

**ZONING BOARD OF APPEALS  
DECEMBER 13, 2016  
CITY OF BRIDGEPORT**

Attendance: Michael Piccirillo, Chair; B. Oyiboka "Boca" Benson; Linda Grace, Maria Alves;  
John Carolan

STAFF: Dennis Buckley, Zoning Official; Paul Boucher, Assistant Zoning Official; Russell  
Liskov, City Attorney; Diego Guevara, Design Review Coordinator

**CALL TO ORDER**

Chairman Piccirillo called the meeting to order at 6:13 p. m. A quorum was present.

**CONTINUED ITEMS**

**29 FEDERAL STREET – Seeking to expunge condition #2 of the approval granted by the Zoning Board of Appeals on July 8, 2014 which permitted the establishment of a café restaurant with a consumer bar and patio permit to legalize the existing live entertainment in the dining area, as well as the patio area in the OR-G zone.**

The item was withdrawn via email on December 13, 2016.

**DEFERRED ITEMS**

There were no deferred items brought forward.

**NEW ITEMS**

**RE: 186 OHIO AVENUE – Seeking a variance of Sec. 14-12-5b which prohibits the division of a conforming lot to create a nonconforming lot and also seeking variances of Sec. 5-1-3 to validate a 2-family dwelling in a lot with less than the minimum lot area and width and minimum landscaping requirements in an R-B zone.**

Mr. Steven Lage came forward in favor of the item. He stated that he has owned the property for eight years. He stated that he currently owns a home on this property and is renting it out. He stated that he wished to turn this lot into a non-conforming lot while creating a second non-conforming lot next to it. He stated that he plans to construct a home on the second non-conforming lot that would be created.

**196 OHIO AVENUE – Seeking variances of Sec. 5-1-3 relating to the minimum lot area and width; the minimum side setback requirement and the minimum density requirement of 2,700 sq. ft. of property**

**per residential unit to permit the construction of a side-by-side 2-family dwelling on a nonconforming lot in an R-C zone.**

Mr. Lage came forward in favor of the item. He stated that he is proposing that a two family dwelling be constructed on the property. He stated that the property is at the end of a dead end street. He will rent out the dwelling when it is finished.

Ms. Maria Terreira came forward in opposition to the item. She stated that the lot is a blighted property and it abuts a parking lot. It is a tiny lot with a shed and boat that is stored under a tarp. She stated that constructing a dwelling on the property would not be up to the standards of the neighborhood.

Ms. Helen Lozak came forward in opposition to the item. She stated that the shed on the property should be taken down and a garage should be put up. She read a letter into the record submitted by State Senator Ed Gomes in opposition to the item due to it not being in character with the neighborhood.

Ms. Marylyn Smith came forward in opposition to the item. She stated that the Ohio Avenue has congested traffic and she wants the area to remain as residential as possible. Construction of a two family dwelling would not fit with the neighborhood.

Eleven members of the public rose to be counted in opposition to the item.

**677 NOBLE AVENUE – Seeking a variance of the minimum lot size, minimum front and side setback requirements of Sec. 5-1-3 to permit the construction of a single family home in an R-C zone.**

Mr. Kevin Moore came forward in favor of the item. He stated that the home would have four bedrooms and two baths. He stated that the lot is a corner lot and has two front setbacks. He stated that Habitat for Humanity has seen a large demand from multi-generational families for larger homes in Bridgeport. He stated that all of the four bedrooms will be on the second floor, and that there will be an attic for storage space. The attic will have a hatch and will only be accessible with the use of a ladder. He stated that the hardship is that it is a pre-existing non-conforming lot.

**170 – 210 BENNETT STREET – Seeking variances of the parking setback and perimeter landscaping requirements of Sec. 11-1-13; the minimum parking space size of 9'x20' and the minimum aisle width of 24' under Sec. 11-1-10; and the minimum number of required off-street parking space requirement under Sec. 11-1-2 to legalize the establishment of a 37 space parking lot for the existing social service provider in an I-L zone.**

Mr. Chris DeAngelis came forward in favor of the item. He stated that the building was constructed in 1928 and was purchased by the Boys & Girls Village in 2015. He stated that the parking lot will be paved and lined. 47 spaces are required and we can fit 37. LED light fixtures will be installed in the parking lot

and there will be one entrance and one exit, so that traffic will only flow in one direction. He stated that there are about 16 full time employees and a rotating staff of 40.

**621 LINDLEY STREET – Seeking a variance of all of the required landscaping under Sec. 6-1-3 to permit the establishment of a house of worship in an OR-G zone.**

Mr. James Cebulski came forward in favor of the item. He stated that he is seeking a variance of the 15% landscaping requirement. He stated that that he wishes to rent part of one building out for church services. The church has about 50 parishioners. Church services will be held on Wednesday evenings and Sunday evenings. It is written into the 5 year lease that the church will not be allowed to have use of the building during the day.

**850 NORMAN STREET – Seeking variances of the minimum landscaping requirements and the maximum site coverage requirements of Sec. 5-1-3 and also seeking a variance of the minimum number of off-street parking requirement of 16 spaces (3 provided) of Sec. 11-1-2 to permit the establishment of a community outreach facility in an R-B and OR zone.**

Mr. Diabene came forward in favor of the item. He stated that the property has already been purchased from the Diocese of Bridgeport and VBCI wishes to use the space for music instruction sessions. There will be six children there at a time for sessions. Each session will last for three or four hours and they will be held three days a week. He stated that the location will be used strictly for instruction and no shows will be put on at the location.

**2149 SEAVIEW AVENUE – Seeking a use variance of Sec. 6-1-2 and also seeking variances of the maximum street setback of Sec. 6-1-3; the building siting requirement of Sec. 6-1-4a (2); the purpose or conformity with the Comprehensive Master Plan of Development under Sec. 6-2; and the prohibition of the outdoor storage of vehicles, trucks and equipment of Table 7 in an OR zone.**

Attorney Raymond Rizio came forward in favor of the item. He stated that a building at this location burnt down. He stated that after the fire, a woodchip manufacturer was allowed to occupy the lot on the condition that a building with a roof was installed. Atty. Rizio stated that his client wishes to tear down the building and construct a new building on the existing foundation. He stated that he would agree to conditions of no parking in front of the building and no storage in front of the building. He stated that there will be three doors on the front of the building for customers to use for entering. The building will have a retail look and feel when viewed from the street. He stated that all storage of damaged vehicles will be inside the building, and there will be no storage of boats. He stated that the building significantly upgrades what is now a blighted property. The property conforms to landscaping requirements and there is no need to request a variance. About twenty to thirty non-damaged cars will be stored outside behind a gated area.

Chairman Piccirillo stated that he wishes to continue the item and keep the public hearing open. Atty. Rizio stated that he waives any statutory requirements for the opening or closing of a public hearing.

**112 QUARRY STREET – Seeking variances of the minimum lot area and frontage; the minimum side setback requirements and the density requirement of 2,700 sq. ft. of property per residential unit of Sec. 5-1-3 to permit a three (3) lot subdivision and the construction of three (3) 2-family dwellings in an R-A and R-C zones.**

Atty. Rizio came forward in favor of the item. He stated that the lot is surrounded by apartments and that his client wishes to construct three 2-family dwellings. He stated that the lot could yield seven units but that he is only asking for six. He stated that each property has 53 feet of frontage with three parking spaces for each of the two families. Parking will be available in the rear. He stated that Quarry Street has been abandoned and that the lot will have a Stevens Street address.

The Columbus Place Association, which abuts 112 Quarry Street, submitted a letter in opposition to the item. It stated that the adjacent property owner should be held to the same standard they have been held to regarding the management of storm water.

Atty. Rizio provided a rebuttal stating that his client will be held to a higher standard than Columbus Place has been held to.

**90 (& 98) HACKLEY STREET – Seeking variances of the minimum frontage requirements and the maximum height of an accessory structure under Sec. 5-1-3; and also seeking a variance of the maximum sq. ft. requirement of an accessory structure of 50% to 71% of sq. ft. of the residence ground floor of Sec. 4-9-1c (2) to permit the construction of a 1-family dwelling on a nonconforming lot in an R-B zone, flood zone and coastal area.**

Atty. Rizio came forward in favor of the item. He stated the garage is required to be no more than half the size of the primary residence, but due to the house being small, his client has a hardship. If the house was bigger, there would be no need for a variance. He stated that the road in the back of the lot was abandoned so the lot went from two lots of frontage to one lot of frontage.

**461 & 479 HUNTINGTON TURNPIKE & 161 EVERS STREET – Seeking a variance of the density requirement of 2,700 sq. ft. of property per residential unit under Sec. 5-1-3; and also seeking a variance of the minimum parking space size of 9'x20' under Sec. 11-1-10 to permit the construction of a 12-unit apartment building in an OR and R-A zone.**

Atty. Rizio stated that in 2009, a change to the OR zone was approved, but the project stalled. In 2010, when the builder wished to build, it was found that the zone was not changed as the commission approved. He stated that he was not there for a zone change, but only there for a variance of the density requirements and a variance of the minimum parking space size. He stated that every unit will have one bedroom. With every one unit being a one bedroom, the complex is not conforming even though it would be if the units had 3 or 4 bedroom units. Construction would lead to clean up of the entire corner and strict enforcement of the density requirements will have a detrimental effect on the neighborhood.

Ms. Maria Terreira came forward in opposition to the item. She presented a petition with 97 signatures in opposition to the item. She stated that the building will tower over the other homes in the neighborhood. The balconies on the second floor will look over the private yards of the neighbors on Tully Circle. She stated that parking regulations in OR Zones are strictly regulated and that the parking lot is not a structure. The development should be pedestrian oriented. It does not align with the character of the neighborhood. She also stated that traffic congestion would slow emergency response time.

Ms. Helen Lozak came forward in opposition to the item. She stated that the building would bring down property values of the homes in the neighborhood. She stated that homeowners in the neighborhood pay high property taxes while the developer is being offered tax breaks. She stated that noise pollution and traffic would increase if the development was allowed to move forward.

She presented a letter from State Senator Ed Gomes stating his opposition to the item due to it not fitting in with the character of the neighborhood.

Mr. Anthony Pelo came forward in opposition to the item. He stated that the development will not fit in with the character of the neighborhood and would cause increases in traffic that would slow down emergency response times.

Ms. Nessa Smith came forward in opposition to the item. She stated that the balconies looking over neighbor's yards would be a problem. She stated that the increases in cars being parked will lead to neighboring businesses to suffer.

Ms. Lucy Rouse came forward in opposition to the item. She stated that the increase in traffic caused by the development would negatively impact school busses and children. She stated that people on the balconies would be able to look into her mother's back yard.

Ms. Amy Stonge came forward in opposition to the item. She stated that the development will not fit in with the neighborhood.

Atty. Rizio came forward to offer a rebuttal. He stated that he is not here for a zone change to the lot. He stated that he is willing to eliminate the balconies if necessary.

### **DECISION SESSION**

**29 FEDERAL STREET – Seeking to expunge condition #2 of the approval granted by the Zoning Board of Appeals on July 8, 2014 which permitted the establishment of a café restaurant with a consumer bar and patio permit to legalize the existing live entertainment in the dining area, as well as the patio area in the OR-G zone.**

The item was withdrawn. As a result:

- 1. THE PATIO USE IS TO BE ABANDONED AS THE PETITIONER HAS NOT FORMALIZED ANY OFF-STREET PARKING FOR THIS FACILITY.**
- 2. PORT-O-LETS ARE TO BE REMOVED AS WELL.**

**186 OHIO AVENUE – Seeking a variance of Sec. 14-12-5b which prohibits the division of a conforming lot to create a nonconforming lot and also seeking variances of Sec. 5-1-3 to validate a 2-family dwelling in a lot with less than the minimum lot area and width and minimum landscaping requirements in an R-B zone.**

**\*\* MS. GRACE MOVED TO DENY 186 OHIO AVENUE – SEEKING A VARIANCE OF SEC. 14-12-5B WHICH PROHIBITS THE DIVISION OF A CONFORMING LOT TO CREATE A NONCONFORMING LOT AND ALSO SEEKING VARIANCES OF SEC. 5-1-3 TO VALIDATE A 2-FAMILY DWELLING IN A LOT WITH LESS THAN THE MINIMUM LOT AREA AND WIDTH AND MINIMUM LANDSCAPING REQUIREMENTS IN AN R-B ZONE FOR THE FOLLOWING REASONS:**

- 1. THE PETITION AS PRESENTED WILL RESULT IN AN OVERUSE OF THE SUBJECT PREMISES.**
- 2. THE PETITIONER FAILED TO ESTABLISH A VALID HARDSHIP RELATING TO THIS PARCEL OF PROPERTY AND THE NEED TO ESTABLISH A NONCONFORMING BUILDING LOT.**

**\*\* MR. BENSON SECONDED THE MOTION**  
**\*\* THE MOTION PASSED UNANIMOUSLY.**

**196 OHIO AVENUE – Seeking variances of Sec. 5-1-3 relating to the minimum lot area and width; the minimum side setback requirement and the minimum density requirement of 2,700 sq. ft. of property per residential unit to permit the construction of a side-by-side 2-family dwelling on a nonconforming lot in an R-C zone.**

**\*\* MS. GRACE MOVED TO DENY 196 OHIO AVENUE – SEEKING VARIANCES OF SEC. 5-1-3 RELATING TO THE MINIMUM LOT AREA AND WIDTH; THE MINIMUM SIDE SETBACK REQUIREMENT AND THE MINIMUM DENSITY REQUIREMENT OF 2,700 SQ. FT. OF PROPERTY PER RESIDENTIAL UNIT TO PERMIT THE CONSTRUCTION OF A SIDE-BY-SIDE 2-FAMILY DWELLING ON AN NONCONFORMING LOT IN AN R-C ZONE BECAUSE IT IS MOOT.**

**\*\* MR. BENSON SECONDED THE MOTION.**  
**\*\* THE MOTION PASSED UNANIMOUSLY.**

**677 NOBLE AVENUE – Seeking a variance of the minimum lot size, minimum front and side setback requirements of Sec. 5-1-3 to permit the construction of a single family home in an R-C zone.**

**MR. CAROLAN MOVED TO APPROVE 677 NOBLE AVENUE – SEEKING A VARIANCE OF THE MINIMUM LOT SIZE, MINIMUM FRONT AND SIDE SETBACK REQUIREMENTS OF SEC. 5-1-3 TO PERMIT THE CONSTRUCTION OF A SINGLE FAMILY HOME IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. APPROVAL IS FOR A 2 ½ STORY, 1350 SQ. FT. 3-BEDROOM, 1 AND ½ BATH SINGLE-FAMILY DWELLING.**
- 2. THE FRONT OF THIS DWELLING SHALL BE LANDSCAPED WITH LOW LYING SHRUBS AND PROPERLY MAINTAINED.**

**FOR THE FOLLOWING REASONS:**

- 1. THIS UNDERSIZED LOT DOES NOT WARRANT A LARGE HOME.**
  - 2. A 4-BEDROOM, 2-BATH HOME WOULD RESULT IN AN OVERUSE OF THE SUBJECT PREMISES.**
- MS. ALVES SECONDED THE MOTION.  
THE MOTION PASSED UNANIMOUSLY.**

**170 – 210 BENNETT STREET – Seeking variances of the parking setback and perimeter landscaping requirements of Sec. 11-1-13; the minimum parking space size of 9’x20’ and the minimum aisle width of 24’ under Sec. 11-1-10; and the minimum number of required off-street parking space requirement under Sec. 11-1-2 to legalize the establishment of a 37 space parking lot for the existing social service provider in an I-L zone.**

**\*\* MS. GRACE MOVED TO GRANT 170 – 210 BENNETT STREET – SEEKING VARIANCES OF THE PARKING SETBACK AND PERIMETER LANDSCAPING REQUIREMENTS OF SEC. 11-1-13; THE MINIMUM PARKING SPACE SIZE OF 9’X20’ AND THE MINIMUM AISLE WIDTH OF 24’ UNDER SEC. 11-1-10; AND THE MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACE REQUIREMENT UNDER SEC. 11-1-2 TO LEGALIZE THE ESTABLISHMENT OF A 37 SPACE PARKING LOT FOR THE EXISTING SOCIAL SERVICE PROVIDER IN AN I-L ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE REDEVELOPMENT OF THE PARKING AREA TO BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE BOARD.**
- 2. ALL LANDSCAPING SHALL BE PROPERTY MAINTAINED AND REPLACED IF NECESSARY.**

**FOR THE FOLLOWING REASONS:**

- 1. THE PARKING AREA AS APPROVED WILL HELP LESSEN CONGESTION IN A VERY BUSY PORTION OF BENNETT STREET.**

**2. THE TRAFFIC PATTERN WILL ELIMINATE THE NEED TO BACK OUT ONTO A WELL TRAVELLED CITY STREET.**

**\*\* MS. ALVES SECONDED THE MOTION.**

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

**621 LINDLEY STREET – Seeking a variance of all of the required landscaping under Sec. 6-1-3 to permit the establishment of a house of worship in an OR-G zone.**

**\*\* MR. BENSON MOVED TO GRANT 621 LINDLEY STREET – SEEKING A VARIANCE OF ALL OF THE REQUIRED LANDSCAPING UNDER SEC. 6-1-3 TO PERMIT THE ESTABLISHMENT OF A HOUSE OF WORSHIP IN AN OR-G ZONE WITH THE FOLLOWING CONDITIONS:**

**1. USE OF THE SUBJECT PREMISES AS A HOUSE OF WORSHIP IS RESTRICTED TO WEDNESDAY AND SUNDAY EVENINGS ONLY.**

**2. ANY VEHICLES ASSOCIATED WITH THE HOUSE OF WORSHIP SHALL NOT PARK ON THE CITY STREETS AT ANYTIME FOR ANY REASON. ALL PARKING SHALL BE ON-SITE.**

**FOR THE FOLLOWING REASONS:**

**1. THE APPROVED USE WITH THE SPECIFIED CONDITIONS WILL HAVE NO NEGATIVE IMPACT ON THE IMMEDIATE AREA.**

**2. THE APPROVAL ACCOMMODATES THE GROWTH OF AN EXISTING HOUSE OF WORSHIP IN THE CITY OF BRIDGEPORT**

**\*\* MR. CAROLAN SECONDED THE MOTION.**

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

**850 NORMAN STREET – Seeking variances of the minimum landscaping requirements and the maximum site coverage requirements of Sec. 5-1-3 and also seeking a variance of the minimum number of off-street parking requirement of 16 spaces (3 provided) of Sec. 11-1-2 to permit the establishment of a community outreach facility in an R-B and OR zone.**

**\*\* MS. GRACE MOVED TO GRANT 850 NORMAN STREET – SEEKING VARIANCES OF THE MINIMUM LANDSCAPING REQUIREMENTS AND THE MAXIMUM SITE COVERAGE REQUIREMENTS OF SEC. 5-1-3 AND ALSO SEEKING A VARIANCE OF THE MINIMUM NUMBER OF OFF-STREET PARKING REQUIREMENT OF 16 SPACES (3 PROVIDED) OF SEC. 11-1-2 TO PERMIT THE ESTABLISHMENT OF A COMMUNITY OUTREACH FACILITY IN AN R-B AND OR ZONE WITH THE FOLLOWING CONDITIONS:**

**1. THE USE OF THE SUBJECT PREMISES IS FOR MUSICAL INSTRUCTION ONLY.**

**2. THE FACILITY SHALL NOT BE USED FOR WORSHIP ACTIVITY AT ANYTIME FOR ANY REASON.**



**3. SHOWS, MUSICALS, OR PERFORMANCES BY THE STUDENTS OF THIS FACILITY ARE TO BE HELD IN OTHER LOCATIONS. ANY USE OF THIS FACILITY FOR PERFORMANCES IS NOT ALLOWED FOR ANY REASON.**

**FOR THE FOLLOWING REASONS:**

**1. THE OUTREACH PROGRAM HAS OUT GROWN ITS CURRENT LOCATION IN THE CITY OF BRIDGEPORT.**

**2. THE ADDITION OF THIS OUTREACH CENTER WILL BE AN ASSET TO THIS OLDER NEIGHBORHOOD.**

**\*\* MS. ALVES SECONDED THE MOTION.**

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

**2149 SEAVIEW AVENUE – Seeking a use variance of Sec. 6-1-2 and also seeking variances of the maximum street setback of Sec. 6-1-3; the building siting requirement of Sec. 6-1-4a (2); the purpose or conformity with the Comprehensive Master Plan of Development under Sec. 6-2; and the prohibition of the outdoor storage of vehicles, trucks and equipment of Table 7 in an OR zone.**

**\*\* MS. GRACE MOVED TO CONTINUE 2149 SEAVIEW AVENUE – SEEKING A USE VARIANCE OF SEC. 6-1-2 AND ALSO SEEKING VARIANCES OF THE MAXIMUM STREET SETBACK OF SEC. 6-1-3; THE BUILDING SITING REQUIREMENT OF SEC. 6-1-4A (2); THE PURPOSE OR CONFORMITY WITH THE COMPREHENSIVE MASTER PLAN OF DEVELOPMENT UNDER SEC. 6-2; AND THE PROHIBITION OF THE OUTDOOR STORAGE OF VEHICLES, TRUCKS AND EQUIPMENT OF TABLE 7 IN AN OR ZONE TO TUESDAY, JANUARY 10, 2017**

**\*\* MS. ALVES SECONDED THE MOTION.**

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

**112 QUARRY STREET – Seeking variances of the minimum lot area and frontage; the minimum side setback requirements and the density requirement of 2,700 sq. ft. of property per residential unit of Sec. 5-1-3 to permit a three (3) lot subdivision and the construction of three (3) 2-family dwellings in an R-A and R-C zones.**

**\*\* MR. CAROLAN MOVED TO APPROVE 112 QUARRY STREET – SEEKING VARIANCES OF THE MINIMUM LOT AREA AND FRONTAGE; THE MINIMUM SIDE SETBACK REQUIREMENTS AND THE DENSITY REQUIREMENT OF 2,700 SQ. FT. OF PROPERTY PER RESIDENTIAL UNIT OF SEC. 5-1-3 TO PERMIT A THREE (3) LOT SUBDIVISION AND THE CONSTRUCTION OF THREE (3) 2-FAMILY DWELLINGS IN AN R-A AND R-C ZONES WITH THE FOLLOWING CONDITIONS:**

**1. THE PETITIONER WILL NEED TO APPLY TO THE PLANNING & ZONING COMMISSION FOR APPROVAL OF THE THREE LOT SUBDIVISION.**

**2. THE DEVELOPMENT OF THE 3 PARCELS OF PROPERTY SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE BOARD.**

**3. THE PETITIONER SHALL FILE PLANS AND APPLICATION FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**

**FOR THE FOLLOWING REASONS:**

**1. THE PROPOSED USE IS LESS INTENSIVE THAN A 7-UNIT APARTMENT COMPLEX WHICH COULD BE CONSTRUCTED BY RITE.**

**2. NEW 2-FAMILY DWELLINGS WILL CREATE HOUSING IN AN OLDER NEIGHBORHOOD AS WELL AS ELIMINATE A BLIGHTED PROPERTY IN THE CITY OF BRIDGEPORT.**

**\*\* MR. BENSON SECONDED THE MOTION.**

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

**90 (& 98) HACKLEY STREET – Seeking variances of the minimum frontage requirements and the maximum height of an accessory structure under Sec. 5-1-3; and also seeking a variance of the maximum sq. ft. requirement of an accessory structure of 50% to 71% of sq. ft. of the residence ground floor of Sec. 4-9-1c (2) to permit the construction of a 1-family dwelling on a nonconforming lot in an R-B zone, flood zone and coastal area.**

**\*\* MS. GRACE MOVED TO GRANT 90 (& 98) HACKLEY STREET – SEEKING VARIANCES OF THE MINIMUM FRONTAGE REQUIREMENTS AND THE MAXIMUM HEIGHT OF AN ACCESSORY STRUCTURE UNDER SEC. 5-1-3; AND ALSO SEEKING A VARIANCE OF THE MAXIMUM SQ. FT. REQUIREMENT OF AN ACCESSORY STRUCTURE OF 50% TO 71% OF SQ. FT. OF THE RESIDENCE GROUND FLOOR OF SEC. 4-9-1C (2) TO PERMIT THE CONSTRUCTION OF A 1-FAMILY DWELLING ON A NONCONFORMING LOT IN AN R-B ZONE, FLOOD ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

**1. THE REDEVELOPMENT OF THE SUBJECT PARCEL SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE COMMISSION.**

**2. THE PETITIONER SHALL FILE AN APPLICATION FOR A COASTAL SITE PLAN REVIEW AND ADDITIONAL APPROVALS.**

**3. THE 2-CAR GARAGE SHALL ONLY HAVE AN OPEN LOFT FOR THE STORAGE OF HOUSEHOLD ITEMS ONLY.**

**FOR THE FOLLOWING REASONS:**

**1. THIS APPROVAL WILL PERMIT THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING IN AN OLDER NEIGHBORHOOD IN THE CITY OF BRIDGEPORT.**

**2. A NEW SINGLE FAMILY DWELLING WILL BE AN ASSET TO THIS NEIGHBORHOOD.**

**\*\* MS. ALVES SECONDED THE MOTION.**

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

**461 & 479 Huntington Turnpike & 161 Evers Street – seeking a variance of the density requirement of 2,700 sq. Ft. Of property per residential unit under sec. 5-1-3; and also seeking a variance of the minimum parking space size of 9’x20’ under sec. 11-1-10 to permit the construction of a 12-unit apartment building in an OR and R-A Zone.**

**\*\* MS. GRACE MOVED TO DENY 461 & 479 HUNTINGTON TURNPIKE & 161 EVERS STREET – SEEKING A VARIANCE OF THE DENSITY REQUIREMENT OF 2,700 SQ. FT. OF PROPERTY PER RESIDENTIAL UNIT UNDER SEC. 5-1-3; AND ALSO SEEKING A VARIANCE OF THE MINIMUM PARKING SPACE SIZE OF 9’X20’ UNDER SEC. 11-1-10 TO PERMIT THE CONSTRUCTION OF A 12-UNIT APARTMENT BUILDING IN AN OR AND R-A ZONE FOR THE FOLLOWING REASONS:**

**1. THE PETITIONER FAILED TO PRESENT ANY EVIDENCE THAT THE REQUESTED VARIANCES ARE JUSTIFIED**

**2. THE AS DESIGNED AND PRESENTED IS OUT OF CHARACTER, AS WELL AS BEING AN OVERUSE OF THE SUBJECT PREMISES.**

**3. THE LOCATION OF THE SUBJECT PREMISES IS IN AN AREA THAT HAS CRITICAL TRAFFIC CONGESTION. THE ADDITION OF MORE CARS TO THIS AREA WOULD PROVE TO BE DETRIMENTAL TO THE AREA RESIDENTS.**

**\*\* MS. ALVES SECONDED THE MOTION.**

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

#### **OTHER MATTERS**

**622 Clinton Avenue** Regarding a 2004 variance not being filed on the land records.

**\*\* MR. CAROLAN MOVED TO GRANT MR. BUCKLEY AUTHORITY TO DIRECT ATTY. RIZIO TO FILE THE 622 CLINTON AVENUE VARIANCE ON THE LAND RECORDS.**

**\*\* MS. GRACE SECONDED THE MOTION.**

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

APPROVAL OF MINUTES

**November 9, 2016**

Page 6 Change "Ms. Grace Seconded" to "Mr. Carolan Seconded"

- \*\* MS. GRACE MOVED TO APPROVE THE NOVEMBER 9, 2016 MINUTES AS AMENDED.**
- \*\* MR. CAROLAN SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

- \*\* MR. CAROLAN MOVED TO ADJOURN.**
- \*\* MS. GRACE SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 9:18 p. m.

Respectfully submitted,

Tom Blaney  
Telesco Secretarial Services