

**CITY OF BRIDGEPORT  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
MARCH 8, 2016**

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

**STAFF:** Dennis Buckley, Zoning Official; Paul Boucher, Assistant Zoning Official; Diego Guevara, Design Review Coordinator

**CALL TO ORDER**

The Chair called the meeting to order at 6:10 PM. A quorum was present. The Chair announced that, as there are only 4 commissioners seated, the proceedings can moved forward, but the applicants are within their right to ask for a deferral, in the interest of having a full board. The Chair asked that anyone who wished to defer their application do so.

Atty. Raymond Rizio came forward and asked to defer items D-1 and D-2. He further stated that he would waive any statutory requirements regarding both items.

Atty. Richard Mycroft came forward and asked to defer item C-1. He further stated that, as they are within the proper window, it would not be necessary to waive statutory requirements.

The Chair announced that the following items would not be heard:

**C-1 (#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.**

**D-1 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.**

**D-2 2149 Seaview Ave. – Petition of 2149 Seaview Avenue, LLC – Seeking a usevariance 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.**

### **NEW BUSINESS**

**#1 1603-1617 Barnum Ave. – Petition of Elegant Lounge – Seeking to modify the conditions of approval on a petition granted by the Board on 02-14-12 to now include various types of live entertainment to an existing restaurant in an OR zone.**

The applicant came forward and stated that she didn't receive instructions regarding the mailings. She came forward and presented the commissioners with a packet of everything she received from the office.

Mr. Buckley examined the documents and stated that there seems to be a misunderstanding regarding the mailings, as he does not see a letter from himself in the presented packet. He stated that, while the property is posted, it will need to be re-posted and have mailings sent out. Mr. Buckley stated that they currently have two letters of opposition, so it would appear that some people are aware of the application. He explained that there is one abutting property owner, and that they must be notified in order for the hearing to go forward.

The Chair further explained that the abutting and immediate neighbors have to be notified of the applicant's intention to seek a change in the property. She stated that fault in the matter of the mailings is immaterial, and in order to protect the rights of the abutters and maintain the integrity of the applicant's hearing, the item will need to be deferred. The Chair instructed the applicant to see the office for information regarding the mailings.

The Chair announced that item #1 RE: 1603-1617 Barnum Avenue would not be heard tonight.

**#4 2476 (aka 2472-2478) East Main St & 25 Ohio Ave. – Petition of Julia Chuchuca and Jose Manuel Chapa – 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.**

The Chair informed the applicant that their item could not be heard, as the newspaper published an incorrect description, and thus it needs to be republished. She stated that this was through no fault of the applicant, and that the item will be deferred to next month.

Mr. Buckley further explained that the newspaper posting references a dwelling rather than a restaurant. He stated that they will get the applicant new placards and window signage, and the office will contact them regarding this.

The Chair announced that item #4 RE: 2476 (aka 2472-2478) East Main Street & 25 Ohio Avenue would not be heard tonight.

**#2 818-824 Madison Ave. – Petition of Pietrina, Santangeli & Caterina Trustees – Seeking a variance under Sec. 11-1-2 waiving all of the three (3) required off-street parking spaces to permit the conversion of commercial space on the 2nd floor of the existing building into two (2) residential units in an OR zone.**

Fred D'Amico, project engineer, came forward and turned in the appropriate mailings, receipts, and photographs of the posted signage. He stated that they are proposed 2 second floor apartments on the corner of Madison and Charles. He stated that the building basically covers the whole parcel, so there is no room for parking. Mr. D'Amico stated that Mr. Guevara's recommendation approved the reduction in parking given the reduction of use on the property.

The Chair asked Mr. D'Amico if he addressed the issue in Mr. Guevara's report regarding the bedrooms without windows. Mr. D'Amico stated that the actual floor plan will be revised so it addresses those issues, and that they agree to make all of the changes he advised. Mr. D'Amico further stated that, if necessary, they could make the apartment a one bedroom. The Chair asked if he would be comfortable with that as a requirement, and Mr. D'Amico answered in the affirmative. The Chair clarified that the apartment is 1500 square feet, and Mr. D'Amico answered in the affirmative.

The Chair asked if anyone would like to speak in favor of the application. No one came forward. She then asked if anyone wished to speak in opposition. Hearing none, she closed the hearing on 818-824 Madison Avenue.

**#3 168-170 Fairview Ave. – Petition of Maria Jose De Carvalho – Seeking variances of the minimum 3' setback requirement; the maximum height of 15'; the maximum site coverage of 60% and the minimum landscaping of 40% under Sec. 5-1-3 to legalize the construction of a 2-story garage with exterior stairs in an R-A zone.**

Maria Jose De Carvalho came forward and turned in the appropriate mailings and photos of the posted signage.

Ms. De Carvalho stated that she hadn't realized she was committing a violation when she built the accessory structure, and that she was building a space for 3 cars with storage on top.

The Chair asked if Ms. De Carvalho had taken down the old garage, and Ms. De Carvalho answered in the negative. The Chair asked why Ms. De Carvalho wanted to move the larger garage. Ms. De Carvalho stated, as it is, there is no space on the street for her cars, and not enough space in the current garage, and she has had to double deck the spaces. Ms. De Carvalho stated that it is difficult to jockey the cars regularly every time she uses one. The Chair asked how many cars the old garage can fit, and Ms. De Carvalho stated that it fits 2 cars. The Chair asked why the garage is 2 stories, and Ms. De Carvalho stated that this is so she can have room for more storage. The Chair stated that the height of the accessory structure is the primary problem, and asked what the storage is for. Ms. De Carvalho stated that there are painting supplies, furniture, and utility items such as ovens and dishwashers that she intends to store on the second floor. The Chair noted, with the windows, the accessory structure looks like a small residential building. Ms. De Carvalho stated that she did the drawing herself, and that she thought the windows would help with potential heat issues. The Chair asked why there are 2 doors for a 3 car garage, and Ms. De Carvalho stated that the large door can fit 2 cars.

Commissioner Carolan stated that there appears to be too much on too little. The Chair stated that, had Ms. De Carvalho looked up the permits and regulations prior to construction, she would have discovered that the structure was out of character of the neighborhood. The Chair asked if Ms. De Carvalho lives at the residence, and Ms. De Carvalho answered in the affirmative.

The Chair asked if anyone wished to speak in favor of the application.

Julie Atana-Piscelli, a concerned citizen came forward and stated that she has owned property in Bridgeport for 23 years, and has several questions. The Chair stated that she could pose questions to the Chair, and could then have them answered. Ms. Atana-Piscelli asked if anyone opposed the application when the original permit was pulled. The Chair stated that the applicant had not applied for or received a permit. Ms. Atana-Piscelli asked what use the second story has in the garage. The Chair stated that the applicant stated it will be used for storage of stoves, fridges, other utility items and painting supplies. Ms. Atana-Piscelli asked if construction was supposed to halt while waiting for the Zoning Board hearing. The Chair answered in the affirmative. Ms. Atana-Piscelli stated that the construction has continued, and that when she applied to widen her 1 car garage in 1994, the application was denied. Ms. Atana-Piscelli further stated that she was similarly denied erecting a canvas to shade a vintage car in 2000, and that granting this variance would set a precedent for the rest of the neighborhood.

The Chair asked if anyone wished to speak in opposition.

Juan Mercado came forward and stated that he owns the property next door. He stated that he has been to the zoning board before to ask to expand his own garage, and was denied. He further stated that the retaining wall between his property and the applicant's property is crumbling due to excessive pavement being poured. Mr. Mercado stated that there are large, commercial type vehicles on the property, like vans. He stated, if they want to build a garage, they could knock down the existing structure and rebuild it, or repair it.

Edna Sorrelli came forward and stated that she lives across the street. She stated that she didn't know there wasn't a permit, and that the new accessory structure looks like a two-family house. She stated that the house in the back is being overshadowed, and that it is so close to the fences it has made her concerned about the impact it could have on fire safety.

Anthony Pizighelli came forward and stated that he represents the Neighborhood Watch in that area, and that they are opposed to the structure. He stated that there have been problems with commercial vehicles on that property, and that it appears to be related to a painting business. He stated that they are concerned that what they're seeing built is a commercial building to house an office. Mr. Pizighelli stated that this is a residential neighborhood, that they want to keep it that way, and that the height of the structure is an eyesore. He stated that he is a carpenter by trade, and his opinion is that the levels look as if they are not intended for storage, but rather an office or apartment. He stated that the neighbors were never notified by mail, and that there are concerns for safety due to the structure's proximity to other buildings, and its impact on access, as the pre-existing garage is in disrepair, and is blocking egress to the new structure. Mr. Pizighelli stated that the construction does not appear to be halted, and that they are completely changing the footprint.

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

Ms. De Carvalho stated that it was not her intention to violate the ordinances, and that she called her construction team from Brazil once she found out that the structure was in violation. She stated that she asked him to return once she was back in the United States, in order to ensure that everything was structurally sound while construction was halted.

The Chair asked if Ms. De Carvalho intends to take down the pre-existing garage, and Ms. De Carvalho answered in the affirmative.

The Chair closed the hearing on 168-170 Fairview Avenue.

**#5 1944-1954 Boston Ave. – Petition of Shanta Blackburn – Seeking to modify a condition of approval of an application granted by the Board on 08-11-15 to legalize the placement of a 6’ high privacy fence on a corner lot in an OR zone.**

Shanta Blackburn came forward and stated that she didn’t do the mailings. Mr. Buckley stated that the application would need to be deferred. The Chair stated that Ms. Blackburn would need to confer with the office regarding neighbor notification. Ms. Blackburn asked when the application would be heard, and the Chair stated that it would likely be next month, and that Ms. Blackburn should check in with Mr. Buckley tomorrow.

The Chair announced that item #5 RE: 1944-1954 Boston Avenue would not be heard tonight.

**#6 331 Ellsworth St. – Petition of James Cavallo – Seeking a variance of the maximum height requirement of 2 ½ stories of Sec. 5-1-3 to permit the construction of a 3-story, 2-family dwelling in an R-B zone.**

Atty. David Vicoda came forward to speak on the application. He stated that the changes the applicant is making are true to the zone, and contribute to the best use. He stated that the submitted plans are within the 35 foot height restrictions, and that the first story of the building will be used for parking, furnace, and electronics. He further stated that Mr. Guevara recommended an approval.

The Chair asked about the building setback. Atty. Vicoda stated that, in Mr. Guevara’s recommendation, he stated that the building could be moved forward in the interest of the frontage and the proximity to the road. He asked if it was a requirement to have the building in line with the surrounding properties. Mr. Boucher stated that it would be in the interest of aesthetics in order to match the streetscape.

Atty. Chris Pajorkin came forward and stated that, when the initial discussion was held, the plan submitted was flush with the other properties. He stated that they moved it back in the interest of drainage and parking, but that they are happy to comply and move the property should the commission request it.

Mr. Guevara stated that the best location for the house is one that maintains the prevailing setback set by the rest of the structures facing the street. He stated that there should be no problem pushing the building to the front, as the drainage issue is manageable. He stated that it would require small modifications to the basement, and 2 by 2 parking would be fine. Commissioner Carolan suggested that this be made a condition.

The Chair asked if the 28 foot height of the building is comfortable to the height of the surrounding houses. Atty. Vicoda stated that their building is slightly lower, as the surrounding homes are right around 33 feet.

Atty. Vicoda asked if the variance will speak to the location of the structure relative to the property. The Chair stated, if the variance is granted, the commission will specify the location of the property as a condition. Atty. Vicoda stated that their preference is to not move the house, but that they would be amenable to this either way.

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. Hearing none, the Chair closed the application on 331 Ellsworth Street.

**#7 1077 Huntington Tpke. – Petition of Robert DiScala – Seeking a use variance of Sec. 6-2-1 to permit the conversion of an existing 1- family dwelling into a single use professional office building in an R-A zone.**

Atty. Rizio came forward and stated that the application was extended from the previous ZBA meeting. He stated that he initially applied for a zone change, and that the commission preferred a use variance. Atty. Rizio stated that the property is across the street from the entrance to Vazzi's and is beside a strip center. He stated that there is a large buffer to the other house, and that there is a tenant, an insurance broker, ready to move in almost immediately. He stated that they prefer to keep the professional office designation in the ruling, as typically all to most professional uses today are low traffic. Atty. Rizio stated that there is a huge buffer along with side, in addition to plantings. He stated that there will be a 6 foot retaining wall, and that there will be parking along the side, and that the only uses on site will be those presented tonight.

The Chair stated that this use is much more appropriate. Atty. Rizio stated that this property is surrounded by commercial uses, and that this is a far better use than a residential property, as the encroachment of the commercial uses makes it a difficult sell as a residential property. He stated that the property is properly buffered out the back, and that there is already fencing in place. Atty. Rizio stated that there is excellent access to and from the property, and that it is already landscaped. He stated that this will be an excellent use, and by limiting it to professional office use, it will limit the commercial ventures that can come onto this parcel without the commission's direct consent.

The Chair inquired about signage. Atty. Rizio stated that whatever signage erected will be pursuant to the regulations in the form of a number and very small identifying sign. He stated that they aren't looking to pull people off the street. Mr. Buckley stated that the regulations state

they may have 1 sign facing the road, no bigger than 12 square feet, 2 sided, and 6 square feet per side. Mr. Buckler stated that it can be lit, but not by strobing lights or lights that throw a glare towards the road. Atty. Rizio stated that they intend to have an unilluminated 3 ft by 2 ft sign.

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 application on 1077 Huntington Turnpike.

### **DECISION SESSION**

**C-1 (#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 ALVES MOVED TO DEFER ITEM #C-1 (#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 TO APRIL 12, 2016.**

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

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

**D-1 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.**

**\*\* COMMISSIONER CAROLAN MOVED TO DEFER ITEM #D-1 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 APRIL 12, 2016.**



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

**D-2 2149 SEAVIEW AVE. – PETITION OF 2149 SEAVIEW AVENUE, LLC – SEEKING A USEVARIANCE 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-2 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 APRIL 12, 2016.**

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

**#1 1603-1617 BARNUM AVE. – PETITION OF ELEGANT LOUNGE – SEEKING TO MODIFY THE CONDITIONS OF APPROVAL ON A PETITION GRANTED BY THE BOARD ON 02-14-12 TO NOW INCLUDE VARIOUS TYPES OF LIVE ENTERTAINMENT TO AN EXISTING RESTAURANT IN AN OR ZONE.**

**\*\* COMMISSIONER ALVES MOVED TO DEFER ITEM #1 1603-1617 BARNUM AVE. – PETITION OF ELEGANT LOUNGE – SEEKING TO MODIFY THE CONDITIONS OF APPROVAL ON A PETITION GRANTED BY THE BOARD ON 02-14-12 TO NOW INCLUDE VARIOUS TYPES OF LIVE ENTERTAINMENT TO AN EXISTING RESTAURANT IN AN OR ZONE.**

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

**#2 818-824 MADISON AVE. – PETITION OF PIETRINA, SANTANGELI & CATERINA TRUSTEES – SEEKING A VARIANCE UNDER SEC. 11-1-2 WAIVING ALL OF THE THREE (3) REQUIRED OFF-STREET PARKING SPACES TO PERMIT THE CONVERSION OF COMMERCIAL SPACE ON THE 2ND FLOOR OF THE EXISTING BUILDING INTO TWO (2) RESIDENTIAL UNITS IN AN OR ZONE.**

**\*\* COMMISSIONER CAROLAN MOVED TO APPROVE ITEM #2 818-824 MADISON AVE. – PETITION OF PIETRINA, SANTANGELI & CATERINA TRUSTEES – SEEKING A VARIANCE UNDER SEC. 11-1-2 WAIVING ALL OF THE THREE (3) REQUIRED OFF-STREET PARKING SPACES TO PERMIT THE CONVERSION OF COMMERCIAL SPACE ON THE 2ND FLOOR OF THE EXISTING BUILDING INTO TWO (2) RESIDENTIAL UNITS IN AN OR ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE REDEVELOPMENT OF THE SUBJECT PREMISES SHALL BE IN STRICT ACCORD WITH THE RECOMMENDATIONS OF THE DESIGN REVIEW COORDINATOR IN HIS REPORT DATED FEBRUARY 29, 2016.**
- 2. ALL CONSTRUCTION SHALL COMPLY WITH THE BASIC BUILDING CODE OF THE STATE OF CT AS THE SUBJECT PREMISES IS NOW A MIXED-USE BUILDING.**

**FOR THE FOLLOWING REASONS:**

- 1. THE TWO SINGLE-BEDROOM LIVING UNITS ARE LESS INTENSIVE THAN THE PREVIOUS USE WHICH WAS A SOCIAL CLUB.**
- 2. WILL PROVIDE NEW RESIDENTIAL UNITS IN AN OLDER AREA OF THE CITY.**

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

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

**#3 168-170 FAIRVIEW AVE. – PETITION OF MARIA JOSE DE CARVALHO – SEEKING VARIANCES OF THE MINIMUM 3’ SETBACK REQUIREMENT; THE MAXIMUM HEIGHT OF 15’; THE MAXIMUM SITE COVERAGE OF 60% AND THE MINIMUM LANDSCAPING OF 40% UNDER SEC. 5-1-3 TO LEGALIZE THE CONSTRUCTION OF A 2-STORY GARAGE WITH EXTERIOR STAIRS IN AN R-A ZONE.**

**\*\* COMMISSIONER ALVES MOVED TO DENY ITEM #3 168-170 FAIRVIEW AVE. – PETITION OF MARIA JOSE DE CARVALHO – SEEKING VARIANCES OF THE MINIMUM 3’ SETBACK REQUIREMENT; THE MAXIMUM HEIGHT OF 15’; THE MAXIMUM SITE COVERAGE OF 60% AND THE MINIMUM LANDSCAPING OF 40% UNDER SEC. 5-1-3 TO LEGALIZE THE CONSTRUCTION OF A 2-STORY GARAGE WITH EXTERIOR STAIRS IN AN R-A ZONE FOR THE FOLLOWING REASONS:**

- 1. THE OVERSIZE GARAGE WAS CONSTRUCTED WITHOUT ANY APPROVALS OR PERMITS.**

2. AN ACCESSORY STRUCTURE OF THIS SIZE IS TOO LARGE ON THE EXISTING UNDERSIZED LOT.
3. THIS ACCESSORY STRUCTURE SHALL BE REMOVED OR AN ARREST WARRANT WILL BE SOUGHT FROM THE ASSISTANT CT STATE ATTORNEY.

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

**#4 2476 (AKA 2472-2478) EAST MAIN ST & 25 OHIO AVE. – PETITION OF JULIA CHUCHUCA AND JOSE MANUEL CHAPA – 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 CAROLAN MOVED TO DEFER ITEM #4 2476 (AKA 2472-2478) EAST MAIN ST & 25 OHIO AVE. – PETITION OF JULIA CHUCHUCA AND JOSE MANUEL CHAPA – 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 SECONDED THE MOTION.  
\*\* MOTION PASSED UNANIMOUSLY.**

**#5 1944-1954 BOSTON AVE. – PETITION OF SHANTA BLACKBURN – SEEKING TO MODIFY A CONDITION OF APPROVAL OF AN APPLICATION GRANTED BY THE BOARD ON 08-11-15 TO LEGALIZE THE PLACEMENT OF A 6’ HIGH PRIVACY FENCE ON A CORNER LOT IN AN OR ZONE.**

**\*\* COMMISSIONER CAROLAN MOVED TO DEFER ITEM #5 1944-1954 BOSTON AVE. – PETITION OF SHANTA BLACKBURN – SEEKING TO MODIFY A CONDITION OF APPROVAL OF AN APPLICATION GRANTED BY THE BOARD ON**

City of Bridgeport

Page

11

Zoning Board of Appeals

Regular Meeting

March 8, 2016

**08-11-15 TO LEGALIZE THE PLACEMENT OF A 6' HIGH PRIVACY FENCE ON A CORNER LOT IN AN OR ZONE.**

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

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

**#6 331 ELLSWORTH ST. – PETITION OF JAMES CAVALLO – SEEKING A VARIANCE OF THE MAXIMUM HEIGHT REQUIREMENT OF 2 ½ STORIES OF SEC. 5-1-3 TO PERMIT THE CONSTRUCTION OF A 3-STORY, 2-FAMILY DWELLING IN AN R-B ZONE.**

**\*\* COMMISSIONER ALVES MOVED TO DENY ITEM #6 331 ELLSWORTH ST. – PETITION OF JAMES CAVALLO – SEEKING A VARIANCE OF THE MAXIMUM HEIGHT REQUIREMENT OF 2 ½ STORIES OF SEC. 5-1-3 TO PERMIT THE CONSTRUCTION OF A 3-STORY, 2-FAMILY DWELLING IN AN R-B ZONE WITHOUT PREJUDICE FOR THE FOLLOWING REASONS:**

- 1. THE RECOMMENDATION OF THE BOARD IS TO ALIGN THE PROPOSED STRUCTURE WITH THE OTHER HOUSES ON THE STREET AND TO ERECT A 2 ½ STORY HOME WITH A 35 FOOT MAXIMUM HEIGHT.**

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

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

**#7 1077 HUNTINGTON TPKE. – PETITION OF ROBERT DISCALA – SEEKING A USE VARIANCE OF SEC. 6-2-1 TO PERMIT THE CONVERSION OF AN EXISTING 1-FAMILY DWELLING INTO A SINGLE USE PROFESSIONAL OFFICE BUILDING IN AN R-A ZONE.**

**\*\* COMMISSIONER CAROLAN MOVED TO APPROVE ITEM #7 1077 HUNTINGTON TPKE. – PETITION OF ROBERT DISCALA – SEEKING A USE VARIANCE OF SEC. 6-2-1 TO PERMIT THE CONVERSION OF AN EXISTING 1-FAMILY DWELLING INTO A SINGLE USE PROFESSIONAL OFFICE BUILDING IN AN R-A ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE PETITIONERS SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**
- 2. THE REDEVELOPMENT OF THE SUBJECT PREMISES SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE BOARD.**

**3. USE OF THE SUBJECT PREMISES SHALL BE A SINGLE OFFICE USE ONLY.  
FOR THE FOLLOWING REASONS:**

- 1. THE SURROUNDINGS HAVE CHANGED IN THAT THE SUBJECT PREMISES IS CLOSE TO A SMALL STRIP MALL AND IS DIRECTLY ACROSS THE STREET FROM A PARKING LOT AND RESTAURANT.**
- 2. THE GRANTING OF THIS PETITION WILL BE A SOFT TRANSITION FROM AN R-A ZONE TO AN OR ZONE.**
- 3. THERE SHALL BE NO ADVERSE IMPACT ON THE RESIDENTIAL PROPERTY ABUTTING THIS PARCEL OF LAND.**

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

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

**OTHER BUSINESS**

Mr. Buckley brought forth an item concerning the change of a house on Gilman Street from a single-family to a 3-family home. He stated that the previous owner died and the house was sold at auction. He stated that the fire marshal went in and determined the house was not in illegal standing, and that the building was tax assessed as a 3-family home in 1970. Mr. Buckley stated that the plumbing inspector discovered copper piping, dating the home back to the 1960s. He stated that the building has sufficient parking to serve as a 3-family building.

The Chair asked if the building is inhabited or empty, and Mr. Buckley stated that it has been empty for 2 years.

Mr. Boucher asked if they could make this administrative decision with the blessing of the commission.

**\*\* COMMISSIONER CAROLAN MOVED TO RECOMMEND THE COMMISSION SUPPORT THE ADMINISTRATIVE DECISION.**

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

**APPROVAL OF MINUTES**

**\*\* COMMISSIONER ALVES MOVED TO ACCEPT THE MINUTES OF THE PREVIOUS MEETING WITH THE FOLLOWING CHANGES:**

- 1. PAGE 4: RE: THE ITEM ON WASHINGTON TERRACE. COMMISSIONER SHEPARD CHANGED HER VOTE FROM ABSTENTION TO IN FAVOR PRIOR TO THE FINAL VOTE, MAKING THE CONSENSUS UNANIMOUS.**

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

**ADJOURNMENT**

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

The meeting adjourned at 7:40 PM.

Respectfully submitted,

Catherine Ramos  
Telesco Secretarial Services