

# AGENDA

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City of Bridgeport  
ZONING BOARD OF APPEALS  
Public Hearing for

**Tuesday, April 14, 2015 at 6:00 pm**  
**and reconvene**

**Wednesday, April 15, 2015 at 6:00pm**

In The City Hall Wheeler Room  
45 Lyon Terrace, Bridgeport, CT

## DEFERRED BUSINESS

**D-1 1596 Stratford Ave.** – Petition of Efrain Crespo – **WITHDRAWN 03/24/15**

**D-2 (#3) 43 – 45 Herkimer St.** – Petition of Ricardy Philogene – Seeking a variance of the cumulative side setback requirement of 20 ft. and the maximum roof mid-point height requirement of 28' under Sec. 5-1-3 to legalize the dormer addition containing bedrooms and bathroom on the 3<sup>rd</sup> floor of the nonconforming 2-family dwelling in an R-A zone.

**D-3 (#8) 540 Grant St.** – Petition of Big Sam's Auto Stereo Installation and More – Seeking a variance of the 17 required off-street parking spaces under Sec. 11-1-2 to permit the establishment of an audio and decal installation business in the existing mixed use commercial building in an OR zone.

## NEW BUSINESS

**#1 1044 Brooklawn Ave.** – Petition of Michael Defilippo – Seeking a variance under Sec. 12-10a to permit the establishment of a liquor store use in the existing retail building and the issuance of a package store liquor permit within 1500 feet of 1 (two) houses of worship and 1 (one) day care center in an OR zone.

**#2 1534 – 1536 Seaview Ave.** – Petition of Bridgeport Neighborhood Trust – Seeking a variance under Sec. 11-1-2 waiving all of the required on-site parking spaces to permit the establishment of a professional office use on the ground floor in the existing mixed use 3-story building in an I-L zone and coastal area.

**#3 1524 Seaview Ave.** – Petition of Bridgeport Neighborhood Trust – Petition of Bridgeport Neighborhood Trust – Seeking a use variance under Sec. 5-1-2 and also seeking variances of the minimum landscaping and maximum site coverage requirement under Sec. 5-1-3 to permit the establishment of a commercial parking lot in an R-C zone and coastal area.

**#4 23 – 27 Dodd Ave.** – Petition of Brineth, Wilfredo and Christian Rivera – Seeking variances of the front and side setback requirements under Sec. 5-1-3 to permit the construction of 3 (three) accessory structures on an irregular shaped lot in an R-A zone.

**#5 226 Charles St.** – Petition of Gospel Light Community Church – Seeking variances of the front and side minimum setback requirements; the minimum site coverage requirement; and the minimum landscaping requirement under Sec. 5-1-3 to permit the construction of a 1-story 957 sq. ft. front addition and a 1-story 79 sq. ft. rear addition to the existing church in an R-C zone.

**#7 379 Bond St. (aka 1285 Boston Ave.)** – Petition of City of Bridgeport Board of Education – Seeking to modify an approved plan of development to an application approved by the Zoning Board of Appeals on 11/12/13 to construct a 4-story educational facility now needing a variance of the minimum setback and perimeter landscaping requirement of Sec. 11-1-3 and also seeking to waive 140 of the required 301 on-site parking spaces required under Sec. 11-1-2 to permit a 54,000 sq. ft. expansion of the proposed facility in an R-C zone.

### **Wednesday, April 15, 2015**

**#8 1944 – 1954 Boston Ave.** – Petition of 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.

**#9 917 Wood Ave.** – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking a use variance under Sec. 6-1-2 to permit the construction of a single-family dwelling on a nonconforming lot in an OR zone.

**#10 84 Maple St.** – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking a use variance under Sec. 8-3-2 and a variance of the front setback requirement under Sec. 8-3-3 to permit the construction of a single-family dwelling on an under sized lot in an MU-LI zone.

**#11 103 Seaside Ave.** – Petition of Brian Walker – Seeking a variance of the minimum side setback requirement under Sec. 5-1-3 to permit the construction of a 2<sup>nd</sup> floor rear dormer addition to the existing single-family dwelling in an R-A zone.

**#12 1300 Seaview Ave.** – Petition of Seaview Avenue Realty, LLC – Seeking a use variance of Sec. 8-3-2 and a variance of the prohibition of the expansion of a nonconforming use under Sec. 4-12-3 to permit the construction of a 9,000 sq. ft. addition to the existing warehouse building in an MU-LI zone and coastal area.

**#13 1148 William St.** – Petition of 1148 William Navcapman, LLC – Seeking variances of the density requirement of 2,700 sq. ft. of property per residential unit and the minimum landscaping requirements of Sec. 5-1-3 to permit the establishment of four (4) additional residential units in the existing 20-unit apartment house in an R-C zone.

**#14 658 Madison Ave. (aka 200 Beers St.)** – Petition of Eduardo Cruz – Seeking a variance of the required off-street parking under Sec. 11-1-2 to legalize the (additional) printing business in the existing garage/warehouse for the on-site deli take-out/bakery in an OR zone.

### **CONSENT AGENDA**

**#6 680 Park Ave.** – Petition of the City of Bridgeport Board of Education – Seeking to erect a 10' chain link fence in place of the previously approved 8' chain link fence along the southern soccer field boundary abutting South Avenue.

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). This notice has also been filed in the City Clerk's office.

### **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: LINDA GRACE, ACTING CHAIRPERSON  
ZONING BOARD OF APPEALS  
CITY OF BRIDGEPORT