

AGENDA

City of Bridgeport
ZONING BOARD OF APPEALS
Public Hearing

Tuesday, December 10, 2013
At 6:00 PM
In The City Hall Council Chambers

CONTINUED BUSINESS

C-1(#3) 5 – 15 Grant St. – Petition of Connecticut Mustang – Seeking to expunge a condition of approval to a petition granted by the Zoning Board of Appeals on 06/12/07, which established a storage area for up to 50 tax lien vehicles at the existing used car dealership in an I-L zone.

D-1 (#1) 2450 – 2458 and 2460 Main St. – Petition of Lillian Iodice – Appealing under Sec. 14-10 of the Zoning Regulations and Sec. 8-7 of the CT General Statutes that the Zoning Official erred in the processing of a liquor application for a change of ownership at an established business in an OR-G zone.

NEW BUSINESS

#1 371 Northfield Dr. – Petition of Gustavo A. Carvajal – Seeking a variance of Sec. 11-8-3(b) and (i) to legalize the existing 6' privacy fence within the front setback (on a corner lot) in an R-A zone.

#2 665 West Taft Ave. – Petition of Rhonda Kiest – Seeking a variance of accessory uses under Sec. 4-8-5(b) and (3), and also seeking a variance of the maximum allowable site coverage under Sec. 4-9-1(c) to permit an art studio in the existing 2-car garage in an R-A zone.

#3 616-618 Colorado Ave. – Petition of Mohammed A. Huq – Seeking variances of the number of required off-street parking under Sec. 11-1-2, and also seeking to waive the minimum parking space dimension of Sec. 11-1-10 to legalize the 3rd residential use of a 2-family dwelling in an R-BB zone.

#4 769-771 Colorado Ave. – Petition of Charbel Heraoui – Seeking a variance of the minimum area of 2,700 sq. ft. per unit required under Sec. 5-1-3, and also seeking to waive two (2) of the five (5) off-street parking spaces of Sec. 11-1-2, and the minimum driveway width of Sec. 11-1-11 to legalize the 3rd residential unit use of an existing 2-family dwelling in an R-C zone.

#5 25 & 27 Burr Court – Petition of 118 Burr Court, LLC – Seeking a use variance under Sec. 6-1-2 and a height and front setback variance as required by Sec. 6-1-3 to permit the construction of a 6,398 sq. ft. industrial building in an OR zone.

#6 240 (aka 139) Ocean Terrace – Petition of City of Bridgeport Board of Education (Longfellow School) – Seeking variances of the minimum front setback requirement of Sec. 5-1-3; the minimum number of off-street parking spaces of Sec. 11-1-2; the landscape buffering abutting and across from a residential zone requirements of Sec. 12-8(g) and (h); the minimum landscaping requirement of Sec. 11-1-13; and the maximum height requirement for fencing under Sec. 11-8-3 to permit the construction of a new modern elementary school on an existing school site in an R-C zone and coastal area.

#7 482, 486, 488 (aka 484 – 496) East Main St. – Petition of Alexandro Mendez – Seeking under Sec. 12-10d to reestablish the café liquor use and the issuance of a café liquor permit in the existing café/social club facility in an OR zone.

#8 681 East Main St. – Petition of 681 East Main St., LLC – Seeking a variance of all 34 of the required off-street parking spaces under Sec. 11-1-2 to permit the expansion from 6 to 11 residential units in the existing mixed use building in an OR 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