

# AGENDA

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City of Bridgeport  
ZONING BOARD OF APPEALS  
Public Hearing for Tuesday, June 10, 2014  
at 6:00 PM  
In The City Hall Council Chambers  
45 Lyon Terrace, Bridgeport, CT

## CONTINUED ITEM

**C-1(#2) 4 Pierce Pl.** – Petition of Kurt Guytan – Seeking a variance of the required 2,700 sq. ft. of property per residential unit (1,000) and waiving 2' of the required 20' setback under Sec. 5-1-3, and also seeking variances of the interior landscaping, perimeter landscaping, and the minimum setback requirements under Sec. 11-1-13, as well as a variance of the maximum fence height within the front setback under Sec. 11-8-3 for the dumpster enclosure to permit the construction of a 4-story, 24-unit apartment house in an R-C zone.

## DEFERRED ITEMS

**D-1 (#3) 3115, 3129, 3135 Fairfield Ave. & 704 Courtland Ave. & 30 Clarkson St.** – Petition of 3115 Fairfield Avenue, LLC – Seeking variances of the maximum height requirement of 35 ft.; floor ratio requirement of .75 sq. ft. of property per residential unit, and 15 of the required on-site parking spaces under Sec. 6-1-3, and also seeking variances of the ground floor window requirements under Sec. 6-1-4; the minimum parking area setback landscaping of Sec. 11-1-13 compliance with Sec. 6-2-1 and the residential use in non-residential zones as required under Sec. 4-10-2, and a use variance for the portion of the property located in the R-B zone to permit the construction of a 5-story, 58-unit apartment building in OR zone and R-B zones and coastal area.

**D-2 (#12) 533-541 Central Ave.** – Petition of Ontra Stone Concepts, LLC – Seeking to legalize the nonconforming store and grant a fabrication business with related office and warehouse use under Sec. 4-12-3c in a portion of the existing freight terminal in an R-BB zone and coastal area.

## NEW ITEMS

**#1 982, 1000 & 1008 Railroad Ave and 195 Wordin Ave.** – Petition of D. Torres, LLC and 980 Railroad Avenue, LLC, – Seeking a variance of the maximum fence/wall height under Sec. 11-8-3b(1); the maximum site coverage and minimum landscaping requirements of Sec. 5-1-3 and also seeking relief from the Termination of Privilege of liquor use under Sec. 12-10d to permit the reestablishment of a café with two (2) residential units above in an R-C zone.

- #2 2144 (aka 2148) East Main St.** – Petition of Diamond Car Wash – Seeking a variance of Sec. 4-12-3c to permit the change of use from the nonconforming oil change facility to a nonconforming car wash facility in an OR zone.
- #3 160 Balmforth St.** – Petition of John Bartolone – Seeking a variance of the minimum 10 feet setback requirement for an accessory structure under Sec. 5-1-3 to permit the construction of a 128 sq. ft. accessory structure 3 feet from the property line in an R-AA zone.
- #4 36 Fox St.** – Petition of WMC Properties, LLC – Seeking a variance of Sec. 4-12-3c to permit the change of use from the existing nonconforming furniture repair and restoration business to a nonconforming equipment, supplies, and materials storage building, and also seeking variances of the lot area and width requirement, the maximum setback requirement, the site coverage, and landscaping requirements of Sec. 5-1-3, as well as the permitted accessory uses under Sec. 4-8-3 to permit a warehouse use an R-B and coastal area.
- #5 261 River St.** – Petition of 261 River Street, LLC (d/b/a BMW of Bridgeport) – Mitch McManus – Seeking variances of the maximum site coverage and minimum landscaping requirements of Sec. 7-1-3, the perimeter landscaping requirement of Sec. 11-1-13 to permit the storage of unregistered vehicles and the warehousing of automotive parts and office files associated with the new car dealership at 43 North Ave. in an I-L zone.
- #6 160 Springdale St.** – Petition of Thomas Foldy – Seeking variances of maximum site coverage and minimum landscaping requirements of Sec. 5-1-3 and also seeking a variance of the perimeter landscaping requirement of Sec. 11-1-13 to legalize the paving of the entire rear yard in an R-B zone.
- #7 1 Lincoln Blvd.** – Petition of School Building Committee – Seeking a variance of the prohibition of an enlargement of an existing nonconforming structure under Sec. 4-12-3a, and also seeking to reduce the required perimeter landscaping requirement under Sec. 11-3-4a to permit the elevation of landscaping along a portion of the northerly property line and the construction of four (4) additions to the existing high school building in an R-B zone.
- #8 2370 Park Ave.** – Petition of 2370 Park Ave LLC – Seeking a variance of the prohibition of the enlargement of an existing nonconforming building under Sec. 4-12-3a to permit the construction of 2 additions to the existing single use law office building in an R-A zone.
- #9 2546 Main St.** – Petition of Joanne St. Victor – Seeking a variance of Sec. 12-10a, which prohibits the establishment of a package store use and the issuance of a package store liquor permit within 1500 feet of other package stores in an OR-G zone.
- #10 697 Madison Ave.** – Petition of Carlos Silva – Appealing under Sec. 14-10 of the Zoning Regulations of the City of Bridgeport and Sec. 8-7 of the CT General Statutes whereby it is alleged that the Zoning Officer erred in his decision to process a restaurant liquor permit for restaurant located in an OR-G zone.
- #11 1854 East Main St.** – Petition of Carlos Silva – Appealing under Sec. 14-10 of the Zoning Regulations of the City of Bridgeport and Sec. 8-7 of the CT General Statutes whereby

it is alleged that the Zoning Officer erred in his decision to process a restaurant liquor permit for a restaurant located in an OR zone.

**#12 1603 Barnum Ave. #1617** – Petition of Delight Lounge – Seeking a use variance of Table 6.6.1-2c, which prohibits the establishment of an adult entertainment facility in the existing restaurant in an OR zone.

**#13 710 Queen St.** – Petition of Alvaro R. Morales (Patricia) – Seeking a variance of the cumulative side yard setback requirement under Sec. 5-1-3 to permit the construction of a 467 sq. ft. 1-story addition to the existing single-family dwelling in an R-A zone.

**#14 1985-1987 Stratford Ave.** – Petition of Theresa Pitt – Seeking a variance of Sec. 12-10b to permit the establishment of an outdoor patio and the issuance of a patio liquor permit in conjunction with the existing café in an OR zone.

#### **OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD**

**OB-1 529 North Ave.** – Request of MTM Family Limited Patnership – Requesting approval to the 2014 changes to landscaping and parking.

**OB-2 61 Hurd Ave.** – Request of Maurio DaSilva – Requesting four (4) additional temporary patio permits during 2014 World Cup series.

#### **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: MICHAEL PICCIRILLO, CHAIRMAN  
ZONING BOARD OF APPEALS  
CITY OF BRIDGEPORT