

AGENDA

ZONING BOARD OF APPEALS
Public Hearing
Tuesday, February 11, 2020 at 6:00 pm
City Hall, 45 Lyon Terrace, City Council Chambers

RESCHEDULED JANUARY BUSINESS
(Due to a lack of quorum)

C-1 79-81 Roosevelt St. – Petition of Milton Londa – Seeking a variance of the 2,700-sq. ft. of property per residential unit under Sec. 5-1-3 and waive three (3) of the required five (5) off-street parking spaces to permit the conversion of the existing 2-family dwelling into a 3-family dwelling in and R-C zone.

D-1 (#2) 344-346 Hanover St. – Petition of Baldwin Holdings, LLC – Appealing under Sec. 14-10-1 of the Zoning regulations of the City of Bridgeport and Sec. 8-4 of the Connecticut General Statutes whereby it is alleged that the Zoning Officer erred in his decision not to process an application for a Certificate of Zoning Compliance due to pending litigation.

D-2 (#3) 350-352 Hanover St. – Petition of Baldwin Holdings, LLC – Appealing under Sec. 14-10-1 of the Zoning regulations of the City of Bridgeport and Sec. 8-7 of the Connecticut General Statutes, whereby it is alleged that the Zoning Officer erred in his decision not to process an application for a Certificate of Zoning Compliance without a variance of Sec. 4-12-4c granted by the Zoning Board of Appeals.

D-3 (#4) 354-356 Hanover St. – Petition of Baldwin Holdings, LLC – Appealing under Sec. 14-10-1 of the Zoning regulations of the City of Bridgeport and Sec. 8-7 of the Connecticut General Statutes, whereby it is alleged that the Zoning Officer erred in his decision not to process an application for a Certificate of Zoning Compliance without a variance of Sec. 4-12-4c granted by the Zoning Board of Appeals.

D-4 (#9) 28 & 38 Ondek St. – Petition of DT Pro Builders, LLC – Seeking a variance of Sec. 4-2-2 which prohibits the reduction in size of a conforming lot to create two (2) nonconforming lots and also seeking to validate the existing single-family dwelling under construction on one of the proposed nonconforming lots in an R-B zone.

#1-J 52 Quinlan Ave. – Petition of Christopher Power – Seeking a variance of the minimum setback requirement of 10' under Sec. 5-1-3 to permit the construction of a 2-story addition within 6' of the property line in an R-AA zone.

#2-J 378 Hawley Ave. – Petition of Elizabeth Development – Seeking a variance of the required five (5) off-street parking spaces under Sec. 11-1-2 to legalize the 3rd floor apartment with three (3) on-site parking spaces in an R-BB zone.

#3-J 979 State St. – Petition of Los Amigos Social Club – Seeking a variance of all 26 of the on-site parking spaces required under Sec. 11-1-2 to permit the establishment of a social club in an MU-IL zone.

#4-J 954 Park Ave. – Petition of Masud Sulaiman – Seeking under Sec. 14-54 of the CT General Statute a Certificate of Approval of Location for a tire sales and service business in the existing commercial building in an NCVD zone.

#5-J 650 & 670 Knowlton St. – Petition of 276 Ash Street, LLC – Seeking variances of the maximum site coverage requirement and the minimum landscaping requirement under Sec. 8-3-3 to legalize the 279-sq. ft. 1-story addition currently under construction in an MU-IL zone and coastal area.

#6-J 135 & 181 East Washington Ave. – Petition of A Royal Flush, Inc. – Seeking a use variance under Sec. 8-1-2; a variance of the prohibition of outdoor storage of portable sanitary equipment in a coastal area under Sec. 14-3-3i; a variance of the truck traffic generation under Sec. 6-3-7 to permit the establishment of portable sanitary equipment and supply business in an MU-LI zone and coastal area.

#7-J 130-132 Olive St. – Petition of Pro Tech Home, LLC – Seeking variances of the minimum front and side setback requirement to permit the reconstruction of the 3rd floor by raising the sidewalls for additional headroom in the existing 2-family dwelling in an R-C zone.

NEW BUSINESS

#1-F 2750 North Ave. – Petition of Wood Ave. Auto Sales – Seeking to grant under Sec. 14-54 of the CT General Statutes an approval of location for a used car dealership license in the existing general repair facility in an OR-G zone.

#2-F 558 Clinton Ave. – Petition of Marie C. Henry – Seeking a variance of Sec. 4-12-3c to permit the change of use from a law office building into a multi-use facility containing a daycare center, professional offices and special education training facility in an R-A zone.

#3-F 703 East Main St. – Petition of Juan Hernandez – Seeking a modification of the approved plan of development to a petition granted by the Zoning board of Appeals on 10/10/17 which legalized the conversion of a 3-family dwelling into a 4-family dwelling in an OR zone.

(end of public hearing)

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 of 9am-5pm.

ZONING BOARD OF APPEALS
CITY OF BRIDGEPORT
DENNIS BUCKLEY, CLERK