

AGENDA

City of Bridgeport
ZONING BOARD OF APPEALS
Public Hearing

Monday, September 9, 2013
At 6:00 PM
In The City Hall Council Chambers

DEFERRED BUSINESS

D-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 2nd story addition and a ground level addition to the existing remains of a contractor's garage in a R-C zone.

D-2 (#1) 3257 Fairfield Ave. – Petition of TCM Realty Company, LLC – Seeking a use variance of Sec. 6-1-2, and also seeking a variance of the prohibition of enlarging a nonconforming use under Sec. 4-12-3a; the minimum landscaping buffer of 5' to the L-3 standard, as well as the minimum landscaping requirement of Sec. 6-1-3 to permit the establishment of a licensed motor vehicle repair facility in a portion of the existing contractor facility in an OR zone.

D-3 (#3) 158 Alice St. – Petition of Joaquim Fereira – Seeking variances of the minimum side yard and rear yard setback requirements under Sec. 5-1-3 to construct a 2nd floor addition to the existing three-car garage to be utilized as a single-family residence with no useable rear yard in an R-C zone.

NEW BUSINESS

#1 169 Lakeview Ave. – Petition of IWA Construction – Seeking a variance of Sec. 4.2.2 which prohibits a subdivision of property that creates a nonconforming lot in an R-A zone.

#2 4108 Main St. – Petition of Tony Makari – Seeking a variance of Sec. 12-10a to permit a package store use and the issuance of a package store liquor permit in the existing storefront located within 1500' of other package stores in an OR-R zone.

#3 267 James St. and 68 Jones Ave. – Petition of Caudio Abelardo Cuji Sarmiento – Seeking a use variance under Sec. 5-1-2, and also seeking to waive of the maximum site coverage requirement, the maximum height requirement and the minimum landscaping requirement under Sec. 5-1-3; and also seeking to waive the minimum parking setback and perimeter landscaping requirements of Sec. 11-1-13 to permit the

construction of a 1,080 sq. ft. garage structure and the legalization of the existing contractor storage yard in an R-C zone.

#4 30 Beachview Ave. – Petition of David Raymond – Seeking a variance of the minimum lot area and width under Sec. 5-1-3 to permit the construction of a single-family dwelling in an R-B zone and coastal area.

#5 853 Fairfield Ave. – Petition of Firetree, LTD – Seeking a modification of the approved plan of development for the use applicable to the granting of variances by the Zoning Board of Appeals on 07/10/2012, which permitted a 12-bed group home (social service provider) to now be a 15-bed half-way house for convicted felons in an OR-G zone.

#6 697 Madison Ave. – Petition of Brasas Grill, LLC – Seeking changes in conditions applicable to the granting of a beer/wine liquor variance by the Zoning Board of Appeals on 07/14/1980 to now allow a café liquor permit with a consumer bar and live entertainment in the existing mixed-use commercial building in an OR zone.

#7 94-96 Bunnell St. – Petition of W. Tom McMillian/Serengetti, LLC – Seeking a variance of the regulations prohibiting the expansion of a nonconforming structure under Sec. 4-12-4a and also seeking to waive the parking space size and maneuvering space under Sec. 11-1-10 and the front and side setback requirements of Sec. 5-1-3 to permit the construction of a 2-story rear addition, including deck and stairs and 2 full dormers on the existing 2-family dwelling in an R-C zone.

#8 729 Union Ave. – Petition of Prayer Tabernacle Church of Love, Inc – Seeking a modification of the approved plan of development on a petition granted with conditions by the Zoning Board of Appeals on 04/18/2006 pertaining to the construction of a house of worship in an R-C 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