

AGENDA

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

CONTINUED ITEMS

C-1 (#4) 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.

DEFERRED ITEMS

D-1 (#3) 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.

NEW ITEMS

#1 48 Fifth St. – Petition of Loida and Kenneth Gant – Seeking variances of the 2,700 sq. ft. of property per residential unit; 8' of the 10' side setback requirement and 7' of the 20' rear setback requirement of Sec. 5-1-3, and also seeking a variance of all three (3) required on-site parking spaces of Sec. 11-1-2 and a variance of the maximum projection allowed of Sec. 4-3-2a(i) to permit the conversion of a single-family dwelling into a two-family dwelling on a nonconforming lot in an R-C zone.

#2 1661-1673 Main St. – Petition of Friends of Liberation Programs, Inc. – Seeking variances of the maximum site coverage and minimum landscaping requirements of Sec. 6-1-3; the building siting and window requirements of Sec. 6-1-4 and waive six (6) of the required off-street parking spaces to permit the establishment of a primary medical care facility and a counseling and clinic facility in the existing commercial building an OR zone.

#3 1725 Barnum Ave. – Petition of Mary Avramopoulos, etal – Seeking a change of the type of liquor permit of Sec. 12-10c to permit the establishment of a café with a consumer bar and the issuance of a café liquor permit in the previously liquor licensed full service restaurant in an OR zone.

#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 2nd floor addition and exterior stairway to the existing 2-car garage in an R-C zone.

#5 261 River St. – Petition of Bridgeport Islamic Community Center, Incorporated – Seeking a use variance of Sec. 7-1-2, and also seeking variances of the minimum landscaping and maximum site coverage of Sec. 7-1-3; the interior landscaping; the perimeter landscaping and minimum parking setbacks required of Sec. 11-1-13 and seeking to waive 76 of the required 108 parking spaces of Sec. 11-1-2 to permit the establishment of a religious institution and community center in an I-L zone.

#6 3389, 3399 & 3425 Fairfield Ave. – Petition of 3425 Fairfield Ave, LLC – Seeking a variance of Sec. 11-1-2 to waive two (2) additional off-street parking spaces (for a total of nine (9) of the required 27) for the small craft brewery use in an OR zone and coastal area.

#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.

#8 273 & 279-301 West Ave. – Petition of Bridgeport Neighborhood Trust, Inc – Requesting a re-hearing on a petition which was denied by the Zoning Board of Appeals on 10/13/15, which sought several variances to permit the construction of an 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