

AGENDA

City of Bridgeport
ZONING BOARD OF APPEALS
Public Hearing for Tuesday, April 8, 2014
at 6:00 PM
In The City Hall Council Chambers
45 Lyon Terrace, Bridgeport, CT

DEFERRED ITEMS

D-1 (#3 3115, 3129, 3135 Fairfield Ave. & 704 Courtland Ave. – 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 35 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 and compliance with Sec. 6-2-1 to permit the construction of a 5-story, 58-unit apartment building with 61 on-site parking spaces in an OR zone 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

#1 533-541 Central Ave. – Petition of Haimerej Management Co. & Rusty Oxer, Inc – Seeking under Sec. 14-54 of the State of CT. General Statutes and a variance of Sec. 14-12-3a to permit the repair of motor vehicles and the issuance of a general repairers license in the existing freight and trucking terminal in an R-BB zone.

#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.

#3 2031 East Main St. – Petition of Melvin Gordils – Seeking multiple variances waiving the front setback requirement of Sec. 6-1-3; the store front character requirement of Sec. 6-1-4a(1); the required window coverage of Sec. 6-1-4b(1); two (2) of the required off-street parking spaces; the minimum parking space size and vehicle maneuvering space requirements of Sec. 11-1-10; and the minimum parking setbacks

and landscaping perimeter requirement of Sec. 11-1-13 for the construction of a 3-story apartment building in an OR zone.

#4 42 Rita Ave. – Petition of Lucien Investors, LLC – Seeking a variance of Sec. 4-12-5a for the use of an existing nonconforming lot, and also seeking variances of the minimum frontage and cumulative side yard setback requirements of Sec. 5-1-3 to permit the construction of a single family dwelling on a 5,400 sq. ft. lot in an R-A zone.

#5 50 Rita Ave. – Petition of Ear, Inc – Seeking a variance of Sec. 4-12-5a for use of an existing nonconforming lot, and also seeking variances of the minimum frontage and cumulative side yard setback requirements of Sec. 5-1-3 to permit the construction of a single family dwelling on a 5,400 sq. ft. lot in an R-A zone.

#6 (744, 746) & 750 Madison Ave. – Petition of Marisela Azcati – Requesting under Sec. 12-10 of the Liquor Control Regulations the extension of the license and use into an adjoining space to be utilized as a game room with pool tables in conjunction with the existing restaurant in an OR zone.

#7 2947-2949 Fairfield Ave. – Petition of David Raymond – Seeking a variance of the minimum off-street parking space requirement of Sec. 11-1-2, and also seeking variances of the minimum parking space dimension, as well as the maneuvering aisle dimension of Sec. 11-1-10 to legalize the 3rd floor 5th dwelling unit 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-5pm (**closed 12-1pm**).

ATTEST: MICHAEL PICCIRILLO, CHAIRMAN
ZONING BOARD OF APPEALS
CITY OF BRIDGEPORT