISTINE CONDITION FOR YEARS TO COME.

**FOR THE FOLLOWING REASONS:**

1. THIS PROJECT WILL PROVIDE NEW, OWNER-OCCUPIED, INCOME PRODUCING HOUSING IN THE SOUTH END OF THE CITY, WHICH IS VERY MUCH NEEDED.
2. THIS WILL BE A CATALYST FOR NEW RESIDENTIAL UNITS, REPLACING THE HOUSING COMPLEX CURRENTLY BEING DEMOLISHED.

**\*\* COMMISSIONER ALVES SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**#8- 32-34 COLUMBIA COURT – SEEKING VARIANCES OF THE MINIMUM LOT AREA AND FRONTAGE REQUIREMENT; THE FRONT, REAR, AND SIDE SETBACK REQUIREMENT AND THE DENSITY REQUIREMENT OF 2,700 SQ. FT. OF PROPERTY UNDER SEC. 5-1-3 AND ALSO SEEKING A VARIANCE OF ONE (1) OF THE THREE (3) REQUIRED OFF-STREET PARKING REQUIREMENT SPACES OF SEC. 11-1-2 TO PERMIT THE CONSTRUCTION OF A 2-FAMILY DWELLING IN AN R-C ZONE.**

**\*\* COMMISSIONER ALVES MOVED TO GRANT ITEM #8 RE: 32-34 COLUMBIA COURT – SEEKING VARIANCES OF THE MINIMUM LOT AREA AND FRONTAGE**

City of Bridgeport

Page

23

Zoning Board of Appeals

Regular Meeting

February 9th & 10th, 2016

**REQUIREMENT; THE FRONT, REAR, AND SIDE SETBACK REQUIREMENT AND THE DENSITY REQUIREMENT OF 2,700 SQ. FT. OF PROPERTY UNDER SEC. 5-1-3 AND ALSO SEEKING A VARIANCE OF ONE (1) OF THE THREE (3) REQUIRED OFF-STREET PARKING REQUIREMENT SPACES OF SEC. 11-1-2 TO PERMIT THE CONSTRUCTION OF A 2-FAMILY DWELLING IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. HOMES SHALL BE OWNER OCCUPIED IN COMPLIANCE WITH CHFA FUNDING REQUIREMENTS FOR 20 YEARS.**
- 2. THERE SHALL BE NO ON-STREET PARKING AT ANY TIME FOR ANY REASON.**
- 3. ANY TYPE OF FENCING ALONG THE SIDE PROPERTY BOUNDARY LINES IS STRICTLY PROHIBITED.**
- 4. THERE SHALL BE A WHITE VINYL PICKET FENCE 4' TO 6' HIGH, ERECTED ALONG THE SOUTHERLY (REAR) PROPERTY LINE FROM THE OPEN SPACE PARCEL OF PROPERTY AT 134 COLUMBIA STREET TO THE PROPERTY LINE ABUTTING THE ST. GEORGE ROMAN CATHOLIC CHURCH PROPERTY LINE.**
- 5. THE DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE BOARD.**
- 6. THE BOARD IS RECOMMENDING THAT THE PLANNING & ZONING COMMISSION REQUIRE THERE BE THE ESTABLISHMENT OF A 'HOMEOWNERS ASSOCIATION' TO ENSURE THIS PROJECT REMAINS IN PRISTINE CONDITION FOR YEARS TO COME.**

**FOR THE FOLLOWING REASONS:**

- 1. THIS PROJECT WILL PROVIDE NEW OWNER-OCCUPIED, INCOME PRODUCING, HOUSING IN THE SOUTH END OF THE CITY, WHICH IS VERY MUCH NEEDED.**
- 2. THIS WILL BE A CATALYST FOR NEW RESIDENTIAL UNITS, REPLACING THE HOUSING COMPLEX CURRENTLY BEING DEMOLISHED.**

**\*\* COMMISSIONER SHEPARD SECONDED THE MOTION.  
\*\* MOTION PASSED UNANIMOUSLY.**

**#9- 35 COLUMBIA COURT – SEEKING VARIANCES OF THE MINIMUM LOT AREA, FRONT, SIDE AND REAR SETBACK REQUIREMENT AND THE 2,700 SQ.**



**FT. OF PROPERTY PER RESIDENTIAL UNIT UNDER SEC. 5-1-3, AND ALSO SEEKING A VARIANCE OF TWO (2) OF THE REQUIRED FIVE (5) OFF-STREET PARKING SPACES OF SEC. 11-1-2 TO PERMIT THE REDUCTION OF LAND AREA TO THE EXISTING 3-FAMILY DWELLING IN AN R-C ZONE.**

**\*\* COMMISSIONER COLON MOVED TO GRANT ITEM #9 RE: 35 COLUMBIA COURT – SEEKING VARIANCES OF THE MINIMUM LOT AREA, FRONT, SIDE AND REAR SETBACK REQUIREMENT AND THE 2,700 SQ. FT. OF PROPERTY PER RESIDENTIAL UNIT UNDER SEC. 5-1-3, AND ALSO SEEKING A VARIANCE OF TWO (2) OF THE REQUIRED FIVE (5) OFF-STREET PARKING SPACES OF SEC. 11-1-2 TO PERMIT THE REDUCTION OF LAND AREA TO THE EXISTING 3-FAMILY DWELLING IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. ONE SPACE SHALL BE DESIGNATED TO EACH APARTMENT.**
- 2. THE LOT AND PARKING AREA SHALL BE MAINTAINED BY THE OWNER OF 35 COLUMBIA STREET.**
- 3. ON-STREET PARKING IS STRICTLY PROHIBITED.**

**FOR THE FOLLOWING REASON:**

- 1. THE ADDITIONAL PROPERTY ADDED TO THE EXISTING 3-FAMILY DWELLING WILL PROVIDE NEEDED OFF-STREET PARKING.**

**\*\* COMMISSIONER ALVES SECONDED THE MOTION.  
\*\* MOTION PASSED UNANIMOUSLY.**

**#10- 36-38 COLUMBIA COURT – SEEKING VARIANCES OF THE MINIMUM LOT AREA AND FRONTAGE REQUIREMENT; THE FRONT, REAR, AND SIDE SETBACK REQUIREMENT AND THE DENSITY REQUIREMENT OF 2,700 SQ. FT. OF PROPERTY UNDER SEC. 5-1-3 AND ALSO SEEKING A VARIANCE OF ONE (1) OF THE THREE (3) REQUIRED OFF-STREET PARKING REQUIREMENT SPACES OF SEC. 11-1-2 TO PERMIT THE CONSTRUCTION OF A 2-FAMILY DWELLING IN AN R-C ZONE.**

**\*\* COMMISSIONER ALVES MOVED TO GRANT ITEM #10 RE: 36-38 COLUMBIA COURT – SEEKING VARIANCES OF THE MINIMUM LOT AREA AND FRONTAGE REQUIREMENT; THE FRONT, REAR, AND SIDE SETBACK REQUIREMENT AND THE DENSITY REQUIREMENT OF 2,700 SQ. FT. OF PROPERTY UNDER SEC. 5-1-3 AND ALSO SEEKING A VARIANCE OF ONE (1) OF THE THREE (3) REQUIRED OFF-STREET PARKING REQUIREMENT SPACES OF**

City of Bridgeport

Page

25

Zoning Board of Appeals

Regular Meeting

February 9th & 10th, 2016

**SEC. 11-1-2 TO PERMIT THE CONSTRUCTION OF A 2-FAMILY DWELLING IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. HOMES SHALL BE OWNER OCCUPIED IN COMPLIANCE WITH CHFA FUNDING REQUIREMENTS FOR 20 YEARS.**
- 2. THERE SHALL BE NO ON-STREET PARKING AT ANY TIME FOR ANY REASON.**
- 3. ANY TYPE OF FENCING ALONG THE SIDE PROPERTY BOUNDARY LINES IS STRICTLY PROHIBITED.**
- 4. THERE SHALL BE A WHITE VINYL PICKET FENCE 4' TO 6' HIGH, ERECTED ALONG THE SOUTHERLY (REAR) PROPERTY LINE FROM THE OPEN SPACE PARCEL OF PROPERTY AT 134 COLUMBIA STREET TO THE PROPERTY LINE ABUTTING THE ST. GEORGE ROMAN CATHOLIC CHURCH PROPERTY LINE.**
- 5. THE DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE BOARD.**
- 6. THE BOARD IS RECOMMENDING THAT THE PLANNING & ZONING COMMISSION REQUIRE THERE BE THE ESTABLISHMENT OF A 'HOMEOWNER'S ASSOCIATION' TO ENSURE THIS PROJECT REMAINS IN PRISTINE CONDITION FOR YEARS TO COME.**

**FOR THE FOLLOWING REASONS:**

- 1. THE PROJECT WILL PROVIDE NEW, OWNER-OCCUPIED, INCOME PRODUCING HOUSING IN THE SOUTH END OF THE CITY, WHICH IS VERY MUCH NEEDED.**
- 2. THIS WILL BE A CATALYST FOR NEW RESIDENTIAL UNITS, REPLACING THE HOUSING COMPLEX CURRENTLY BEING DEMOLISHED.**

**\*\* COMMISSIONER COLON SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**#11- 40-42 COLUMBIA COURT – SEEKING VARIANCES OF THE MINIMUM LOT AREA AND FRONTAGE REQUIREMENT; THE FRONT, REAR, AND SIDE SETBACK REQUIREMENT AND THE DENSITY REQUIREMENT OF 2,700 SQ. FT. OF PROPERTY UNDER SEC. 5-1-3 AND ALSO SEEKING A VARIANCE OF ONE (1) OF THE THREE (3) REQUIRED OFF-STREET PARKING REQUIREMENT SPACES**

**OF SEC. 11-1-2 TO PERMIT THE CONSTRUCTION OF A 2-FAMILY DWELLING IN AN R-C ZONE.**

**\*\* COMMISSIONER ALVES MOVED TO GRANT ITEM #11 RE: 40-42 COLUMBIA COURT – SEEKING VARIANCES OF THE MINIMUM LOT AREA AND FRONTAGE REQUIREMENT; THE FRONT, REAR, AND SIDE SETBACK REQUIREMENT AND THE DENSITY REQUIREMENT OF 2,700 SQ. FT. OF PROPERTY UNDER SEC. 5-1-3 AND ALSO SEEKING A VARIANCE OF ONE (1) OF THE THREE (3) REQUIRED OFF-STREET PARKING REQUIREMENT SPACES OF SEC. 11-1-2 TO PERMIT THE CONSTRUCTION OF A 2-FAMILY DWELLING IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. HOMES SHALL BE OWNER OCCUPIED IN COMPLIANCE WITH CHFA FUNDING REQUIREMENTS FOR 20 YEARS.**
- 2. THERE SHALL BE NO ON-STREET PARKING AT ANYTIME FOR ANY REASON.**
- 3. ANY TYPE OF FENCING ALONG THE SIDE PROPERTY BOUNDARY LINES IS STRICTLY PROHIBITED.**
- 4. THERE SHALL BE A WHITE VINYL PICKET FENCE 4' TO 6' HIGH, ERECTED ALONG THE SOUTHERLY (REAR) PROPERTY LINE FROM THE OPEN SPACE PARCEL OF PROPERTY AT 134 COLUMBIA STREET TO THE PROPERTY LINE ABUTTING THE ST. GEORGE ROMAN CATHOLIC CHURCH PROPERTY LINE.**
- 5. THE DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE BOARD.**
- 6. THE BOARD IS RECOMMENDING THAT THE PLANNING & ZONING COMMISSION REQUIRE THERE BE THE ESTABLISHMENT OF A 'HOMEOWNERS ASSOCIATION' TO ENSURE THIS PROJECT REMAINS IN PRISTINE CONDITION FOR YEARS TO COME.**

**FOR THE FOLLOWING REASONS:**

- 1. THIS PROJECT WILL PROVIDE NEW, OWNER-OCCUPIED, INCOME PRODUCING HOUSING IN THE SOUTH END OF THE CITY, WHICH IS VERY MUCH NEEDED.**
- 2. THIS WILL BE A CATALYST FOR NEW RESIDENTIAL UNITS, REPLACING THE HOUSING COMPLEX CURRENTLY BEING DEMOLISHED.**

**\*\* COMMISSIONER COLON SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**#12- 46-48 COLUMBIA COURT – SEEKING VARIANCES OF THE MINIMUM LOT AREA AND FRONTAGE REQUIREMENT; THE FRONT, REAR, AND SIDE SETBACK REQUIREMENT AND THE DENSITY REQUIREMENT OF 2,700 SQ. FT. OF PROPERTY UNDER SEC. 5-1-3 AND ALSO SEEKING A VARIANCE OF ONE (1) OF THE THREE (3) REQUIRED OFF-STREET PARKING REQUIREMENT SPACES OF SEC. 11-1-2 TO PERMIT THE CONSTRUCTION OF A 2-FAMILY DWELLING IN AN R-C ZONE.**

**\*\* COMMISSIONER COLON MOVED TO GRANT ITEM #12 RE: 46-48 COLUMBIA COURT – SEEKING VARIANCES OF THE MINIMUM LOT AREA AND FRONTAGE REQUIREMENT; THE FRONT, REAR, AND SIDE SETBACK REQUIREMENT AND THE DENSITY REQUIREMENT OF 2,700 SQ. FT. OF PROPERTY UNDER SEC. 5-1-3 AND ALSO SEEKING A VARIANCE OF ONE (1) OF THE THREE (3) REQUIRED OFF-STREET PARKING REQUIREMENT SPACES OF SEC. 11-1-2 TO PERMIT THE CONSTRUCTION OF A 2-FAMILY DWELLING IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. HOMES SHALL BE OWNER OCCUPIED IN COMPLIANCE WITH CHFA FUNDING REQUIREMENTS FOR 20 YEARS.**
- 2. THERE SHALL BE NO ON-STREET PARKING AT ANYTIME FOR ANY REASON.**
- 3. ANY TYPE OF FENCING ALONG THE SIDE PROPERTY BOUNDARY LINES IS STRICTLY PROHIBITED.**
- 4. THERE SHALL BE A WHITE VINYL PICKET FENCE 4' TO 6' HIGH, ERECTED ALONG THE SOUTHERLY (REAR) PROPERTY LINE FROM THE OPEN SPACE PARCEL OF PROPERTY AT 134 COLUMBIA STREET TO THE PROPERTY LINE ABUTTING THE ST. GEORGE ROMAN CATHOLIC CHURCH PROPERTY LINE.**
- 5. THE DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE BOARD.**
- 6. THE BOARD IS RECOMMENDING THAT THE PLANNING & ZONING COMMISSION REQUIRE THERE BE THE ESTABLISHMENT OF A 'HOMEOWNERS ASSOCIATION' TO ENSURE THIS PROJECT REMAINS IN PRISTINE CONDITION FOR YEARS TO COME.**

**FOR THE FOLLOWING REASONS:**

- 1. THIS PROJECT WILL PROVIDE NEW, OWNER-OCCUPIED, INCOME PRODUCING HOUSING IN THE SOUTH END OF THE CITY, WHICH IS VERY MUCH NEEDED.**
- 2. THIS WILL BE A CATALYST FOR NEW RESIDENTIAL UNITS, REPLACING THE HOUSING COMPLEX CURRENTLY BEING DEMOLISHED FOR NEW RESIDENTIAL UNITS, REPLACING THE HOUSING COMPLEX CURRENTLY BEING DEMOLISHED.**

**\*\* COMMISSIONER ALVES SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**#13- 47 COLUMBIA COURT – SEEKING TO WAIVE THE MINIMUM LOT REQUIREMENT OF 9,000 SQ. FT. OF SEC. 5-1-3 TO ESTABLISH A PARKING 2000 SQ. FT. AREA TO BE UTILIZED BY THE RESIDENTS OF 27 COLUMBIA COURT IN AN R-C ZONE.**

**\*\* COMMISSIONER COLON MOVED TO GRANT ITEM #13 RE: 47 COLUMBIA COURT – SEEKING TO WAIVE THE MINIMUM LOT REQUIREMENT OF 9,000 SQ. FT. OF SEC. 5-1-3 TO ESTABLISH A PARKING 2000 SQ. FT. AREA TO BE UTILIZED BY THE RESIDENTS OF 27 COLUMBIA COURT IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. TWO SPACES SHALL BE ASSIGNED TO EACH APARTMENT.**
- 2. THE LOT AND PARKING AREA SHALL BE MAINTAINED BY THE OWNERS OF 47 COLUMBIA COURT.**
- 3. ON-STREET PARKING IS STRICTLY PROHIBITED.**

**FOR THE FOLLOWING REASON:**

- 1. THIS PROJECT WILL BRING THE PARKING SPACES AVAILABLE INTO FULL COMPLIANCE WITH THE ZONING REGULATION OF THE CITY OF BRIDGEPORT.**

**\*\* COMMISSIONER ALVES SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**#14- 134 COLUMBIA STREET – SEEKING TO WAIVE THE MINIMUM LOT REQUIREMENT OF 9,000 SQ. FT. OF SEC. 5-1-3 TO ESTABLISH A 1,120 SQ. FT. NONCONFORMING LOT TO BE UTILIZED AS OPEN SPACE IN AN R-C ZONE.**

**\*\* COMMISSIONER COLON MOVED TO GRANT ITEM #14 RE: 134 COLUMBIA STREET – SEEKING TO WAIVE THE MINIMUM LOT REQUIREMENT OF 9,000 SQ. FT. OF SEC. 5-1-3 TO ESTABLISH A 1,120 SQ. FT. NONCONFORMING LOT TO BE UTILIZED AS OPEN SPACE IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. ANY TYPE OF STRUCTURE, SHED, OR STORAGE OF ANY KIND IS STRICTLY PROHIBITED.**
- 2. THE AREA SHALL BE MAINTAINED BY THE OWNER OF 8-10 COLUMBIA COURT AND SHALL BE STATED ON THE DEED AND RECORDED ON THE LAND RECORDS OF THE CITY OF BRIDGEPORT.**

**FOR THE FOLLOWING REASON:**

- 1. THIS AREA SHALL PROVIDE ‘GREEN’ SPACE FOR THE RESIDENTS OF COLUMBIA COURT.**

**\*\* COMMISSIONER ALVES SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**#15- 111-113 JOHNSON STREET – SEEKING VARIANCES OF THE MINIMUM LOT AREA AND FRONTAGE REQUIREMENT; SIDE SETBACK AND THE DENSITY REQUIREMENT OF 2,700 SQ. FT. OF PROPERTY UNDER SEC. 5-1-3 AND ALSO SEEKING A VARIANCE OF ONE (1) OF THE THREE (3) REQUIRED OFF-STREET PARKING REQUIREMENT SPACES OF SEC. 11-1-2 TO PERMIT THE CONSTRUCTION OF A 2-FAMILY DWELLING IN AN R-C ZONE.**

**\*\* COMMISSIONER ALVES MOVED TO GRANT ITEM #15 RE: 111-113 JOHNSON STREET – SEEKING VARIANCES OF THE MINIMUM LOT AREA AND FRONTAGE REQUIREMENT; SIDE SETBACK AND THE DENSITY REQUIREMENT OF 2,700 SQ. FT. OF PROPERTY UNDER SEC. 5-1-3 AND ALSO SEEKING A VARIANCE OF ONE (1) OF THE THREE (3) REQUIRED OFF-STREET PARKING REQUIREMENT SPACES OF SEC. 11-1-2 TO PERMIT THE CONSTRUCTION OF A 2-FAMILY DWELLING IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

1. HOMES SHALL BE OWNER OCCUPIED IN COMPLIANCE WITH CHFA FUNDING REQUIREMENTS FOR 20 YEARS.
2. ANY TYPE OF FENCING ALONG THE SIDE PROPERTY BOUNDARY LINES IS STRICTLY PROHIBITED.
3. THE DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE BOARD.
4. THE SHARED DRIVEWAY SHALL BE MAINTAINED BY BOTH PROPERTY OWNERS AND STATED IN THE DEED RECORDED ON THE LAND RECORDS OF THE CITY OF BRIDGEPORT.
5. EACH UNIT SHALL BE ASSIGNED ONE OFF-STREET PARKING SPACE IN THE REAR YARD.

**FOR THE FOLLOWING REASONS:**

1. THIS PROJECT WILL PROVIDE NEW, OWNER-OCCUPIED, INCOME PRODUCING HOUSING IN THE SOUTH END OF THE CITY, WHICH IS VERY MUCH NEEDED.
2. THIS WILL BE A CATALYST FOR NEW RESIDENTIAL UNITS, REPLACING THE HOUSING COMPLEX CURRENTLY BEING DEMOLISHED.

**\*\* COMMISSIONER CAROLAN SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**#16- 119-121 JOHNSON STREET – SEEKING VARIANCES OF THE MINIMUM LOT AREA AND FRONTAGE REQUIREMENT; SIDE SETBACK AND THE DENSITY REQUIREMENT OF 2,700 SQ. FT. OF PROPERTY UNDER SEC. 5-1-3 AND ALSO SEEKING A VARIANCE OF ONE (1) OF THE THREE (3) REQUIRED OFF-STREET PARKING REQUIREMENT SPACES OF SEC. 11-1-2 TO PERMIT THE CONSTRUCTION OF A 2-FAMILY DWELLING IN AN R-C ZONE.**

**\*\* COMMISSIONER COLON MOVED TO GRANT ITEM #16 RE: 119-121 JOHNSON STREET – SEEKING VARIANCES OF THE MINIMUM LOT AREA AND FRONTAGE REQUIREMENT; SIDE SETBACK AND THE DENSITY REQUIREMENT OF 2,700 SQ. FT. OF PROPERTY UNDER SEC. 5-1-3 AND ALSO SEEKING A VARIANCE OF ONE (1) OF THE THREE (3) REQUIRED OFF-STREET PARKING REQUIREMENT SPACES OF SEC. 11-1-2 TO PERMIT THE CONSTRUCTION OF A 2-FAMILY DWELLING IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. HOMES SHALL BE OWNER OCCUPIED IN COMPLIANCE WITH CHFA FUNDING REQUIREMENTS FOR 20 YEARS.**
- 2. ANY TYPE OF FENCING ALONG THE SIDE PROPERTY BOUNDARY LINES IS STRICTLY PROHIBITED.**
- 3. THE DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE BOARD.**
- 4. THE SHARED DRIVEWAY SHALL BE MAINTAINED BY BOTH PROPERTY OWNERS AND STATED IN THE DEED, RECORDED ON THE LAND RECORDS OF THE CITY OF BRIDGEPORT.**
- 5. EACH UNIT SHALL BE ASSIGNED ONE OFF-STREET PARKING SPACE IN THE REAR YARD.**

**FOR THE FOLLOWING REASONS:**

- 1. THIS PROJECT WILL PROVIDE NEW, OWNER-OCCUPIED, INCOME PRODUCING HOUSING IN THE SOUTH END OF THE CITY, WHICH IS VERY MUCH NEEDED.**
- 2. THIS WILL BE A CATALYST FOR NEW RESIDENTIAL UNITS, REPLACING THE HOUSING COMPLEX CURRENTLY BEING DEMOLISHED.**

**\*\* COMMISSIONER ALVES SECONDED THE MOTION.  
\*\* MOTION PASSED UNANIMOUSLY.**

**ADJOURNMENT**

**\*\* COMMISSIONER ALVES MOVED TO ADJOURN.  
\*\* COMMISSIONER COLON SECONDED THE MOTION.  
\*\* MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:40 PM.

Respectfully submitted,

Catherine Ramos  
Telesco Secretarial Services