

# AGENDA

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ZONING BOARD OF APPEALS  
Public Hearing  
**Tuesday, July 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**

## 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.

## NEW BUSINESS

**#1 1400 Madison Ave.** – Petition of Jose Aviles – Seeking a variance of Sec. 5-1-3 to permit the installation of an above-ground pool within the front yard setback an R-B zone.

**#2 850 Madison Ave.** – Petition of Bridgeport Gas Realty, LLC – Seeking to grant under Sec. 14-54 of the CT General Statutes an amended certificate of location for a gas station with a convenience store/delicatessen use in the existing commercial building in an OR-G zone.

**#3 1705 Fairfield Ave.** – Petition of RJYZ Bridgeport, LLC – Seeking variances of Sec. 12-5-1 regarding the building siting requirement and the stacking of vehicles along the city sidewalk for the drive-thru lanes to permit the construction of a 1,880-sq. ft. fast food restaurant on a parcel of property currently under development in an I-L zone.

**#4 855 Housatonic Ave.** – Petition of Carmazing, LLC – Seeking to expunge a condition of approval to a petition granted by the Zoning Board of Appeals on 04/24/20, which prohibits the detailing of motor vehicles in the existing warehouse building in an I-L zone.

**#5 1037 (aka 1021-1039) Sylvan Ave.** – Petition of Alliance for Community Empowerment, Inc – Seeking a variance of Sec. 4-12-3 which prohibits the increase of a nonconforming use to permit the establishment of a day care center of nine (9) children in a portion of an existing building which has a community residential facility in an R-A zone.

**#6 40 School St.** – Petition of Black Rock School – Seeking a use variance of Sec. 5-1-2 and also seeking variances of the maximum site coverage requirement and minimum landscape requirement of Sec. 5-1-3a to permit the construction of a basketball court in an R-C zone. **REQUEST TO BE DEFERRED to 09/14/21**

**#7 189 Arctic St.** – Petition of Nova Development – Seeking a variance of the minimum side setback requirement of Sec. 5-1-3a to permit the construction of a 1-family dwelling on an existing, nonconforming lot in an R-C zone.

**#8 134 Albion St and 2093-2097 Fairfield Ave.** – Petition of Barros Motors Auto Sales, LLC – Seeking to grant under, Sec. 14-4 of the CT General Statutes, an amended Certificate of Approval of Location for a used car dealership under new ownership in an I-L zone.

**#9 215 & 235 Frank St.** – Petition of Pantanal Family Restaurant, LLC – Seeking to expunge two (2) conditions of approval from a petition to the Zoning Board of Appeals on March 11, 2003 which permitted a service bar use without seating in the existing restaurant in an R-C zone.

**#10 1370 Park Ave.** – Petition of Believers Auto Repairs & Sales – Seeking a rehearing on a petition that was denied by the Zoning Board of Appeals on April 13, 2021, which sought a revised Certificate of Approval of Location for a used car dealership under new ownership in an R-B 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