

**CITY OF BRIDGEPORT  
ZONING BOARD OF APPEALS  
MAY 9, 2017**

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

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

**CALL TO ORDER**

Mr. Piccirillo called the meeting to order at 6:10 p. m. A quorum was present.

**CONTINUED ITEMS**

**C-1 1534 Seaview Ave. – Petition of Bridgeport Neighborhood Trust – Seeking to expunge a condition of approval to a petition granted by the Zoning Board of Appeals on April 14, 2015, which permitted community room use by residents only in the office space on the 1st floor in a mixed use building with no on-site parking in an I-L zone.**

The item was withdrawn by Atty. Ray Rizio.

**C-2 (#4) 4556, 4570, 4580, 4590, 4600 Main St. and 77 & 87 Oliver St. – Petition of 4600 Main Street, LLC – Seeking a variance of the minimum area requirement of 2,700 sq. ft. of property per residential unit and the minimum rear setback requirements under 5-1-3 and also seeking to waive 18 of the required on-site parking spaces of Sec. 11-1-2 and variances of the building siting and ground floor window requirements of Sec. 6-1-4 to permit an 85' x 138' 3-story addition and the conversion of an existing medical office building with sufficient off-site parking into a 45-unit apartment building in an OR-R zone and an R-A zone.**

Mr. Ray Rizio came forward in favor of the item. He stated that he is seeking a variance of the minimum area requirement and the minimum rear setback requirements. He stated that he is seeking to waive 18 of the required on-site parking spaces and of the ground floor window requirements.

Atty. Rizio stated that the location is a pre-existing, non-conforming lot. This is an adaptive reuse. It will reduce traffic intensity and will be a win-win for the city. He stated that the building will look like a residential structure and landscaping will be added. He stated that there will be a total of 75 parking spots. Five of those spots will be designated for visitor use.

Atty. Rizio stated that the air conditioning unit on the outside of the building will be removed. Each unit will have its own self-contained air conditioning.

## DEFERRED ITEM

**D-1 (#5) 557 Harral Ave. & 187 Center St. – Petition of Felix Morel – Seeking variances of the minimum front setback requirement; the maximum building coverage requirement; the maximum site coverage requirement; the minimum landscaping requirement of Sec. 5-1-3; and also seeking a variance of the prohibition of enlarging a nonconforming structure of Sec. 4-12-4a to legalize the construction of a 1-story 204 sq. ft. addition to the existing mixed use building in an R-C zone.**

Atty. Kevin Curseaden came forward in favor of the item. He stated that restaurant has a pre-existing non-conforming structure. The restaurant is on the first floor of the building and there are residential units upstairs. He stated that the shape of the lot is unique in that it is wider on one end than the other. He stated that the unique shape of the lot has caused the setback to be an issue. The non-conforming structure is 6 inches over the city line. Atty. Curseaden stated that there is no alcohol served at the restaurant. He requested a retroactive approval of the structure.

## NEW ITEMS

**#1 2060 & 2068 East Main St. & 28 York St. – Petition of Manuel Moutinho (Mark IV Construction Company, Inc) – Seeking variances of the maximum floor area ratio and the maximum height requirement of 35' by 3-1/2' under Sec. 6-1-3 and also seeking to waive 23 of the 53 required off-street parking space requirement of Sec. 11-1-2, as well as seeking to waive ground floor window requirement of Sec. 6-1-4b and the maximum site coverage requirement; minimum landscaping requirements and the front and side setback requirements under Sec. 5-1-3 to permit the construction of a 4-story 30-unit residential building with lower level 950 sq. ft. commercial space on a lot in an OR zone with a parking lot in an R-B zone.**

The item was withdrawn on May 1, 2017.

**#2 4531 Main St. – Petition of Cantina Hospitality, LLC – Seeking variances of the building siting requirement and the window requirements of Sec. 6-1-4a (1) & b to permit the construction of a fast food restaurant with a drive through facility in the parking lot of an existing shopping center in an OR-R zone.**

Atty. Charles Willinger came forward in favor of the item. He stated that he would like variances of the building siting requirements and the window requirements. He provided drawings of how the Taco Bell would look as well as a site plan of the building and surrounding parking lot. He stated that Main Street would be able to handle the flow of traffic to the restaurant.

Atty. Willinger stated that the building would be set back from the road and that 45 shrubs and 20 trees will be planted along Main Street. He stated that the drive through will be able to handle a line of nine cars at any given time. He showed, on the site plan, three different paths drivers could take to join the end of the drive through line. He stated that the building cannot be moved closer to the street because that would necessitate the drive through being on the passenger side of the vehicles. He stated that pedestrians will be able to use a crosswalk to access the building.

Atty. Willinger stated that the building would fit in with the character of the surrounding area. He stated that other restaurants in the area are set back from the street.

Atty. Linda Lasky came forward in opposition to the item. She stated that there is no hardship and no basis for a variance. She stated that making the location less non-conforming is not a basis for a variance. She stated that having a drive through restaurant at the entrance to the city is not a good look for the city. She stated that windows must provide views into the store and this applies to restaurants, as well. She stated that economic factors have no place in consideration of this variance, and that other buildings not complying is not relevant. She stated that there is no hardship. Traffic will be an issue. The building will have a negative impact on businesses in the surrounding area. She stated that she did not receive notice by mail that the public hearing would be held.

Atty. Willinger stated that the adjacent property owner does not want competition from Taco Bell. He stated that the mailings were done properly. He stated that restaurants are different from retail, and that the restaurant will be in line with the character of the neighborhood.

**#3 315 Seaview Ave. – Petition of 315 Seaview Avenue, LLC – Seeking a variance of the prohibition of outdoor storage in a coastal area under Sec. 14-3-3 (i), as well as the prohibited outdoor storage under Table 7 to permit the storage of stone, masonry supplies and propane storage tanks in an MU-LI zone and coastal area.**

**#4 750 & 800 South Ave. – Petition of Future Health Care Systems CT, Inc – Seeking a variance of the front setback requirement of 15 feet of Sec. 7-1-3 to permit the installation of a generator 3 feet off the front property line in an I-L zone.**

Atty. Pete Gelderman came forward in favor of the item. He stated that this location has long been used for outdoor storage and we are reducing the amount of space that will be non-conforming. He stated that a significant improvement will be made to the site. Fifty to seventy employees will work in the building. He stated that landscaping can be added as well as a fence with slats along Seaview Avenue.

Mr. Samuel Gault came forward in favor of the item. He stated that his business is growing and moving from Westport to Bridgeport will shorten the commute for many employees. He stated that propane tanks, cut stones and raw materials are stored outside. He stated that the stones are cut indoors.

Ms. Gelenda Noblem came forward in opposition to the item. She stated that it was promised that the outside area would be used to house trucks during the summer. She stated that there are four huge propane tanks and that they are always adding new things to the storage area. She stated that there is noise pollution all day and there are deliveries made throughout the night. Some deliveries are made at 3:00 a. m. She stated that there is not sufficient parking for fifty to seventy employees.

Ms. Barbara Picante came forward in opposition to the item. She stated that there is constant noise and large amounts of dirt in the air. She stated that there are deliveries at all hours of day and night. She stated that anything stored is not supposed to rise above the level of the fence, but that items are routinely stored above that level. She stated that sidewalks were not put in and that the snow is never

shoveled. Stray pieces of plastic from deliveries are not cleaned, and the wind blows them around the site. She stated that the machines go all day when cutting the rocks and loud noises are created.

Mr. Gualt stated that the sidewalk have not had snow removal. There are deliveries throughout the night during the winter. He stated that the wind does blow stray pieces of plastic around, but that they do their best to keep the area clean. He stated that the propane trucks are required by law to be parked outside.

**#5 343 Ridgefield Ave. – Petition of Byron Yanes – Seeking a use variance of Sec. 5-1-2 and also seeking variances of the vehicle maneuvering space of Sec. 11-1-10 and the minimum parking setback and perimeter landscaping requirements of Sec. 11-1-13 to permit the establishment of a 3rd floor residential unit in the existing 2-family dwelling in an R-B zone.**

Atty. Rizio came forward in favor of the item. He stated that there are many houses in the neighborhood that are three family houses. He stated that the building is in terrible condition. The building will be renovated and the garage will be restored. He stated that a variance is required for the stairs outside of the house.

Mr. Byron Yanes came forward in favor of the item. He stated that the third floor is 800 square feet, and has 7 foot high ceilings. He stated that the house is currently vacant.

**#6 121 & 137-139 George St. – Petition Madison Automotive – Seeking a use variance of Sec. 5-1-2 and also seeking variances of the minimum landscaping requirement; the maximum site coverage requirement and the maximum height requirement under Sec. 5-1-3 to permit the construction of a 2,400 sq. ft. commercial building in an R-C zone.**

Atty. Rizio came forward in favor of the item. He stated that the lot has been well maintained since the 1990s. He stated that the lot is entirely fenced in and there is presently one building already there. He stated his client wishes to put up a second building. The building will be 2,400 square feet. He brought forward a site plan showing the location of the eight foot retaining wall and the parking spaces. He stated that the tow trucks will be parked inside. He stated that the building will be consistent with the look and feel of the neighboring businesses.

**#7 734 Clinton Ave. – Petition of Yvinx Maxime – Seeking a use variance of Sec. 5-1-2 and also seeking a variance to waive 5 (five) of the 16 required on-site parking spaces required under Sec. 11-1-2; a variance of the minimum driveway width of 20' for 2-way traffic and a variance of the parking setback and perimeter landscaping requirements to permit the establishment of a daycare center for 35 children in the existing nonconforming medical office building in an R-A zone.**

Atty. Green came forward in favor of the item. She stated that the building is currently a single family residential home. No exterior changes will be made to the building. There will be no changes made to the exterior of the building.

Atty. Green stated that the hours of operation will be from 6:00 a.m. to 6:00 p. m. She stated that there will be a total of about 10-12 teachers. About half of those teachers will work a morning shift and the other half will be working the evening shift.

**OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD**

No other matters were brought forward.

**DECISION SESSION**

**1534 SEAVIEW AVENUE – Seeking to expunge a condition of approval to a petition granted by the Zoning Board of Appeals on April 14, 2015, which permitted a profession office use on the 1st floor in a mixed use building with no on-site parking in an I-L zone.**

**\*\* MS. SHEPARD MOVED TO WITHDRAW 1535 SEAVIEW AVE - SEEKING TO EXPUNGE A CONDITION OF APPROVAL TO A PETITION GRANTED BY THE ZONING BOARD OF APPEALS ON APRIL 14, 2015, WHICH PERMITTED A PROFESSION OFFICE USE ON THE 1ST FLOOR IN A MIXED USE BUILDING WITH NO ON-SITE PARKING IN AN I-L ZONE.**

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

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

**4556, 4570, 4580, 4590, 4600 MAIN STREET & 77, 87 OLIVER STREET – Seeking a variance of the minimum area requirement of 2,700 sq. ft. of property per residential unit and the minimum rear setback requirements under 5-1-3 and also seeking to waive 18 of the required on-site parking spaces of Sec. 11-1-2 and variances of the building siting and ground floor window requirements of Sec. 6-1-4 to permit an 85' x 138' 3-story addition and the conversion of an existing medical office building with adequate off-site parking into a 45-unit apartment building in an OR-R zone and an R-A zone.**

**\*\* MR. CAROLAN MOVED TO APPROVE - 4556, 4570, 4580, 4590, 4600 MAIN STREET & 77, 87 OLIVER STREET – SEEKING A VARIANCE OF THE MINIMUM AREA REQUIREMENT OF 2,700 SQ. FT. OF PROPERTY PER RESIDENTIAL UNIT AND THE MINIMUM REAR SETBACK REQUIREMENTS UNDER 5-1-3 AND ALSO SEEKING TO WAIVE 18 OF THE REQUIRED ON-SITE PARKING SPACES OF SEC. 11-1-2 AND VARIANCES OF THE BUILDING SITING AND GROUND FLOOR WINDOW REQUIREMENTS OF SEC. 6-1-4 TO PERMIT AN 85' X 138' 3-STORY ADDITION AND THE CONVERSION OF AN EXISTING MEDICAL OFFICE BUILDING WITH ADEQUATE OFF-SITE PARKING INTO A 45-UNIT APARTMENT BUILDING IN AN OR-R ZONE AND AN R-A ZONE WITH THE FOLLOWING CONDITIONS:**

**1. CURBING AND SIDEWALK SHALL BE INSTALLED IN COMPLIANCE WITH THE CITY STANDARDS ALONG THE OLIVER STREET FRONTAGE, AS WELL AS A 48" HIGH BLACK WROUGHT IRON STYLE FENCING DELINEATING THE PROPERTY LINE.**

**2. THE REDEVELOPMENT OF THE SUBJECT PREMISES SHALL BE IN STRICT ACCORD WITH THE REVISED PLAN SUBMITTED TO AND APPROVED BY THE BOARD**

3. EIGHTEEN OF THE TWO (2) BEDROOM UNITS ARE TO HAVE ASSIGNED "STACKED" PARKING SPACES TO ACCOMMODATE TWO (2) VEHICLES FOR EACH.
4. THE OLD COMPRESSOR UNIT BEHIND THE EXISTING BUILDING SHALL BE REMOVED.
5. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.

FOR THE FOLLOWING REASONS:

1. THE PROJECT AS APPROVED WILL HAVE NO UNACCEPTABLE IMPACTS ON THE MAIN STREET CORRIDOR.
2. THE REDEVELOPMENT OF THIS PROPERTY WILL MAKE USE OF AN OUT DATED OFFICE BUILDING AND PROVIDE NEW RESIDENTIAL UNITS IN THE CITY.  
\*\* MS. SHEPARD SECONDED THE MOTION.  
\*\* THE MOTION PASSED UNANIMOUSLY.

557 HARRAL AVENUE & 187 CENTER STREET – Seeking variances of the minimum front setback requirement; the maximum building coverage requirement; the maximum site coverage requirement; the minimum landscaping requirement of Sec. 5-1-3; and also seeking a variance of the prohibition of enlarging a nonconforming structure of Sec. 4-12-4a to legalize the construction of a 1-story 204 sq. ft. addition to the existing mixed use building in an R-C zone.

\*\* MR. CAROLAN MOVED TO APPROVE 557 HARRAL AVENUE & 187 CENTER STREET – SEEKING VARIANCES OF THE MINIMUM FRONT SETBACK REQUIREMENT; THE MAXIMUM BUILDING COVERAGE REQUIREMENT; THE MAXIMUM SITE COVERAGE REQUIREMENT; THE MINIMUM LANDSCAPING REQUIREMENT OF SEC. 5-1-3; AND ALSO SEEKING A VARIANCE OF THE PROHIBITION OF ENLARGING A NONCONFORMING STRUCTURE OF SEC. 4-12-4A TO LEGALIZE THE CONSTRUCTION OF A 1-STORY 204 SQ. FT. ADDITION TO THE EXISTING MIXED USE BUILDING IN AN R-C ZONE WITH THE FOLLOWING CONDITION: THE ILLEGALLY CONSTRUCTED ADDITION SHALL BE REMOVED AND REPLACED WITH A PERMITTED, UP-TO-CODE AND ZONING COMPLIANT STRUCTURE FOR THE FOLLOWING REASONS:

1. THE GRANTING OF THE SET-BACK WAIVER COMPLIES WITH THE OVERALL CHARACTER OF THE NEIGHBORHOOD.
2. THIS NEW ADDITION WILL FACILITATE THE GROWTH OF AN EXISTING BUSINESS IN THE CITY.  
\*\* MS. ALVES SECONDED THE MOTION.  
\*\* THE MOTION PASSED UNANIMOUSLY.

2060 & 2068 EAST MAIN STREET & 28 YORK STREET – Seeking variances of the maximum floor area ratio and the maximum height requirement of 35' by 3-1/2' under Sec. 6-1-3 and also seeking to waive 23 of the 53 required off-street parking space requirement of Sec. 11-1-2, as well as seeking to waive ground floor window requirement of Sec. 6-1-4b and the maximum site coverage requirement; minimum landscaping requirements and the front and side setback requirements under Sec. 5-1-3 to

permit the construction of a 4-story 30-unit residential building with lower level 950 sq. ft. commercial space on a lot in an OR zone with a parking lot in an R-B zone.

2060 & 2068 EAST MAIN STREET & 28 YORK STREET was withdrawn. No action was required on the item.

4531 MAIN STREET – Seeking variances of the building siting requirement and the window requirements of Sec. 6-1-4a (1) & b to permit the construction of a fast food restaurant with a drive through facility in the parking lot of an existing shopping center in an OR-R zone.

**\*\* MR. CAROLAN MOVED TO APPROVE 4531 MAIN STREET – SEEKING VARIANCES OF THE BUILDING SITING REQUIREMENT AND THE WINDOW REQUIREMENTS OF SEC. 6-1-4A (1) & B TO PERMIT THE CONSTRUCTION OF A FAST FOOD RESTAURANT WITH A DRIVE THROUGH FACILITY IN THE PARKING LOT OF AN EXISTING SHOPPING CENTER IN AN OR-R ZONE WITH THE FOLLOWING CONDITIONS:**

1. THE DEVELOPMENT OF THE SUBJECT PROJECT SHALL BE IN STRICT ACCORD WITH THE REVISED PLANS SUBMITTED TO AND APPROVED BY THE BOARD AT THE PUBLIC HEARING.
2. THE PATIO AREA AND CROSSWALK SHALL BE INCORPORATED INTO THE OVERALL PLAN OF DEVELOPMENT.
3. THERE SHALL BE NO ENTRANCE TO THE PARKING FROM THE NORTHERLY DRIVEWAY.
4. ACCESS TO THE DRIVE-THRU QUEUE AREA CAN BE FROM EITHER THE NORTH OR THE SOUTH ENTRANCE.
5. THE PARKING AREA SHALL BE ONE-WAY TRAFFIC ONLY FROM THE SOUTH TO THE NORTH. FURTHERMORE, APPROPRIATE DIRECTIONAL SIGNAGE SHALL BE ERECTED.
6. THREE (3) PARKING SPACES ADJACENT TO THE DUMPSTER SHALL BE ELIMINATED AND REPLACED WITH LANDSCAPING.

FOR THE FOLLOWING REASONS:

1. THE WINDOW REQUIREMENT WAS DESIGNED PRIMARILY FOR RETAIL OUTLETS AND TO ATTRACT PEDESTRIAN TRAFFIC.
2. THE POSITIONING OF THE PROPOSED RESTAURANT IS SIMILAR TO THE SOUTHERLY ABUTTING PROPERTY WITH A RESTAURANT CLOSE TO MAIN STREET.
3. THE GRANTING OF THIS PETITION WILL HAVE NO ADVERSE IMPACT ON THE AREA.

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

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

**315 SEAVIEW AVENUE – Seeking a variance of the prohibition of outdoor storage in a coastal area under Sec. 14-3-3 (i), as well as the prohibited outdoor storage under Table 7 to permit the storage of stone, masonry supplies and propane storage tanks in an MU-LI zone and coastal area.**

**\*\* MR. CAROLAN MOVED TO APPROVE 315 SEAVIEW AVENUE – SEEKING A VARIANCE OF THE PROHIBITION OF OUTDOOR STORAGE IN A COASTAL AREA UNDER SEC. 14-3-3 (I), AS WELL AS THE PROHIBITED OUTDOOR STORAGE UNDER TABLE 7 TO PERMIT THE STORAGE OF STONE, MASONRY SUPPLIES AND PROPANE STORAGE TANKS IN AN MU-LI ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

- 1. THE OUTDOOR STORAGE SHED SHALL BE LIMITED TO THE 67,200 SQ. FT. AREA BETWEEN THE EXISTING AND THE PROPOSED BUILDINGS AND BE USED FOR PROPANE AND STONE PRODUCTS.**
- 2. PRIVACY SLATS SHALL BE MAINTAINED AND REPLACED AS NECESSARY AND ALL SHRUBBERY SHALL BE INSTALLED AS DEPICTED ON THE SITE IMPROVEMENT PLAN. FURTHERMORE, THE SIDEWALK ALONG THE SEAVIEW AVENUE FRONTAGE SHALL BE PROPERLY MAINTAINED.**
- 3. THE PORTABLE PROPANE TANKS SHALL BE SCREENED FROM VIEW IN AN AREA TO BE DETERMINED BY THE CITY OF BRIDGEPORT FIRE MARSHAL.**

**FOR THE FOLLOWING REASONS:**

- 1. THE PROJECT AS APPROVED SHALL HAVE NO ADVERSE IMPACT ON THE IMMEDIATE AREA.**
- 2. LEGALIZES AND ORGANIZES AN EXISTING USE OF THE SUBJECT PREMISES.**
- 3. THE CONFINED AREA REDUCES ALL NONCONFORMING USE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT.**

**\*\* MS. SHEPARD SECONDED THE MOTION.**

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

**750 & 800 SOUTH AVENUE – Seeking a variance of the front setback requirement of 15 feet of Sec. 7-1-3 to permit the installation of a generator 3 feet off the front property line in an I-L zone.**

**\*\* MS. ALVES MOVED TO CONTINUE 750 & 800 SOUTH AVENUE – SEEKING A VARIANCE OF THE FRONT SETBACK REQUIREMENT OF 15 FEET OF SEC. 7-1-3 TO PERMIT THE INSTALLATION OF A GENERATOR 3 FEET OFF THE FRONT PROPERTY LINE IN AN I-L ZONE TO JUNE 13, 2017**

**\*\* MS. SHEPARD SECONDED THE MOTION.**

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

**343 RIDGEFIELD AVENUE – Seeking a use variance of Sec. 5-1-2 and also seeking variances of the vehicle maneuvering space of Sec. 11-1-10 and the minimum parking setback and perimeter landscaping requirements of Sec. 11-1-13 to permit the establishment of a 3rd floor residential unit in the existing 2-family dwelling in an R-B zone.**



**\*\* MS. SHEPARD MOVED TO APPROVE 343 RIDGEFIELD AVENUE – SEEKING A USE VARIANCE OF SEC. 5-1-2 AND ALSO SEEKING VARIANCES OF THE VEHICLE MANEUVERING SPACE OF SEC. 11-1-10 AND THE MINIMUM PARKING SETBACK AND PERIMETER LANDSCAPING REQUIREMENTS OF SEC. 11-1-13 TO PERMIT THE ESTABLISHMENT OF A 3RD FLOOR RESIDENTIAL UNIT IN THE EXISTING 2-FAMILY DWELLING IN AN R-B ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**
- 2. THE PARKING AREA SHALL BE CREATED AND HARD SURFACED IN ACCORDANCE WITH THE PLAN SUBMITTED TO THE BOARD.**
- 3. ALL LANDSCAPING IN THE FRONT YARD SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH THE L-2 STANDARD OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT.**
- 4. THE 3RD FLOOR UNIT CAN ONLY HAVE ONE (1) BEDROOM AS REPRESENTED TO THE BOARD.**
- 5. RETAINING WALL SHALL BE REPAIRED AS NEEDED FROM ONE END TO THE OTHER.**

**FOR THE FOLLOWING REASONS:**

- 1. THE GRANTING OF THIS PETITION WILL HAVE NO ADVERSE IMPACT ON THE NEIGHBORHOOD.**
- 2. THE PROPOSED REDEVELOPMENT IS CONSISTENT WITH OTHER USES IN THE NEIGHBORHOOD.**

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

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

**121 & 137-139 GEORGE STREET – Seeking a use variance of Sec. 5-1-2 and also seeking variances of the minimum landscaping requirement; the maximum site coverage requirement and the maximum height requirement under Sec. 5-1-3 to permit the construction of a 2,400 sq. ft. commercial building in an R-C zone.**

**\*\* MS. GRACE MOVED TO APPROVE 121 & 137-139 GEORGE STREET – SEEKING A USE VARIANCE OF SEC. 5-1-2 AND ALSO SEEKING VARIANCES OF THE MINIMUM LANDSCAPING REQUIREMENT; THE MAXIMUM SITE COVERAGE REQUIREMENT AND THE MAXIMUM HEIGHT REQUIREMENT UNDER SEC. 5-1-3 TO PERMIT THE CONSTRUCTION OF A 2,400 SQ. FT. COMMERCIAL BUILDING IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE DEVELOPMENT OF THE SUBJECT PREMISES SHALL BE IN STRICT ACCORD WITH THE PLAN 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 ENTRANCE TO THIS BUILDING SHALL BE FROM GEORGE STREET ONLY.**

**4. ALL LANDSCAPING SHALL BE PLANTED IN COMPLIANCE WITH THE PLAN SUBMITTED TO AND APPROVED BY THE BOARD.**

**FOR THE FOLLOWING REASONS:**

**1. THE PETITION AS APPROVED WILL TAKE A BLIGHTED PROPERTY AND MAKE IT ATTRACTIVE TO THE AREA AND PLACE IT BACK ON THE TAX ROLLS.**

**2. THIS APPROVAL FACILITATES THE GROWTH OF A LOCAL BRIDGEPORT BUSINESS.**

**3. THE OVERALL NEIGHBORHOOD HAS LOST ITS RESIDENTIAL USE DECADES AGO.**

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

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

**734 CLINTON AVENUE – Seeking a use variance of Sec. 5-1-2 and also seeking a variance to waive 5 (five) of the 16 required on-site parking spaces required under Sec. 11-1-2; a variance of the minimum driveway width of 20’ for 2-way traffic and a variance of the parking setback and perimeter landscaping requirements to permit the establishment of a daycare center for 35 children in the existing nonconforming medical office building in an R-A zone.**

**\*\* MR. CAROLAN MOVED TO APPROVE 734 CLINTON AVENUE – SEEKING A USE VARIANCE OF SEC. 5-1-2 AND ALSO SEEKING A VARIANCE TO WAIVE 5 (FIVE) OF THE 16 REQUIRED ON-SITE PARKING SPACES REQUIRED UNDER SEC. 11-1-2; A VARIANCE OF THE MINIMUM DRIVEWAY WIDTH OF 20’ FOR 2-WAY TRAFFIC AND A VARIANCE OF THE PARKING SETBACK AND PERIMETER LANDSCAPING REQUIREMENTS TO PERMIT THE ESTABLISHMENT OF A DAYCARE CENTER FOR 35 CHILDREN IN THE EXISTING NONCONFORMING MEDICAL OFFICE BUILDING IN AN R-A ZONE WITH THE FOLLOWING CONDITIONS:**

**1. THE CONVERSION OF THE INTERIOR 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. ALL SIGNAGE TO COMPLY WITH THE SIGNAGE OF THE CITY OF BRIDGEPORT.**

**FOR THE FOLLOWING REASONS:**

**1. THE GRANTING OF THIS PETITION WILL HAVE NO ADVERSE IMPACT ON NEIGHBORHOOD.**

**2. THE ENTIRE BLOCK ON CLINTON AVENUE IS NO LONGER RESIDENTIAL IN USE, JUST IN CHARACTER.**

**\*\* MS. SHEPARD SECONDED THE MOTION.**

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

**APPROVAL OF MINUTES**

**April 4, 2017**

- \*\* MS. GRACE MOVED TO APPROVE THE APRIL 4, 2017 MINUTES AS SUBMITTED.**
- \*\* MS. SHEPARD SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 10:00 p. m.

Respectfully submitted,

Tom Blaney  
Telesco Secretarial Services