

# AGENDA

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City of Bridgeport  
ZONING BOARD OF APPEALS  
Public Hearing

Tuesday, July 9, 2013  
At 6:00 PM  
In The City Hall Council Chambers

## CONTINUED BUSINESS

**C-1 (#5) 90 – 92 Edwin St. (aka 1856 – 1858 Stratford Ave.)** – Petition of Habitat for Humanity of CFC – Seeking a variance of the required minimum front setback requirement of Sec. 5-1-3 to permit the construction of a 2-family dwelling on a nonconforming lot in an R-BB zone

## DEFERRED BUSINESS

**D-1 (#4) 55 Suburban Ave.** – Petition of Joseph Giacobbe – Seeking a variance of Sec. 4-2-2 to permit the reduction of an existing lot into a nonconforming lot and validate the existing single-family dwelling in an R-A zone.

**D-2 (#5) 53 (aka 55) Suburban Ave.** – Petition of Joseph Giacobbe – Seeking a variance of Sec. 5-1-3 to permit the construction of a single-family dwelling on a 50' x 100' lot in an R-A zone.

## NEW BUSINESS

**#1 840 Grand St.** – Petition of Dan Epifano (Esplanade, LLC) – Seeking a variance of Sec. 4-12-3 and Sec. 4-12-4 which prohibits the extension and enlargement of a non-conforming building and use, and also seeking to waive the minimum landscaping requirements the maximum site coverage requirement; and the minimum side setback requirements of Sec. 5-1-3 to permit a 2<sup>nd</sup> story addition and a ground level addition to the existing remains of a contractor's garage in a R-C zone.

**#2 725-727 Laurel Ave.** – Petition of Keith Vo – Seeking a use variance of Sec. 5-1-2; and variances for maximum site coverage and minimum landscaping of Sec. 5-1-3; and also seeking to waive the minimum driveway width of Sec. 11-1-11, the minimum parking space dimension of Sec. 11-1-10, and the minimum parking setback and perimeter landscaping requirements of Sec. 11-1-13 to legalize a 3<sup>rd</sup> residential apartment in the existing 2-family dwelling in an R-B zone.

**#3 1006 Broad St. (aka 955-957 Main St.)** – Petition of Barnum Publick House, LLC – Seeking a variance of Sec. 12-10 to permit the establishment of a café liquor restaurant and the issuance of a café liquor restaurant permit; and also seeking the establishment of an outside patio/dining area with patio liquor permit along the Bank Street frontage within 1500’ of other liquor outlets in a DVD zone.

**#4 545 Brewster St.** – Petition of City of Bridgeport Board of Education (Black Rock School) – Seeking variances of the minimum front yard setback; the maximum site coverage, and the minimum landscaping requirements of Sec. 5-1-3, the minimum number of off-street parking spaces of Sec. 11-1-1, and the interior and perimeter landscaping requirements of Sec. 11-1-13 (a-e) to permit the construction of a 2-story addition to the existing school building in the proposed R-C zone.

**#5 98 Grovers Ave.** – Petition of K. Oni Chukwu – Seeking a variance of Sec. 14-7-4 to validate the existing accessory structures consisting of a guest cottage and a garage with domestic living accommodations on an interior developed lot in an R-AA zone and coastal area.

### **OTHER BUSINESS**

**OB-1 – Discussion** of a decision by Judge Rackliffe regarding Lillian Iodice and her claim of agreement with regard to a liquor license certification at 2458 Main St.

### **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