

**CITY OF BRIDGEPORT  
ZONING BOARD OF APPEALS  
JANUARY 9, 2018**

**ATTENDANCE:** Michael Piccirillo, Chair; Robin Shepard; John Carolan; Oyiboka “Boka” Benson

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

**CALL TO ORDER**

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

**NEW ITEMS**

**#1 476 Brewster St. – Petition of David Armstrong and Jean Marie DiNatale – Seeking a variance of the location for an accessory structure under Sec. 4-9-1a as well as a variance of the front setback requirement of Sec. 4-3-2b to legalize the existing structure and also to permit the construction of an additional accessory structure on an existing foundation in an R-A zone.**

Attorney Peter Ambrose came forward in favor of the item. He stated that there is currently one greenhouse on the property. He is seeking approval for that greenhouse as well as a second greenhouse that his client is planning on building. He stated that the 476 Brewster Street is a corner lot which makes it difficult to place the greenhouses at the back of the lot. He stated that the greenhouses will improve the appearance of the property.

Mr. David Armstrong came forward in favor of the item. He stated that he will only have two greenhouses on the property. He stated he will not be selling flowers from the location, and the beautification of the lot is his goal.

Mr. Kevin Sitonian came forward in favor of the item. He stated that the greenhouse was constructed with attention to detail. The greenhouse is beautiful, and he looks forward to the additional improvements that are planned for the property.

Mr. Peter Suca came forward in favor of the item. He stated that Mr. Armstrong has been meticulous in detailing the plans for the property and has created a work of art. He stated that the beauty of the property is a symbol of Mr. Armstrong’s character and integrity.

Mr. David Cohen came forward in favor of the item. He stated that the property looks beautiful and he is happy to see what has been done.

**#2 186 Ohio Ave. – Petition of V&L Properties, LLC – Seeking a variance of the prohibition of dividing a conforming lot into two (2) non-conforming lots under Sec. 4-12-5b and also to validate the existing 2-family dwelling on a lot with the minimum area, width and landscaping under Sec. 5-1-3 in an R-B zone.**

Mr. Steven Lage came forward and requested that the item be deferred to the next meeting of the ZBA.

**#3 196 Ohio Ave. – Petition of V&L Properties, LLC – Seeking a variance of the minimum lot area and width and also to waive the minimum setback requirement and the required 2,700-sq. ft. of property per residential unit under Sec. 5-1-3 to permit the construction of a 2-family dwelling in an R-B zone.**

Mr. Lage came forward and requested that the item be deferred to the next meeting of the ZBA.

**#4 187 Monroe St. – Petition of Nolan Woodworking, LLC – Seeking a use variance of Sec. 4-12-3 to permit the change from a warehouse use to a manufacturing of wood cabinets use in the existing commercial building in an OR zone.**

Mr. Gene Nolan came forward in favor of the item. He stated he has a woodworking and cabinetry business at this location. He stated that there are four employees and about 15 parking spaces on the street. He stated that the business has hours of 7:00 a. m. to 3:30 p. m. Monday to Friday. He stated that there is no noise created from the woodworking that can be heard outside of the building.

**#5 76 Higgins Ave. – Petition of Eric Schliebe – Seeking a variance of the prohibition of reducing the size of a conforming lot under Sec. 4-2-2 and to construct a single-family dwelling in an R-A zone.**

No one came forward to speak on the item.

**#6 4190 Park Ave. – Petition of Greater Bridgeport Jewish Housing, Corp – Seeking a variance of the 8' height requirement of fencing in residential zones under Sec. 11-8-3b to legalize the installation of a 10' privacy fence without proper approvals in an R-C zone.**

The petitioner came forward to request a deferral of the item until the next meeting of the ZBA.

**#7 522 Pequonnock St. – Petition of David Vazquez – Seeking an approval of location under Sec. 12-10b to establish a café restaurant liquor use and the issuance of a café liquor permit (service bar only) for the proposed 68-seat restaurant in the existing grocery store/delicatessen in an OR-G zone.**

Attorney Rodriguez came forward to request a deferral of the item until the next meeting of the ZBA.

**#8 315-317 Ellsworth St. – Petition of Jorge Espinoza – Seeking a use variance under Sec. 5-1-2 to permit the conversion of the existing 2-family dwelling into a 3-family dwelling in an R-B zone.**

Mr. Marcos Reinheimer came forward to request a deferral of the item until the next meeting of the ZBA.

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

No items were brought forward.

**DECISION SESSION**

**#1 476 Brewster St. – Petition of David Armstrong and Jean Marie DiNatale – Seeking a variance of the location for an accessory structure under Sec. 4-9-1a as well as a variance of the front setback requirement of Sec. 4-3-2b to legalize the existing structure and also to permit the construction of an additional accessory structure on an existing foundation in an R-A zone.**

**\*\* COMMISSIONER CAROLAN MOVED TO APPROVE 476 BREWSTER ST. – PETITION OF DAVID ARMSTRONG AND JEAN MARIE DINATALE – SEEKING A VARIANCE OF THE LOCATION FOR AN ACCESSORY STRUCTURE UNDER SEC. 4-9-1A AS WELL AS A VARIANCE OF THE FRONT SETBACK REQUIREMENT OF SEC. 4-3-2B TO LEGALIZE THE EXISTING STRUCTURE AND ALSO TO PERMIT THE CONSTRUCTION OF AN ADDITIONAL ACCESSORY STRUCTURE ON AN EXISTING FOUNDATION IN AN R-A ZONE WITH THE FOLLOWING CONDITION:**

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

**FOR THE FOLLOWING REASON:**

**1. THE PETITION AS APPROVED WILL HAVE NO ADVERSE IMPACT ON THE NEIGHBORHOOD.**

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

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

**#2 186 Ohio Ave. – Petition of V&L Properties, LLC – Seeking a variance of the prohibition of dividing a conforming lot into two (2) non-conforming lots under Sec. 4-12-5b and also to validate the existing 2-family dwelling on a lot with the minimum area, width and landscaping under Sec. 5-1-3 in an R-B zone.**

186 Ohio Avenue was deferred to Tuesday, February 13, 2018.

**#3 196 Ohio Ave. – Petition of V&L Properties, LLC – Seeking a variance of the minimum lot area and width and also to waive the minimum setback requirement and the required 2,700-sq. ft. of property per residential unit under Sec. 5-1-3 to permit the construction of a 2-family dwelling in an R-B zone.**

196 Ohio Avenue was deferred to Tuesday, February 13, 2018.

**#4 187 Monroe St. – Petition of Nolan Woodworking, LLC – Seeking a use variance of Sec. 4-12-3 to permit the change from a warehouse use to a manufacturing of wood cabinets use in the existing commercial building in an OR zone.**

**\*\* COMMISSIONER CAROLAN MOVED TO APPROVE 187 MONROE ST. – PETITION OF NOLAN WOODWORKING, LLC – SEEKING A USE VARIANCE OF SEC. 4-12-3 TO PERMIT THE CHANGE FROM A WAREHOUSE USE TO A MANUFACTURING OF WOOD CABINETS USE IN THE EXISTING COMMERCIAL BUILDING IN AN OR ZONE WITH THE FOLLOWING CONDITION:**

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

**FOR THE FOLLOWING REASON:**

**1. THE PETITION AS APPROVED WILL HAVE NO ADVERSE IMPACT ON THE NEIGHBORHOOD.**

**\*\* COMMISSIONER BENSON SECONDED THE MOTION.**

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

**#5 76 Higgins Ave. – Petition of Eric Schliebe – Seeking a variance of the prohibition of reducing the size of a conforming lot under Sec. 4-2-2 and to construct a single-family dwelling in an R-A zone.**

**\*\* COMMISSIONER SHEPARD MOVED TO CONTINUE 76 HIGGINS AVE. – PETITION OF ERIC SCHLIEBE – SEEKING A VARIANCE OF THE PROHIBITION OF REDUCING THE SIZE OF A CONFORMING LOT UNDER SEC. 4-2-2 AND TO CONSTRUCT A SINGLE-FAMILY DWELLING IN AN R-A ZONE TO TUESDAY, FEBRUARY 13, 2018**

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

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

**#6 4190 Park Ave. – Petition of Greater Bridgeport Jewish Housing, Corp – Seeking a variance of the 8’ height requirement of fencing in residential zones under Sec. 11-8-3b to legalize the installation of a 10’ privacy fence without proper approvals in an R-C zone.**

4190 Park Avenue was deferred to Tuesday, February 13, 2018.

**#7 522 Pequonnock St. – Petition of David Vazquez – Seeking an approval of location under Sec. 12-10b to establish a café restaurant liquor use and the issuance of a café liquor permit (service bar only) for the proposed 68-seat restaurant in the existing grocery store/delicatessen in an OR-G zone.**

522 Pequonnock Street was deferred to Tuesday, February 13, 2018.

**#8 315-317 Ellsworth St. – Petition of Jorge Espinoza – Seeking a use variance under Sec. 5-1-2 to permit the conversion of the existing 2-family dwelling into a 3-family dwelling in an R-B zone.**

315-317 Ellsworth Street was deferred to Tuesday, February 13, 2018.

**APPROVAL OF MINUTES**

**Approval of ZBA Minutes for December 12, 2017 – Present: Chairperson: Michael Piccirillo; Commissioners: Linda Grace, John Carolan, Maria Alves and B. Oyiboka “Boka” Benson. Staff: Dennis Buckley, Zoning Clerk and Paul Boucher, Assistant Zoning Official. City Attorney: Russell Liskov.**

No vote was taken on the minutes of December 12, 2017.

**ADJOURNMENT**

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

The meeting was adjourned at 6:39 p. m.

Respectfully submitted,

Tom Blaney  
Telesco Secretarial Services