

AGENDA

City of Bridgeport
ZONING BOARD OF APPEALS
Public Hearing for Tuesday, January 14, 2014

at 6:00 PM
In The City Hall Council Chambers
45 Lyon Terrace, Bridgeport, CT

DEFERRED BUSINESS

D-1 (#5) 25 & 27 Burr Court – Petition of 118 Burr Court, LLC – Seeking a use variance under Sec. 6-1-2 and a height and front setback variance as required by Sec. 6-1-3 to permit the construction of a 6,398 sq. ft. industrial building in an OR zone.

NEW BUSINESS

#1 704, 716, 724 East Main St. and 30 Walter St. – Petition of BNM Builders & Developers, LLC – Seeking variances of 2.4 ft. of the minimum 10 ft. setback and FAR requirement of Sec. 6-1-3, and also seeking to waive 11 (eleven) of the required 36 on-site parking spaces under Sec. 11-1-2, and also waiving all of the interior landscaping required under Sec. 11-1-13 to permit the construction of a 3-story mixed use residential and retail building in an OR zone.

#2 910 Wood Ave. – Petition of Christ Centered Armed Ministries – Seeking variances of the maximum site coverage and minimum landscaping requirements of Sec. 6-1-3, and waive all 20 (twenty) of the minimum number of off-street parking spaces required under Sec. 11-1-2 to permit the establishment of a house of worship use in an OR zone.

#3 2920 Madison Ave. – Petition of Len-Ron, LLC – Seeking a variance of the 2,700 sq. ft. of land requirement per residential unit (2,086 provided), and waive 6 ft. of the required side setbacks to permit the construction of a 31-unit apartment/townhouse complex in an R-C zone.

#4 624-638 East Main St. – Petition of Ender Kamaci – Seeking a variance of 2 (two) of the required on-site parking spaces of Sec. 11-1-2 to permit the establishment of a convenience store use in the existing general repair/gas station building in an OR zone.

#5 3885 Main St. – Petition of Cellco Partnership d/b/a Verizon Wireless – Seeking a variance of the maximum height requirement of Sec. 6-1-3, and also seeking a variance of Sec. 4-3-4 waiving the minimum setback for rooftop mechanical equipment to permit the installation of a cellular antenna and equipment in an OR-R zone.

#6 1087 Railroad Ave./299 Wordin Ave. – Petition of Cellco Partnership d/b/a Verizon Wireless – Seeking a variance of the maximum height requirement under Sec. 8-3-3 to permit the installation of a cellular antenna in an MU-LI zone.

#7 194 Wilmot Ave. – Petition of Mostafa Ardouni – Seeking a variance of the maximum height requirement under Sec. 11-8-3 to legalize the existing 6’ high fence in an R-BB zone.

#8 925 Noble Ave. – Petition of Jesus Martinez – Seeking a variance of Sec. 11-1-2 to waive 1 (one) of the required 5 (five) off-street parking spaces to permit the conversion of the existing 2-family dwelling into a 3-family dwelling in an OR zone.

#9 76 Glenwood Ave. – Petition of 76 Glenwood Avenue, LLC (d/b/a BMW of Bridgeport) Mitch McManus – Seeking variances of the maximum site coverage; minimum landscaping; and minimum landscaping abutting a residential zone under Sec. 6-1-3, and also seeking variances of Sec. 11-1-13 and 12-2b with regard to interior, perimeter, and minimum landscaping requirements to permit the establishment of a used car dealership in the existing commercial building in an OR-G zone.

TABLED BUSINESS

T-1 (#1) 2450 – 2458 and 2460 Main St. – Petition of Lillian Iodice – Appealing under Sec. 14-10 of the Zoning Regulations and Sec. 8-7 of the CT General Statutes that the Zoning Official erred in the processing of a liquor application for a change of ownership at an established business in an OR-G 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