

# AGENDA

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City of Bridgeport  
ZONING BOARD OF APPEALS  
Public Hearing for Tuesday, December 8, 2015  
at 6:00 PM  
In the City Hall Common Council Chambers  
45 Lyon Terrace, Bridgeport, CT

## CONTINUED ITEMS

**C-1 168 Union Ave. & 119 Carroll Ave.** – Petition of 119 Carroll Avenue, LLC – Seeking to change a nonconforming manufacturing facility to a warehouse use for furniture and household goods of Sec. 4-12-3c, as well as outdoor trailer storage and also seeking to waive the landscaping and site coverage requirements of Sec. 5-1-3 in an R-C zone and coastal area.

**C-2 (#4) 921 Hancock Ave.** – Petition of Kevin Johnson – Seeking a variance of the prohibition of enlarging a nonconforming accessory structure of Sec. 4-12-4a and also seeking a variance of the maximum height requirement of 15' of an accessory structure of Sec. 5-1-3 to permit the construction of a 2<sup>nd</sup> floor addition and exterior stairway to the existing 2-car garage in an R-C zone.

## DEFERRED ITEMS

**D-1 645 Pine St.** – Petition of 645 Pine Street, LLC – Appealing of Sec. 14-10 of the Zoning Regulations of the City of Bridgeport and Sec. 8-7 of the CT General Statutes, whereby is alleged that the Zoning Enforcement Officer erred in his issuance of an Order to Comply regarding the erection of an on-premises roof sign without a special permit for the building housing the advertized use in an I-L zone.

**D-2 (#7) 113-117 Washington Terrace** – Petition of Continuum of Care, Inc – Seeking a use variance of Sec. 5-1-2, and also seeking variances of three (3) of the required six (6) off-street parking spaces of Sec.11-1-2; the minimum parking setback and perimeter landscaping requirements of Sec. 11-1-13, and also the prohibition of stacked parking of Sec. 11-1-7 to permit the conversion of the illegal 3-family dwelling into a short term transitional group home in an R-B zone.

## NEW ITEMS

**#1 47-53 Crescent Ave.** – Petition of Juliette Kirby – Seeking a variance for all of the 43 on-site parking spaces required under Sec. 11-1-2 to permit the establishment of a 4,300 sq. ft. Banquet Hall facility in an OR-G zone and coastal area.

**#2 1035 Pembroke St.** – Petition of Genesis House (Marcia Mitchell) – Seeking a variance of the minimum landscaping requirement of Sec. 5-1-3 and also seeking a

variance of all three (3) off-street parking spaces under Sec. 11-1-2 to permit the establishment of a 13-children daycare facility in an R-C zone.

**#3 1526, 1542, 1556, 1558 Barnum Ave.** – Petition of 1558 Barnum Avenue, LLC – Seeking a variance omitting twelve (12) of the required 98 on-site parking spaces under Sec. 11-1-2 to permit the construction of an 15,750 sq. ft. office building and a 18,500 sq. ft. warehouse building in an MU-LI zone.

**#4 606 Center St. Ext** – Petition of American Legion – Seeking variances of the front setback requirement of Sec. 6-1-3; additional location and site standards of Sec. 6-1-4 (a & b); all of the nineteen (19) required off-street parking spaces under Sec.11-1-2 and the minimum perimeter landscaping requirement of Sec. 11-1-3 to permit the construction of 2-story social club in an OR zone.

**#5 273 & 279-301 West Ave.** – Petition of New Neighborhoods, Inc – Seeking a variance of the density requirement of 2,700 sq. ft. of property per residential unit and front setback of Sec. 5-1-3; a variance under Sec.11-1-10 for the minimum parking space size of 9' x 20' to be reduced to 9' x 18' and a variance of the minimum perimeter landscaping requirement of Sec. 11-1-13 to permit the construction of a 3 ½ story 18-unit apartment building 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-12pm and 1pm-5pm (**closed 12-1pm**).

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