

AGENDA

City of Bridgeport
ZONING BOARD OF APPEALS
Public Hearing for Tuesday, June 9, 2015
at 6:00 PM
In The City Hall Common Council Chambers
45 Lyon Terrace, Bridgeport, CT

CONTINUED ITEMS

C-1 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 under 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.

C-2 (#5) 2925 (aka 2929) Fairfield Ave. – Petition of Center for Children’s Advocacy – Seeking a variance waiving all of the off-street parking requirements under Sec. 11-1-2 to permit the establishment of a 1,000 sq. ft. additional office in a portion of the 1st floor of an existing commercial building in an OR zone.

DEFERRED ITEMS

D-1 (#6) 1308 & 1320 Madison Ave. – Petition of J.I. Real Estate Holding, Inc. – Seeking to waive under Sec. 5-1-3, the residential density requirement of 2,700 sq. ft. of property per residential unit to permit the construction of a 3-story, 10-unit residential building with 17 on-site parking spaces on the ground level in the proposed R-C zone.

D-2 (#7) 25 & 33 West Ave. & 384 Railroad Ave. – Petition of CDB, LLC – Seeking a use variance under Sec. 10-2 and all of the landscaping requirement under Sec. 10-3 to permit the establishment of a firewood processing business in an NCVD zone.

D-3 (#9) 114 Orchard St. – Petition of Angela Smillie – Seeking to waive all of the required off-street parking spaces as required under Sec. 11-1-2 to permit the establishment of a hair and nail salon on the 1st floor of the existing 2-family dwelling in an R-C zone.

NEW ITEMS

#1 625 North Ave. – Petition of Lindsey’s House – Seeking a use variance under Sec. 7-1-2 to permit the establishment of a daycare center for a maximum of 30 children on the 1st floor of the existing office building in an I-L zone.

#2 387, 355 (aka 335), 363 Warren St. – Petition of Myung Jin, Inc/Bruce A. Barrett – Seeking a use variance under Sec. 6-1-2 and also seeking variances of the maximum site coverage and minimum landscaping requirements under Sec. 6-1-3, as well as a variance of the liquor control regulation 12-10b prohibiting the issuance of a liquor permit for any property within 1500’ of other liquor outlets, as well as patio liquor permit for seasonal dining to permit the establishment of a restaurant and brew pub with live entertainment in an OR-G zone.

#3 51 George St. – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking a variance under Sec.5-1-3 of the front setback requirement to permit the construction of a single-family dwelling in an R-C zone.

#4 2575, 2533 & 2543 East Main St. & 71 Waverly Pl. – Petition of Cumberland Farms, Inc. – Seeking a use variance under Sec. 6-1-2 and also seeking variances of the front setback and accessory structure height requirements under Sec. 6-1-3; the maximum structure size requirement under Sec. 4-9-1.c.2; the building siting and window area requirement under Sec. 6-1-4 (a) & (b) and the maximum fence height requirement under Sec. 11-8-3; to permit the redevelopment and construction of a new 4,738 sq. ft. retail sales building in an OR zone.

#5 61 Hurd Ave. – Petition of Churrascaria Pioneira, LLC – Seeking a variance under Sec. 12-10b to now permit the permanent establishment of a seasonal outside patio liquor permit; a variance of the number of off-street parking requirements under Sec. 11-1-2 and the modification of the approvals of 11/10/09 and 06/10/14 to include a larger consumer bar and a 40-seat dining room in the existing restaurant in an OR 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