

AGENDA

City of Bridgeport
ZONING BOARD OF APPEALS
Public Hearing for Tuesday, February 10, 2015
at 6:00 PM
In The City Hall Council Chambers
45 Lyon Terrace, Bridgeport, CT

CONTINUED BUSINESS

C-1 509 Birmingham St. – Petition of Gary Doski – Seeking a variance of the minimum floor area requirement of Sec. 12-1a to allow the establishment of an accessory apartment use in the existing single-family dwelling in an R-A zone.

C-2 (#5) 2926 Fairfield Ave. – Petition of Old Black Rock Tavern, LLC (d/b/a Tautog Tavern) – Seeking a variance of Sec. 12-10b&c of the liquor control regulations to permit the establishment of an outside drinking and smoking area along the Fairfield Avenue frontage, as well as an exterior deck addition to the rear of the subject premises for the consumption of alcoholic beverages for smokers of the existing café in an OR zone.

DEFERRED BUSINESS

D-1 (#4) 206 Jewett Ave. – Petition of 206 Jewett Ave., LLC – Seeking a variance of the prohibition of dividing a conforming lot into two (2) non-conforming lots under Sec. 4-12-5 and also seeking to erect a single-family dwelling in a lot having inadequate lot area and frontage in an R-A zone.

NEW BUSINESS

#1 11 Booth St. – Petition of Kevin Moore – Seeking a use variance under Sec. 6-1-2 to permit the construction of a single-family dwelling with adequate off-street parking in an OR zone.

#2 1596 Stratford Ave. – Petition of Efrain Crespo – Seeking a use variance under Sec. 6-1-2 to permit the establishment of a contractor's storage yard for construction dumpsters and containers in an OR-G zone.

#3 515 Washington Ave. – Petition of Idea for Autism, Inc – Seeking variances under Sec. 5-1-3 waiving the side setback requirement, as well as the 2,700 sq. ft. of property per residential unit, and also seeking a variance of the required 21 off-street parking spaces under Sec. 11-1-2 and the parking setback and perimeter landscaping requirements of Sec. 11-1-13 to permit the construction of a 4-story, 18 unit apartment addition to the existing school and office building in an R-C zone.

#4 109 Johnson St. – Petition of Bridgeport Neighborhood Trust & POKO – Seeking variances of the density requirement of 2,700 sq. ft. of property per unit; the minimum lot area and frontage requirements; and the minimum side setback requirements of Sec. 5-1-3, also seeking to waive 1 of 3 required off-street parking spaces under Sec. 11-1-2, and the required driveway width and parking space size under Sec. 11-1-10 to permit the construction of a 2-family dwelling in an R-C zone.

#5 119 Johnson St. – Petition of Bridgeport Neighborhood Trust and POKO – Seeking a variance of the required lot area, the density of 2,700 sq. ft. of property per residential unit, and the side setback requirements of Sec. 5-1-3 and also seeking variances of the driveway width and parking dimension of Sec. 11-1-2 waiving 1 of the 3 off-street parking spaces to permit the construction of a 2-family dwelling in the R-C zone.

#6 15 Columbia Court and 21 Columbia Court – Petition of Bridgeport Neighborhood Trust and POKO – Seeking a variance of the required lot area and density requirement of 2,700 sq. ft. per residential unit and all setback requirements of Sec. 5-1-3, and also seeking a variance of the required parking space dimension under Sec. 11-1-10 to permit the construction of a 2-family dwelling in an R-C zone.

#7 67 Ridge Ave. – Petition of Bridgeport Neighborhood Trust and POKO – Seeking variances of the minimum lot area and frontage, the 2,700 sq. ft. of property per residential unit, and the front and side setback requirements of Sec. 5-1-3 and also seeking variances of the parking space dimension and driveway width requirements under Sec. 11-1-10 and waive 1 of the 3 required off-street parking spaces of Sec. 11-1-2 to permit the construction of a 2-family dwelling in an R-C zone and coastal area.

#8 75 Ridge Ave. – Petition of Bridgeport Neighborhood Trust and POKO – Seeking variances of the minimum lot area and frontage, the 2,700 sq. ft. of property per residential unit, and the front and side setback requirements of Sec. 5-1-3 and also seeking variances of the parking space dimension and driveway width requirements under Sec. 11-1-10 and waive 1 of the 3 required off-street parking spaces of Sec. 11-1-2 to permit the construction of a 2-family dwelling in an R-C zone and coastal area.

#9 548 Gregory St. – Petition of Bridgeport Neighborhood Trust and POKO – Seeking variances of the minimum lot area and frontage, the 2,700 sq. ft. of property per residential unit, and the front and side setback requirements of Sec. 5-1-3, and also waive 1 of the 3 required off-street parking spaces of Sec. 11-1-2 to permit the construction of a 2-family dwelling in an R-C zone and coastal area.

OTHER BUSINESS

OB-1 1044 Brooklawn Ave. – Liquor permit of Vitro’s Package Store/Linda J. Toiano – Discussion regarding the 1,500 foot radius of a package store.

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