



ZONING BOARD OF APPEALS  
MARCH 10, 2015  
REGULAR MEETING MINUTES  
CITY OF BRIDGEPORT

45 Lyon Terrace  
Bridgeport, CT 06604  
(203) 576-7217 Phone  
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**ATTENDANCE:** Linda Grace, Acting Chair; Robert Russo, Acting Secretary;  
Robin Shepard, Maria Alves

**STAFF:** Dennis Buckley, Zoning Official; Paul Boucher, Zoning  
Department; Atty. Ed Schmidt, Associate  
City Attorney

**CALL TO ORDER.**

Commissioner Grace called the meeting to order at 6:10 p.m. A quorum was present. She then introduced the Commissioners seated. She reviewed the procedures to those present. She noted that there were only four Commissioners seated and any approval would require an unanimous vote.

**ITEM D-1 (#2) RE: 1596 STRATFORD AVENUE – 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.**

Mr. Buckley, the Zoning Official, came forward and stated that Atty. Rizio had requested a second deferral to April.

Mr. Buckley also noted that Agenda Item #3 - 43 – 45 Herkimer Street – had not picked up the signs for posting.

**ITEM #1 RE: 144 SEASIDE AVENUE – Andrew Clement, Owner - Seeking a variance of the cumulative side setback requirement of 20 ft. under Sec. 5-1-3 to permit the construction of a 1-story, 4 x 24 addition to the existing single family dwelling with a shared driveway in an R-A zone.**

Mr. Andrew Clement of 144 Seaside Avenue came forward and said that he wanted to build a side entryway on the side deck. Mr. Clement handed in the green mailing receipts. He described where the staircase would be located and noted that he wanted to have the same configuration as his neighbor who shares the same driveway. The bathroom would be a half bath.

Commissioner Grace asked if there was anyone present who wished to speak in favor of the application. No one came forward. She then asked if there was anyone present who wished to oppose the application. Hearing none, Commissioner Grace closed the hearing on 144 Seaside Avenue.

**ITEM #2 RE: 471 BARNUM AVENUE – Optimus Health Care, INC. - Seeking variances of the minimum floor area ratio requirement of .75 sq. ft.; the maximum building coverage requirement of 65% and the minimum landscaping requirement of 15% under Sec. 6-1-3, and also seeking to waive all on-site parking spaces required under Sec. 11-1-2 to permit the redevelopment of 535 sq. ft. of medical office space in an OR zone.**

Atty. James White came forward and said that he was representing Optimus Health Care, Inc., which has several locations in the City. This agenda item is for the 471 Barnum Avenue location. He then turned in green mailing receipts to Mr. Buckley, along with photos of the posted sign.

Atty. White then distributed copies of the report on the impact on real estate values. He said that the report states there would be no negative impact on the neighboring real estate.

Atty. White submitted two letters of the support from abutting businesses. Optimus has an excellent reputation on the East Side. He said that Optimus constructed the garage in 2011, which took a great deal of the stress off of parking in the area.

Atty. White explained this was a request for variances in order to replace the wooden staircase. He then reviewed the details of where the existing emergency exit staircase was located. The request is to replace the current staircase with one that is fully compliant.

The second part is for an addition to add three or four patient examination rooms. Optimus has been overwhelmed with potential patients and need more room. The buildings are very close together. The purpose is to obtain the waivers for the stair replacement and add more examination rooms. This is the only place that the architect could find for additional space.

Atty. White introduced Mr. Ludlow Spinelli who is the CEO of Optimus Health Care and has been the CEO for many years. Optimus provides health care, including behavioral care. The garage has taken many cars off the street, but the need for more examination rooms has become increasingly urgent. He said that Optimus had just received a competitive grant award.

This particular location is for adult care and it is an old building that once served as the Social Security Office. The building is two stories and has an elevator. Every exam room is required to have a sink for the physicians to wash their hands. Optimus has one location open on Sunday because they are trying to treat patients rather than have them go to the Emergency Room. Mr. Spinelli said that there was about 4,200 sq ft. on the first floor and about 3,000 square feet on the second floor.

Mr. Joe Vito, an engineer, came forward to give an overview of the water quality system currently. The run off from the roof comes down the walkway and into Barnum Avenue. The WPCA wants a water retention on the site and he is suggesting a trench drain. On Barnum Avenue, there is a drain right at the end of the alleyway.

The City Engineer had some concerns. Mr. Vito explained that there would not be a change of grade and the additional construction will be done on the second floor, so there will be no trucks going in or out of the site. Therefore there will not be a need for a tracking pad.

Atty. White said that if the Commission wished to make the Engineer's comments as conditions of approval that would be fine with the applicant.

Mr. Michael Stein, architect, Stein & Fuss, LLC, came forward and reviewed the details of site plan. The new addition would be 40 feet back from the street.

Atty. White said that Mr. David Sullivan with Malone and McBroom, did the traffic study. The study concluded that when the garage was constructed, the parking situation was greatly eased. He said a report was also done on the real estate impact.

The bump out on the second floor would be 380 feet. There is no outside access. The new emergency staircase will be 55 feet and code compliant. The property is in an OR zone and the use is a permitted use. The neighborhood is basically commercial with some second or third floor apartments.

Andrew Blickson, of Pullman and Comley, came forward and explained that this addition would exacerbate the existing non-conformity from 1.88 to 1.95. The building coverage will increase to 84% coverage. The parking requirement is 108, but there was an earlier variance given for the parking garage. The addition will require an additional 4 parking spaces.

Atty. White said that Optimus has been a good citizen in Bridgeport for many years. This addition will most likely max out the site, but the neighbors need the services. He said that the hardship would also include the patients that would not be served without these rooms. There will be no additional staff.

Commissioner Grace asked if there was anyone present who wished to speak in favor of the application. No one came forward. She then asked if there was anyone present who wished to oppose the application. Hearing none, Commissioner Grace closed the hearing on 471 Barnum Avenue.

**ITEM #3 RE: 43 – 45 HERKIMER STREET – 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 3rd floor of the nonconforming 2-family dwelling in an R-A zone.**

Commissioner Russo announced that the signs were not posted. A representative came forward and asked for the signs. Mr. Boucher explained that the dates on the sign now have to be changed to the new date. The representative then asked that the application be deferred.

**ITEM #4 RE: 106 ALICE STREET – Frank A. Martinelli, buyer - Seeking a variance under Sec. 4-12-3 (c) to permit the change in use from a tile manufacturing and sales business to a glass window and door manufacturing and sales business in an R-C zone.**

The applicant’s attorney came forward and explained that Mr. Martinelli makes custom doors and windows to order. The present use has been in operation for 60+ years. Mr. Martinelli is willing to put up landscaping. Commissioner Grace asked about the details of the landscaping.

Mr. Frank Martinelli came forward and explained the building was somewhat screened now, but the plantings were old. He said that he would be adding more plantings. Commissioner Grace asked what kind of material would be used for the privacy fence. Mr. Martinelli said that there would most likely be wrought iron.

The applicant’s attorney said that there would be no change to the footprint of the building. Mr. Martinelli said that it was usually a five day work week, but if there were six days, usually they were on site.

Commissioner Grace asked if there was anyone present who wished to speak in favor of the application. Mr. Jeff Bishop, of the Bridgeport Regional Council, came forward and said that Martinelli Glass was a locally owned company and have done many energy efficient buildings. They are dedicated to do a large amount of business in Bridgeport. There is new vitality and growth in Bridgeport. The company will create between 10-12 new jobs in Bridgeport. Mr. Bishop said that he was in favor and urged the Commissioners to approve the request.

Commissioner Grace then asked if there was anyone present who wished to oppose the application. Hearing none, Commissioner Grace closed the hearing on 106 Alice Street.

**ITEM #5 RE: 2145 NORTH AVENUE – Johnathan Konandreas - Seeking a use variance under Sec. 5-1-2 and also seeking a variance of 5 of the 8 required number of off-street parking spaces under Sec. 11-1-2 and also seeking to waive the stacked parking regulations under Sec. 11-1-7 to permit a professional office use on the 1st and 2nd floor with an non-residential apartment on the 3rd floor in the existing residential/office building in an R-A zone and historic district.**

Mr. Konandreas, a physician, came forward and turned in the green mailing receipts. He said that the building has been used as office space for attorneys. The building does not have a kitchen on the first or second floor. There are some cabinets on the third floor. The building contained desks and files. He said that North Avenue has many professional buildings.

Mr. Konandreas said that he would like to utilize the first floor as offices. He said that the offices would be used between 11 a.m. to 6 p.m. He said that he wants to continue to use the building as it has been used. He said that his son is currently in residency and will be taking over the practice. If they can have both floors as professional that would be best. The third floor would have one bedroom. He was asked how many employees would be there. He said that there would be a secretary and possibly a helper. His son owns the property.

Commissioner Grace said that there was a letter in support. She asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Grace then asked if there was anyone present who wished to oppose the application. Hearing none, Commissioner Grace closed the hearing on 2145 North Avenue.

**ITEM #6 - RE: 519 GREGORY STREET – Bridgeport Neighborhood Trust - Seeking a variance of the mid-roof and ridge line height requirements under Sec. 5-1-3, and also seeking a variance of 1 of 3 off-street parking spaces required under Sec. 11-1-2 to permit the construction of a 38.5 high 2-family dwelling in an R-B zone and coastal area.**

Ms. Liz Torres, the Bridgeport Neighborhood Trust Director, came forward. She turned in the green mailing receipts and photos of the posted sign. Ms. Torres then described where the particular parcel was located. This is part of a much larger parcel. She distributed photos of the parcel.

She said that the proposed building was a two family unit and will be for home ownership and the lot is a non-conforming lot. The request is for a variance on the parking spaces.

Mr. Paul Selnoui came forward and reviewed the details of the parcel. Ms. Torres said that while they would be using the same basic design, the colors of the houses would vary.

Commissioner Grace asked if there was anyone present who wished to speak in favor of the application. No one came forward. She then asked if there was anyone present who wished to oppose the application. Hearing none, Commissioner Grace closed the hearing on 519 Gregory Street.

**#7 RE: 583 – 585 GREGORY STREET – Bridgeport Neighborhood Trust - Seeking a variance of the minimum mid-roof and ridge line height requirements under Sec. 5-1-3, and also seeking a variance of 1 of the 3 off-street parking spaces required under Sec. 11-1-2 to permit the construction of a 38.5 high 2-family dwelling in an R-C zone and coastal area.**

Ms. Torres, the Bridgeport Neighborhood Trust Executive Director said that this was a similar situation as the previous application and requested that the earlier comments be incorporated.

Commissioner Grace asked if there was anyone present who wished to speak in favor of the application. No one came forward. She then asked if there was anyone present who wished to oppose the application. Hearing none, Commissioner Grace closed the hearing on 583-385 Gregory Street.

**ITEM #8 RE: 540 GRANT STREET – Big Sam’s Auto Stereo - 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.**

Ms. Tanya White came forward and submitted copies of the green mailing receipts. Commissioner Grace said that the Commissioners did not have copies of the application in their packets. When the Commissioners reviewed the site plans, it was noted that the other business that was using the building had not submitted information regarding how many parking spaces they were required to have.

The applicant requested that the application be deferred to the next month.

Commissioner Grace closed the public hearing portion of the meeting at 7:30 p.m.

**RECESS.**

Commissioner Grace announced a recess at 7:30 p.m. She reconvened the meeting at 7:41 p.m.

**DECISION SESSION**

**ITEM D-1 (#2) RE: 1596 STRATFORD AVENUE – 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.**

**\*\* COMMISSIONER ALVES MOVED TO GRANT A SECOND DEFERMENT TO APRIL 14, 2015 FOR ITEM D-1 (#2) RE: 1596 STRATFORD AVENUE – 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 AT THE REQUEST OF THE APPLICANT’S ATTORNEY.**

**\*\* COMMISSIONER SHEPARD SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**#1 RE: 144 SEASIDE AVENUE – Andrew Clement, Owner - Seeking a variance of the cumulative side setback requirement of 20 ft. under Sec. 5-1-3 to permit the construction of a 1-story, 4 x 24 addition to the existing single family dwelling with a shared driveway in an R-A zone.**

**\*\* COMMISSIONER ALVES MOVED TO GRANT AGENDA ITEM #1 RE: 144 SEASIDE AVENUE – ANDREW CLEMENT, OWNER - SEEKING A VARIANCE OF THE CUMULATIVE SIDE SETBACK REQUIREMENT OF 20 FT. UNDER SEC. 5-1-3 TO PERMIT THE CONSTRUCTION OF A 1-STORY, 4 X 24 ADDITION TO THE EXISTING SINGLE FAMILY DWELLING WITH A SHARED DRIVEWAY IN AN R-A ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE ADDITION, AS APPROVED, SHALL BE IN STRICT ACCORD WITH THE PLAN PRESENTED TO AND APPROVED BY THE BOARD.**
- 2. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**

**FOR THE FOLLOWING REASONS:**

- 1. THE FOOT PRINT OF THIS DWELLING PROHIBITS ANY BASIC ADDITIONS OR RENOVATIONS WITHOUT THE NEED FOR A VARIANCE ON THIS NONCONFORMING LOT.**

**2. THE PROPOSED ENCLOSURE DOES NOT EXTEND BEYOND THE EXISTING STAIRS AND PLATFORM.**

**\*\* COMMISSIONER SHEPARD SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**ITEM #2 RE: 471 BARNUM AVENUE – Optimus Health Care, INC. - Seeking variances of the minimum floor area ratio requirement of .75 sq. ft.; the maximum building coverage requirement of 65% and the minimum landscaping requirement of 15% under Sec. 6-1-3, and also seeking to waive all on-site parking spaces required under Sec. 11-1-2 to permit the redevelopment of 535 sq. ft. of medical office space in an OR zone.**

**\*\* COMMISSIONER RUSSO MOVED TO APPROVE AGENDA ITEM #2 RE: 471 BARNUM AVENUE – OPTIMUS HEALTH CARE, INC. - SEEKING VARIANCES OF THE MINIMUM FLOOR AREA RATIO REQUIREMENT OF .75 SQ. FT.; THE MAXIMUM BUILDING COVERAGE REQUIREMENT OF 65% AND THE MINIMUM LANDSCAPING REQUIREMENT OF 15% UNDER SEC. 6-1-3, AND ALSO SEEKING TO WAIVE ALL ON-SITE PARKING SPACES REQUIRED UNDER SEC. 11-1-2 TO PERMIT THE REDEVELOPMENT OF 535 SQ. FT. OF MEDICAL OFFICE SPACE IN AN OR ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE ADDITION, AS APPROVED, SHALL BE IN STRICT ACCORD WITH THE PLAN PRESENTED TO AND APPROVED BY THE BOARD.**
- 2. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**

**FOR THE FOLLOWING REASONS:**

- 1. THE PROJECT WILL NECESSITATE REPLACING A DETERIORATED STAIRWAY WITH A METAL STRUCTURE.**
- 2. THE ADDED OFFICE SPACE WILL IMPROVE SERVICE TO THE PATIENTS WITHOUT THE ADDITION OF MORE HEALTH PROFESSIONALS.**

**\*\* COMMISSIONER SHEPARD SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**ITEM #3 RE: 43 – 45 HERKIMER STREET – 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 3rd floor of the nonconforming 2-family dwelling in an R-A zone.**

**\*\* COMMISSIONER ALVES MOVED TO GRANT A DEFERMENT FOR ITEM #3 RE: 43 – 45 HERKIMER STREET – 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 3RD FLOOR OF THE NONCONFORMING 2-FAMILY DWELLING IN AN R-A ZONE TO APRIL 14, 2015 AT THE REQUEST OF THE PETITIONER IN ORDER TO COMPLY WITH THE POSTING REQUIREMENTS OF SEC. 14-8C OF THE ZONING REGULATIONS.**

**\*\* COMMISSIONER RUSSO SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**ITEM #4 RE: 106 ALICE STREET – Frank A. Martinelli, buyer - Seeking a variance under Sec. 4-12-3 (c) to permit the change in use from a tile manufacturing and sales business to a glass window and door manufacturing and sales business in an R-C zone.**

**\*\* COMMISSIONER RUSSO MOVED TO GRANT ITEM #4 RE: 106 ALICE STREET – FRANK A. MARTINELLI, BUYER - SEEKING A VARIANCE UNDER SEC. 4-12-3 (C) TO PERMIT THE CHANGE IN USE FROM A TILE MANUFACTURING AND SALES BUSINESS TO A GLASS WINDOW AND DOOR MANUFACTURING AND SALES BUSINESS IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE LANDSCAPING SHALL BE INSTALLED TO THE L-2 STANDARD AND THE NEW FENCING SHALL BE IN THE WROUGHT IRON STYLE.**
- 2. THE EXTERIOR IMPROVEMENTS OF THE PROPERTY SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE BOARD.**
- 3. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**

**FOR THE FOLLOWING REASONS:**

- 1. ALTHOUGH LOCATED IN A RESIDENTIAL ZONE, THIS BUILDING IS NOT SUITABLE FOR A RESIDENTIAL DWELLING.**
- 2. THE PROPOSED USE OF THIS BUILDING WILL HAVE NO ADVERSE IMPACT ON THE NEIGHBORHOOD.**
- 3. THE PROPOSED USE OF THE SUBJECT PREMISES WILL HELP TO ESTABLISH A NEW BUSINESS AND CREATE EMPLOYMENT OPPORTUNITIES IN THE CITY.**

**\*\* COMMISSIONER SHEPARD SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**ITEM #5 RE: 2145 NORTH AVENUE – Johnathan Konandreas - Seeking a use variance under Sec. 5-1-2 and also seeking a variance of 5 of the 8 required number of off-street parking spaces under Sec. 11-1-2 and also seeking to waive the stacked parking regulations under Sec. 11-1-7 to permit a professional office use on the 1st and 2nd floor with an non-residential apartment on the 3rd floor in the existing residential/office building in an R-A zone and historic district.**

There was a discussion regarding the professional use of the first and second floors.

**\*\* COMMISSIONER RUSSO MOVED TO PARTIALLY GRANT WITH CONDITIONS AND PARTIALLY DENY AGENDA ITEM #5 RE: 2145 NORTH AVENUE – JOHNATHAN KONANDREAS - SEEKING A USE VARIANCE UNDER SEC. 5-1-2 AND ALSO SEEKING A VARIANCE OF 5 OF THE 8 REQUIRED NUMBER OF OFF-STREET PARKING SPACES UNDER SEC. 11-1-2 AND ALSO SEEKING TO WAIVE THE STACKED PARKING REGULATIONS UNDER SEC. 11-1-7 TO PERMIT A PROFESSIONAL OFFICE USE ON THE 1ST AND 2ND FLOOR WITH AN NON-RESIDENTIAL APARTMENT ON THE 3RD FLOOR IN THE EXISTING RESIDENTIAL/OFFICE BUILDING IN AN R-A ZONE AND HISTORIC DISTRICT AS FOLLOWS:**

**PARTIALLY GRANTED CONDITION:**

- 1. A MEDICAL OFFICE SHALL BE PERMITTED ON THE 1ST FLOOR AND THE 2ND FLOOR MAY BE USED AS AN ATTORNEY'S OFFICE OR A RESIDENTIAL APARTMENT.**

**FOR THE FOLLOWING REASONS:**

**1. THE PROJECT, AS APPROVED, IS IN KEEPING WITH THE PAST USE OF THE SUBJECT PREMISES.**

**2. THE CONTINUED OFFICE USE WILL HAVE NO ADVERSE IMPACT ON THE NEIGHBORHOOD.**

**PARTIALLY DENIED:**

**1. THERE SHALL BE NO USE OF THE 3RD FLOOR OR ATTIC AREA OTHER THAN STORAGE FOR THE OCCUPANTS OF THE BUILDING.**

**\*\* COMMISSIONER SHEPARD SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**ITEM #6 - RE: 519 GREGORY STREET – Bridgeport Neighborhood Trust - Seeking a variance of the mid-roof and ridge line height requirements under Sec. 5-1-3, and also seeking a variance of 1 of 3 off-street parking spaces required under Sec. 11-1-2 to permit the construction of a 38.5 high 2-family dwelling in an R-B zone and coastal area.**

**\*\* COMMISSIONER RUSSO MOVED TO GRANT AGENDA ITEM #6 - RE: 519 GREGORY STREET – BRIDGEPORT NEIGHBORHOOD TRUST - SEEKING A VARIANCE OF THE MID-ROOF AND RIDGE LINE HEIGHT REQUIREMENTS UNDER SEC. 5-1-3, AND ALSO SEEKING A VARIANCE OF 1 OF 3 OFF-STREET PARKING SPACES REQUIRED UNDER SEC. 11-1-2 TO PERMIT THE CONSTRUCTION OF A 38.5 HIGH 2-FAMILY DWELLING IN AN R-B ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

**1. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**

**2. THE DEVELOPMENT OF THE SUBJECT PREMISES IS TO BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE BOARD.**

**3. THE FRONT OF THE RESIDENTIAL BUILDING IS TO BE LANDSCAPED TO THE L-2 STANDARD AND PROPERLY MAINTAINED IN ACCORDANCE WITH SEC. 11-3-3 OF THE ZONING REGULATIONS.**

4. THE PROPERTY SHALL BE OWNER OCCUPIED FOR A MINIMUM OF TEN (10) YEARS AND LANGUAGE ADDED INTO THE DEED RESTRICTIONS.

FOR THE FOLLOWING REASONS:

1. THE NEIGHBORHOOD WAS DESIGNED AND THE BUILDING LOTS WERE ESTABLISHED PRIOR TO THE ENACTMENT OF THE ZONING REGULATIONS IN THE 1920'S.

2. A TWO-FAMILY HOME IS A PERMITTED USE IN AN R-B ZONE.

3. PROVIDING ONE (1) ON-SITE PARKING PER UNIT IS ACCEPTABLE IN THIS NEIGHBORHOOD.

4. THE PROJECT, AS APPROVED, WILL BE A NOTICEABLE IMPROVEMENT TO THE NEIGHBORHOOD.

**\*\* COMMISSIONER ALVES SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**#7 RE: 583 – 585 GREGORY STREET – Bridgeport Neighborhood Trust - Seeking a variance of the minimum mid-roof and ridge line height requirements under Sec. 5-1-3, and also seeking a variance of 1 of the 3 off-street parking spaces required under Sec. 11-1-2 to permit the construction of a 38.5 high 2-family dwelling in an R-C zone and coastal area.**

**\*\* COMMISSIONER RUSSO MOVED TO GRANT AGENDA ITEM #7 RE: 583 – 585 GREGORY STREET – BRIDGEPORT NEIGHBORHOOD TRUST - SEEKING A VARIANCE OF THE MINIMUM MID-ROOF AND RIDGE LINE HEIGHT REQUIREMENTS UNDER SEC. 5-1-3, AND ALSO SEEKING A VARIANCE OF 1 OF THE 3 OFF-STREET PARKING SPACES REQUIRED UNDER SEC. 11-1-2 TO PERMIT THE CONSTRUCTION OF A 38.5 HIGH 2-FAMILY DWELLING IN AN R-C ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

1. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.

2. THE DEVELOPMENT OF THE SUBJECT PREMISES IS TO BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE BOARD.

3. THE FRONT OF THE RESIDENTIAL BUILDING IS TO BE LANDSCAPED TO THE L-2 STANDARD AND PROPERLY MAINTAINED IN ACCORDANCE WITH SEC. 11-3-3 OF THE ZONING REGULATIONS.

4. THE PROPERTY SHALL BE OWNER OCCUPIED FOR A MINIMUM OF TEN (10) YEARS AND LANGUAGE ADDED INTO THE DEED RESTRICTIONS.

**FOR THE FOLLOWING REASONS:**

1. THE NEIGHBORHOOD WAS DESIGNED AND THE BUILDING LOTS WERE ESTABLISHED PRIOR TO THE ENACTMENT OF THE ZONING REGULATIONS IN THE 1920'S.

2. A TWO-FAMILY HOME IS A PERMITTED USE IN AN R-B ZONE.

3. PROVIDING ONE (1) ON-SITE PARKING PER UNIT IS ACCEPTABLE IN THIS NEIGHBORHOOD.

4. THE PROJECT, AS APPROVED, WILL BE A NOTICEABLE IMPROVEMENT TO THE NEIGHBORHOOD.

**\*\* COMMISSIONER SHEPARD SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**ITEM #8 RE: 540 GRANT STREET – Big Sam's Auto Stereo - 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.**

**\*\* COMMISSIONER SHEPARD MOVED TO DEFER AGENDA ITEM #8 RE: 540 GRANT STREET – BIG SAM'S AUTO STEREO - 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 TO APRIL 14, 2015 AT THE REQUEST OF THE BOARD, AS ADDITIONAL INFORMATION IS REQUIRED TO PROPERLY ENTERTAIN THE PROPOSED USES OF THE SUBJECT PREMISES.**

**\*\* COMMISSIONER RUSSO SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**OTHER MATTERS THAT MAY COME BEFORE THE BOARD.**

Mr. Buckley said that there were a number of items on the agenda for April. The Commissioners discussed when they would schedule an extra meeting for the hearings.

Mr. Buckley said that there had been a question asked about the height of the fencing at Roosevelt School. The Board of Education wanted to increase the height to six feet to prevent playground balls and other objects from leaving the school grounds and flying out into the street. It was agreed that this should come before the Commissioners on the Consent Agenda.

**ADJOURNMENT.**

**\*\* COMMISSIONER RUSSO MOVED TO ADJOURN.**

**\*\* COMMISSIONER SHEPARD SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:05 p.m.

Respectfully submitted,

S. L. Soltes  
Telesco Secretarial Services