

**ZONING BOARD OF APPEALS
JANUARY 10, 2017
CITY OF BRIDGEPORT**

ATTENDANCE: Michael Piccirillo, Chair; Linda Grace, Maria Alves;
John Carolan; Robin Shepard

STAFF: Dennis Buckley, Zoning Official; Paul Boucher, Assistant Zoning Official; Russell Liskov, City Attorney;

CALL TO ORDER

Chairman Piccirillo called the meeting to order at 6:06 p. m. A quorum. Was present.

CONTINUED ITEMS

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 he met with Mr. Buckley to come up with conditions for approval of the item. Mr. Piccirillo stated that it was the job of the board members to decide on conditions, and that he could not find any hardship. Atty. Rizio summarized the item stated that the building will have a retail look, the property will be kept clean, and no cars will be stored in front of the building. There will be a screen fence in the rear of the building, and all vehicles stored outside must be stored behind the fence. He stated that there will be no detrimental effect on the neighboring properties. Atty. Rizio stated that the hardship is that the property has historically been used for industrial uses.

DEFERRED ITEM

There were no deferred items.

NEW ITEMS

63 – 65 WALDORF AVENUE – Seeking a variance of the 2,700 sq. ft. of property per residential unit, as well as the minimum side setback and cumulative side setback requirements of Sec. 5-1-3 to permit the construction of a side-by-side 2-family dwelling on a legal nonconforming lot in an R-C zone.

Mr. Kevin Moore came forward in favor of the item. He stated that Habitat for Humanity has built over 200 units of housing in Bridgeport. He stated that occupants of the units have 30 year interest free mortgages. He stated that this property will have two side by side units and will have a two member condo association. Habitat for Humanity will mediate if there is a disagreement between the two

occupants over painting or other general maintenance issues. If one of the occupants decides to sell the properties before the 30 year term is complete, Habitat for Humanity will have the right of first refusal.

619 – 633 EAST MAIN STREET – Seeking a variance of the 10’ minimum setback requirement and the floor ratio requirement of 0.75 to 1 under Sec. 6-1-3 and also seeking to waive six (6) of the required 25 off-street parking spaces required under Sec. 11-1-2 and the 4’ reduction in width of the required 24’ two-way traffic aisle and the and the 2’ reduction in length of the required 9’ x 20’ parking space under Sec. 11-1-10 to permit the construction of a 3-story mixed use building in an OR zone.

Mr. Yunis Tasci came forward in favor of the item. He stated that he wishes to have the building in line with other buildings on the block. There will be on the street parking on Burroughs Street for tenants in addition to the parking lot. The parking lot will be used by employees of the businesses on the first floor as well as the tenants. He stated that he will not have a restaurant as one of the businesses. There will be eight residential units. He stated that he has not spoken with the church on the adjacent property about leasing an additional 8 spots, but that he is willing to do so. Ms. Grace stated that residents may own two cars per household. With eight units, that would mean sixteen cars and only a nineteen spot lot. The lack of parking is a quality of life issue. Ms. Grace stated that leasing additional parking would be necessary.

Mr. Tasci stated that the 15% landscaping requirement would be satisfied with rooftop landscaping. Sod will be brought in and big potted plants will be put in place.

Mr. Max Perez of the Office of Planning and Economic Development wrote in favor of the item. He wrote that the proposed mixed-use development will be a trail blazer for other economic developers with its efficient and high standard design. It will contribute to the Bridgeport economy and housing stock.

Mr. Joseph Krichevsky came forward as a concerned citizen. He stated that he neither supports nor opposes the item. He stated that he has not met with the applicant, but that the church is open to the idea of leasing parking to the applicant. He stated that the fence dividing the church’s parking lot and the applicant’s lot is owned by the church.

OTHER BUSINESS

There were no items of new business.

DECISION SESSION

ITEM C-1 (#7) 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.

**** MR. CAROLAN MOVED TO APPROVE 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.

The motion was not seconded.

**** MS. GRACE MOVED TO DENY 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 WITHOUT PREJUDICE FORT THE FOLLOWING REASONS:**

- 1. PETITIONER FAILED TO ESTABLISH AN UNUSUAL CONDITION OR LEGAL HARDSHIP ASSOCIATED WITH THIS PARCEL OF PROPERTY TO JUSTIFY A USE VARIANCE.**
- 2. THE GRANTING OF THIS PETITION WOULD BE AN OVERUSE OF THE SUBJECT PREMISES.**
- 3. THE PROJECT AS PRESENTED DOES NOT CONFORM TO THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.**

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

**** THE MOTION PASSED WITH THREE VOTES IN FAVOR AND ONE VOTE IN OPPOSITION (MR. CAROLAN).**

ITEM #1 63 – 65 WALDORF AVENUE – Seeking a variance of the 2,700 sq. ft. of property per residential unit, as well as the minimum side setback and cumulative side setback requirements of Sec. 5-1-3 to permit the construction of a side-by-side 2-family dwelling on a legal nonconforming lot in an R-C zone.

MS. GRACE MOVED TO GRANT 63 – 65 WALDORF AVENUE – SEEKING A VARIANCE OF THE 2,700 SQ. FT. OF PROPERTY PER RESIDENTIAL UNIT, AS WELL AS THE MINIMUM SIDE SETBACK AND CUMULATIVE SIDE SETBACK REQUIREMENTS OF SEC. 5-1-3 TO PERMIT THE CONSTRUCTION OF A SIDE-BY-SIDE 2-FAMILY DWELLING ON A LEGAL NONCONFORMING LOT IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:

- 1. THE DEVELOPMENT OF THE SUBJECT PREMISES SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE BOARD.**
- 2. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**
- 3. THE FRONT OF THE SUBJECT PREMISES SHALL BE PLANTED WITH LOW LYING SHRUBS AND PROPERLY MAINTAINED AND REPLACED AS NEEDED.**

FOR THE FOLLOWING REASONS:

1. **MAKES USE OF A VACANT BLIGHTED PROPERTY.**
2. **NEW HOME WILL BE A MUCH NEEDED IMPROVEMENT TO THE AREA.**
3. **PROVIDES A NEW OWNER OCCUPIED HOME IN AN OLDER NEIGHBORHOOD.**

**** MS. ALVES SECONDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

ITEM #2 619 – 633 EAST MAIN STREET – Seeking a variance of the 10’ minimum setback requirement and the floor ratio requirement of 0.75 to 1 under Sec. 6-1-3 and also seeking to waive six (6) of the required 25 off-street parking spaces required under Sec. 11-1-2 and the 4’ reduction in width of the required 24’ two-way traffic aisle and the and the 2’ reduction in length of the required 9’ x 20’ parking space under Sec. 11-1-10 to permit the construction of a 3-story mixed use building in an OR zone.

**** MR. CAROLAN MOVED TO GRANT 619 – 633 EAST MAIN STREET – SEEKING A VARIANCE OF THE 10’ MINIMUM SETBACK REQUIREMENT AND THE FLOOR RATIO REQUIREMENT OF 0.75 TO 1 UNDER SEC. 6-1-3 AND ALSO SEEKING TO WAIVE SIX (6) OF THE REQUIRED 25 OFF-STREET PARKING SPACES REQUIRED UNDER SEC. 11-1-2 AND THE 4’ REDUCTION IN WIDTH OF THE REQUIRED 24’ TWO-WAY TRAFFIC AISLE AND THE AND THE 2’ REDUCTION IN LENGTH OF THE REQUIRED 9’ X 20’ PARKING SPACE UNDER SEC. 11-1-10 TO PERMIT THE CONSTRUCTION OF A 3-STORY MIXED USE BUILDING IN AN OR ZONE WITH THE FOLLOWING CONDITIONS:**

1. **THE DEVELOPMENT OF THE SUBJECT PREMISES SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE BOARD.**
2. **THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**
3. **PETITIONER MUST ARRANGE FOR 10 ADDITIONAL PARKING SPACES WITH A 5-YEAR LEASE AND WITH THREE 5-YEAR OPTIONS WITHIN 1,500 FEET OF THE PROPOSED BUILDING.**
4. **OTHER THAN FAST FOOD TAKE-OUT RESTAURANTS, A SIT DOWN, OR FULL SERVICE RESTAURANT USE IS STRICTLY PROHIBITED UNLESS APPROVED BY THE ZONING BOARD OF APPEALS.**
5. **THE ROOFTOP SHALL BE LANDSCAPED AS PER APPROVED PLAN OF DEVELOPMENT AND SHALL BE PROPERLY MAINTAINED AND REPLACED WHEN NECESSARY IN PERPETUITY.**

FOR THE FOLLOWING REASONS:

1. **PROVIDES BOTH NEW RETAIL FACILITIES, AS WELL AS RESIDENTIAL UNITS ON LOWER EAST MAIN STREET.**

2. THE NEW BUILDING WILL BE A MUCH NEEDED IMPROVEMENT TO THE AREA.

3. THE PROJECT AS APPROVED WILL HOPEFULLY BE A CATALYST FOR MORE QUALITY DEVELOPMENT ON THE LOWER EAST MAIN STREET CORRIDOR.

**** CHAIRMAN PICCIRILLO SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

ADOPTION OF MINUTES

December 13, 2016

**** MS. GRACE MOVED TO ACCEPT THE MINUTES OF DECEMBER 13, 2016 AS SUBMITTED.**

**** MS. ALVES 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 7:07 p. m.

Respectfully submitted,

Tom Blaney

Telesco Secretarial Services