

AGENDA

ZONING BOARD OF APPEALS

Public Hearing

Tuesday, February 8, 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

ORGANIZATIONAL MEETING

- **Election of ZBA Officers:** The officers of the Zoning Board of Appeals shall consist of a Chairperson, Vice Chairperson, Secretary, and a Clerk which is normally held by the Zoning Official. The officers shall be elected annually at an organization meeting. The terms of each elected office shall be for a 1-year period.

DEFERRED BUSINESS

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.

NEW BUSINESS

#1 20, 32, 50 Remer St., 635, 643 North Ave. – Petition of EZ Realty, LLC – Seeking a modification of 2006 general repair of motor vehicles approval to now include the repair of landscaping equipment to be stored in accessory tent structures in the IL zone.

#2 29 Federal St. – Petition of Afranio Mendonca – Seeking to legalize the construction of a metal canopy over the rear portion of the property for additional dining area and seeking variances of side and rear setbacks of Table 3.20.5 of 3' minimum off property lines and the size limit of 50% of the building footprint of Article 3.170.3 G (1) in the (Mixed-Use Corridor) MX1 zone.

#3 24 Fox St. – Petition of Michael Bertanza – Seeking a use variance to allow for the storage of four (4) commercial concession trailers of Section 3.70.9 and 4.70.3 (f) in the (Neighborhood Mix) NX1 zone.

#4 1370 Park Ave. – Petition of Believers Auto Repair and Sales – Seeking under Section 14-54 of the CGS a Certificate of Approval of Location for a used car dealership license previously approved in 2017 in the (Residential-Office Corridor) RX1 zone.

#5 1380-1488 Barnum Ave. – Petition of 1460 Barnum Ave, LLC – Proposing to subdivide the existing lot into two (2) lots of 6.530 Acres and 3.429 Acres and seeking a variance of the site coverage maximum of 85% of Table 3.50.4 for the two new lots in the (Office-Industrial Center) IX zone.

#6 673 Connecticut Ave. – Petition of Carie Ann DeSpirit d/b/a Bro’s Custom Car Clinic, LLC – Seeking under Section 14-54 of the CGS a Certificate of Approval of Location for a used car dealership license under new ownership previously licensed as Best Buy Automotive in the (Residential Office Corridor) RX1 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.