

AGENDA

ZONING BOARD OF APPEALS

Public Hearing

**Tuesday, January 11, 2022 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

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. – Petition of 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 in the OR zone and coastal area.

N2 1285 Boston Ave. – Petition of 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.

N4 4640 Main St. – Petition of 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.

DECEMBER BUSINESS

D1 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 I-L zone.

D2 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 R-C zone.

D3 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 I-L 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.