

# AGENDA

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City of Bridgeport  
ZONING BOARD OF APPEALS  
Public Hearing for Tuesday, September 9, 2014  
at 6:00 PM  
In The City Hall Council Chambers  
45 Lyon Terrace, Bridgeport, CT

## DEFERRED ITEMS

**D-1 (#4) 113-117 Washington Terrace** – Petition of Continuum of Care, Inc. – Appealing under Sec. 14-10 of the Zoning Regulations of the City of Bridgeport and under Sec. 8-7 of the CT General Statutes, whereby it is alleged that the Zoning Enforcement Officer erred in his issuance of an Order to Comply regarding a group living use in an R-B zone.

**D-2 (#6) 1380 Seaview Ave.** – Petition of Cheddi Dillon – Seeking to modify conditions of approval to a petition granted by the Zoning Board of Appeals on 06-02-10, which permitted the establishment of a used car dealership in an R-C zone and coastal area.

## NEW ITEMS

**#1 1944 & 1954 Boston Ave** – Petition William Marshall/City of Life – Seeking a variance of the minimum number of off-street parking spaces as required under Sec. 11-1-2 to permit the establishment of a house of worship in the existing commercial office building in an OR zone.

**#2 1427 Pembroke St.** – Petition of Michael Macdonough – Seeking a variance of the 2,700 sq. ft. of property per residential unit under Sec. 5-1-3 and also seeking a variance of all nine (9) off-street parking spaces as required under Sec. 11-1-2 to legalize the conversion of a retail space into a residential unit in the existing 5-unit apartment building in an R-C zone.

**#3 585 Norman St.** – Petition of Laurelwood Housing Associates Limited Partnership – Seeking a variances of the residential density requirement of 2,700 sq. ft. of property per residential unit and a variance of maximum height requirement of 45' under Sec. 5-1-3, and also seeking to waive 59 of the 168 on-site parking spaces required under Sec. 11-1-2 to permit the establishment of 2 additional residential units in the existing 100-unit apartment building in an R-C zone.

**#4 3115, 3129, 3135 Fairfield Ave & 704 Courtland Ave.** – Petition of 3115 Fairfield Avenue, LLC – Seeking variances of the residential density requirement of 2,700 sq. ft. of property per residential unit; 5.1' of the minimum setback requirement; 10.5% of the maximum site coverage requirement and 11% of the minimum landscaping requirement of Sec. 5-1-3, and also seeking variances of the additional development standards of Sec. 6-1-4; five (5) of the required on-site parking spaces of Sec. 11-1-2; the prohibition of stacked parking for residential under Sec.11-1-7, and waive the minimum parking area setback and perimeter landscaping requirements of Sec. 11-1-13 to permit the construction of a 4-story apartment building in an OR zone and coastal area.

**#5 4030 Park Ave.** – Petition of Sacred Heart University, Inc – Seeking a use variance under Sec. 5-1-2 and a variance of the maximum height requirement of Sec. 5-1-3 to permit the construction of an academic building and parking structure in an R-A zone.

**#6 343-345 Grovers Ave.** – Petition of Thomas Devito – Seeking to waive the maximum mid-roof height requirement of 28' to legalize the conversion of a 2-1/2 story dwelling into a 3-story dwelling in an R-B zone.

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

**APPROVAL OF MINUTES**

**ADJOURNMENT**

The applications and plans for the above described matters are on file in the Zoning Department, Room 210, 45 Lyon Terrace and may be inspected Monday through Friday during office hours, 9am-5pm **(closed 12-1pm)**.

ATTEST: MICHAEL PICCIRILLO, CHAIRMAN  
ZONING BOARD OF APPEALS  
CITY OF BRIDGEPORT