

AGENDA

ZONING BOARD OF APPEALS

Public Hearing

Tuesday, December 14, 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

OCTOBER BUSINESS

O1 339 Harral Ave. – Petition of Pro Tech Homes, LLC – Seeking variances of the minimum lot area and width, as well as the minimum side setback requirements under Sec. 5-1-3 to permit the construction of a 2-family dwelling on a 6,707-sq.ft. lot in the R-C zone.

O2 134 Albion St. & 2093-2097 Fairfield Ave. – Petition of Barros Motors Auto Sales, LLC – Seeking to grant under Sec. 14-54 of the CT General Statutes a new certificate of Approval of Location for a general repairer’s license in the existing commercial building in the I-L zone.

O3 103 Douglas St. – Petition of Jay Construction, LLC – Seeking a variance of the prohibition of the reduction in size of a fully conforming lot under and Sec. 4-2-2 to establish a 5,002-sq. ft. lot and also seeking variances of minimum lot area and minimum lot frontage under Sec. 5-1-3 to permit the construction of a 1-family dwelling in a nonconforming lot in the R-A zone.

NOVEMBER BUSINESS

N1 371-377 & 379-395 East Main St., 192-194 Nichols St., 75 & 81 Evitts Ln. – Bridgeport Landing Development, LLC – Seeking variances of the minimum front setback requirement of 10-feet and the maximum side setback requirement of 14-feet under Sec. 6-1-3 to permit the construction of a 5-story, 44-unit apartment building the OR zone and coastal area.

N2 1285 Boston Ave. – Lakeview Cemetery Association – Seeking a use variance under Sec. 7-1-2 to permit a cemetery use in a portion of the vacant parcel of property in the I-L zone.

N3 4281 Main St. – Petition of Nhan Nguyen/ d/b/a TJ Nail Salon – Seeking under Sec. 14-10 of the Zoning regulations of the City of Bridgeport and Sec. 8-7 of the CT General State Statutes whereby it is alleged the Zoning Official erred in his decision to reject the application for a Certificate of Zoning Compliance to legalize the basement renovations performed without proper approvals in the existing commercial building in the OR zone.

N4 4640 Main St. – Mark Trojanowski – Seeking a variance of the lot area and width requirement, as well as the minimum front setback requirement of 10-feet under Sec. 6-1-3 to permit the conversion of the existing 1-family dwelling into a 3-family dwelling in the OR-R zone.

NEW BUSINESS

#1 2060 Fairfield Ave. – Petition of Mauricios Garage, Inc. – Existing vehicle service facility seeking under Sec. 14-54 of the CT General Statute an amended Certificate of Approval of Location for a DMV used car dealership license, previously approved in 2012 in the Industrial Light zone.

#2 91 Federal St. – Petition of Adolfo Ferrer – Seeking a variance of Sec. 5-1-3 of the side and rear setback minimum and Sec. 4-9-1c of the maximum accessory structure size, to construct a 700 sq. ft. two car garage, 12' to the ridge in the Residential C zone.

#3 1406 State St. – Petition of Catholic Charities of Fairfield County, Inc. – Seeking a variance of Sec. 7-1-2 for the use and Sec. 11-1-2 of the minimum required parking spaces to allow for the interior conversion of the existing building to support a social service provider in the Industrial Light 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.