

AGENDA

ZONING BOARD OF APPEALS
Public Hearing
Tuesday, February 9, 2021 at 6:00pm
via ZOOM VIDEO/TELECONFERENCE
<https://zoom.us/j/98656420753>
Meeting ID: 986 5642 0753
or Call in toll-free: (888) 475-4499 or
(877) 853-5257

CONTINUED & DEFERRED BUSINESS

C-1 150 Anton St. – Petition of Anton NCN FP, LLC – Seeking a variance of the residential density requirement of 2,700-sq. ft. of property per residential unit under Sec. 5-1-3 and also a variance of the minimum number of required off-street parking spaces under Sec. 11-1-2 to permit the establishment of 30 additional studio apartments within the existing buildings with 30 on-site parking spaces in an R-C zone.

D-1 139 Magnolia St. – Petition of Gilberto Maldonado – Seeking a variance of the prohibition of the expansion of a nonconforming structure under Sec. 4-12-4a to permit the construction of a 1-story addition to the existing 1-family residential dwelling and also seeking a variance of the prohibition of the expansion of an accessory structure above 50% under Sec. 4-9-1c(2) to permit the construction of a 1-story addition to the existing garage in an R-B zone.

NEW BUSINESS

#1 66 Northfield St. – Petition of John A. Carolan, Jr. – Seeking a variance of the prohibition of the reduction in size of a fully conforming lot under Sec. 4-4-2 to establish two (2) undersized non-conforming lots and also seeking a variance of Sec. 5-1-3 to validate the existing 1-family dwelling on a lot no longer in compliance with the minimum lot area requirements in a residential 1-family R-A zone. Petitioner is also seeking an additional variance of Sec. 5-1-3, Table 3 to construct a 1-family dwelling on a 4,397-sq. ft. lot lacking the minimum area, frontage and depth requirements in an R-A zone.

#2 744-746 Madison Ave. – Petition of Tropicana/Angela Costa – Seeking variances of the maximum site coverage requirements and minimum landscaping requirements under Sec. 6-1-3 to permit the construction of a 600-sq.ft. addition to be utilized as an all-season patio for dining at the existing full service restaurant in an O-R zone.

#3 355 Warren St. – Petition of Myung Jin, Inc & Brewport Brewing Company – Seeking a modification of the approved plan of development to permit the construction of a 1,400-sq. ft. covered dining area at the existing pizza restaurant in the OR-G zone.

#4 9, 25 & 35 Island Brook Ave. – Petition of Architectural Stone Group, LLC – Seeking to legalize the establishment of a stone wholesale business established without a Certificate of Zoning Compliance under Sec. 14-1 and also seeking a variance of Sec. 14-3-3 (i) which prohibits outdoor storage in an I-L zone and coastal area.

#5 174 Seaside Ave. – Petition of Bongkot Benedict – Seeking a variance of the minimum setback requirement of 6-feet under Sec. 5-1-3 to permit the construction of a 1-story, 225-sq.ft. addition to the existing 1-family dwelling in an R-A 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 available on the City of Bridgeport website <http://bridgeportct.gov/zoning> approx. 2 weeks prior to the hearing.

ZONING BOARD OF APPEALS
CITY OF BRIDGEPORT
DENNIS BUCKLEY, CLERK