

AGENDA

ZONING BOARD OF APPEALS
Public Hearing
Tuesday, August 10, 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

(Rescheduled from June 8th)

(J1) 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.

(J2) 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.

(J3) 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.

(J4) 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.

(J5) 1037 (aka 1021-1039) Sylan Ave. – Petition of Alliance for Community Empowerment, Inc – **WITHDRAWN**

(J6) 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)**

(Rescheduled from July 13th)

(JY1) 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.

(JY2) 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.

(JY3) 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.

(JY4) 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.

(August 10th items)

(A2) 525 Clinton Ave. – Petition of Abu Hasan Ahmed – Seeking a variance of Sec. 4-12-3c, which prohibits the change of use from a nonconforming community center into a 2-family dwelling in an R-A zone.

(A3) 4 Crescent Ave. – Petition of La Bodega Del Mofongo, LLC – Seeking to expunge two (2) conditions of approval to a petition granted by the Zoning Board of Appeals on 11/15/11, which permitted the issuance of a restaurant beer/wine license in the existing restaurant to now permit the issuance of a full service liquor permit and the establishment of a consumer bar in an OR-G 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