

AGENDA

ZONING BOARD OF APPEALS
Public Hearing
Tuesday, March 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 (#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.

D-2 (#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.

NEW BUSINESS

#1 710 Lindley St. – Petition of KJJ Cars & Service, LLC – Seeking to grant under Sec. 14-54 of the CT. General Statutes an amended certificate of approval of location for a used car dealership under new ownership and the issuance of a used car dealership license in an IL zone.

#2 2750 North Ave. – Petition of Carcamo Auto Repair, LLC – Seeking to grant under Sec. 14-54 of the CT. General Statutes an amended certificate of approval of location for a general repair facility and gas station under new ownership and the issuance of a general repairer's license in an OR-G zone.

#3 223 & 241 Laurel Ave. – Petition of Remberto Amaya – Seeking a use variance under Sec. 5-1-2 and also seeking variances of the vehicle maneuvering space requirement under Sec. 11-1-10 and the minimum parking setbacks and perimeter landscaping requirements under Sec. 11-1-14 to permit the construction of a 4-family dwelling on an 11,630-sq. ft. lot in an R-B zone.

#4 146 Carnegie Ave. – Petition of Gabriel Hernandez and Ester Martinez – Seeking a variance of the minimum front setback requirement of 15’ under Sec. 5-1-3 to permit the construction of a full 2nd floor addition to the existing 1-family dwelling in an R-B zone.

#5 1905 Barnum Ave. – Petition of Muhammad Ali Zulekfal – Seeking to grant under Sec. 14-54 of the CT. General Statutes an amended certificate of approval of location for a used car dealership and the issuance of a used car dealership license in the existing general repairer facility in an OR zone. **(request to be deferred to April 13, 2021)**

#6 220 & 230 Fifth St. – Petition of JJK Construction, LLC – Seeking a variance of the prohibition of expanding a nonconforming building under Sec. 4-12-4a and a nonconforming use under Sec. 4-12-3 and also seeking variances of the side and rear setback requirements; the minimum site coverage and minimum landscaping requirements of Sec. 5-1-3 to permit the construction of a 1-story 2,400-sq. ft. addition to the existing woodworking and manufacturing facility in an R-C zone.

#7 3389 Fairfield Ave. – Petition of Ash Creek Auto body and Repair, LLC – Seeking to grant under Sec. 14-54 of the CT. State Statutes an amended certificate of approval of location for a general repairer’s license in the existing commercial building in an OR zone.

(end of public hearing)

OTHER BUSINESS

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. 10 days prior to the hearing.

ZONING BOARD OF APPEALS
CITY OF BRIDGEPORT
DENNIS BUCKLEY, CLERK