

# AGENDA

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ZONING BOARD OF APPEALS  
Public Hearing  
**Tuesday, May 11, 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**

## DEFERRED BUSINESS

**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. **(requests to be deferred to Tuesday, June 8, 2021)**

## NEW BUSINESS

**#1 116 Peet St.** – Petition of Vaz Stratford Ave Laundromat, LLC – Seeking a variance of the minimum cumulative side yard setback requirement of 20-feet under Sec. 5-1-3 to permit the construction of a 1-family dwelling on a nonconforming lot with a cumulative side yard setback of 12-feet in an RA zone.

**#2 288 Knowlton St.** – Petition of G & S Produce Direct, LLC – Seeking a variance of Sec. 12-10d which prohibits the issuance of a liquor permit within 750-feet of other liquor licensed locations and also seeking a variance of the required off-street parking spaces under Sec. 11-1-2 to permit the issuance of a beer/wine liquor permit at the existing eat-in/take-out restaurant in an MU-LI zone.

**#3 1524 & 1534 Seaview Ave.** – Petition of Seaview Venture, LLC – Seeking to expunge a condition of approval to a petition granted by the Zoning Board of Appeals on 04/14/15 to permit the establishment of an additional residential unit in a portion of the 1<sup>st</sup> floor office space in an I-L & R-C zone.

**#4 1797, 1839, & 1849-1857 Main St. and 48 Hurd St. (rear)** – Petition of 1797 Main St, LLC, JROD, LLC & 1849 Main Street, LLC – Seeking a use variance of Sec. 6-1-2 and also seeking variances of the side setback and street wall requirements under Sec. 6-1-3 and the building siting and parking siting under Sec. 6-1-4 to permit the construction of a 2-story office retail building with a 10-bay auto service building and the paving of 25,173-sq. ft. parcel to become a self-service vacuum area in an OR zone.

**(end of public hearing)**

**OTHER BUSINESS**

**CONSENT AGENDA**

**OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD**

**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