

# AGENDA

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## ZONING BOARD OF APPEALS

Public Hearing

**Tuesday, April 13, 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.

**C-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 repairer’s license and also seeking to validate the convenience store use in the existing gas station facility in an OR-G zone.

**D-1 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.

**D-2 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 May 11, 2021)**

### NEW BUSINESS

**#1 1370 Park Ave.** – Petition of Believers Auto Repair & Sales – 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 in an RB zone.

**#2 1697 Barnum Ave.** – Petition of Lorena Mejia – Seeking a variance of the 750-foot radius requirement under Sec. 12-10b which prohibits the establishment of a grocery beer permit in close proximity to other similar permits or sensitive uses in an OR zone.

**#3 1253 Reservoir Ave.** – Petition of Alton Goncalves – 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) nonconforming lots and also seeking a variance of Sec. 5-1-3 to validate the existing 1-family dwelling no longer in compliance with the minimum lot area requirements in a in an R-A zone. The petitioner is also seeking an additional variance of Sec. 5-1-3, Table 3 to construct a 1-family dwelling on a nonconforming lot in an R-A zone

**#4 1389 Pembroke St.** – Petition of Douglas Woods/Douglas Allen Investment Group – Seeking variances of the residential density requirement of 2,700 sq. ft. of property per residential unit; the maximum site coverage and the minimum landscaping requirements under Sec. 5-1-3 and also seeking to waive six (6) of the 10 required on-site parking spaces to permit the renovation of the existing four (4) unit apartment building in an R-C zone.

**#5 136 & 140 James St.** – Petition of Eaton Enterprises, LLC – Seeking a variance of Sec. 4-2-2 which prohibits the reduction in size of a conforming lot to create four (4) nonconforming lots in an R-C zone.

**(end of public hearing)**

**OTHER BUSINESS**

**CONSENT AGENDA**

**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