

# AGENDA

---

## ZONING BOARD OF APPEALS

Public Hearing

**Tuesday, March 8, 2022 at 6:00pm**  
**via ZOOM VIDEO/TELECONFERENCE**

<https://us06web.zoom.us/j/9641950709>

**Meeting ID: 964 195 0709**

**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

**D-1 (#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.

**D-2 (#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.

## NEW BUSINESS

**#1 2635 Main St.** – Petition of Fatima Silva – Seeking a variance of the 20' step back requirement under table 4-l for the 3<sup>rd</sup> floor of buildings abutting residential zoned lots in the OR-G zone.

**#2 1096-1102 Stratford Ave.** – Petition of Habitat for Humanity of coastal Fairfield County – Seeking variances of the primary street wall frontage requirement of sec. 3.70.4; the minimum number of residential units under sec. 3.70.9, and the prohibition of more than one driveway per building under sec. 3.70.5 to permit the construction of a 2-family home on a 4,820-sq. ft. lot in the NX3 zone.

**#3 1830 Commerce Dr.** – Petition of Shanri La Social Club, LLC – Seeking a variance of sec.3.50.9, which prohibits catering facilities to exceed 25% of the maximum footprint of a building; and also seeking a variance of sec. 10.10.1c, which prohibits a liquor permit within 750-feet of a protected use to permit the establishment of a catering hall with a caterer's liquor permit on the 2<sup>nd</sup> floor of the existing commercial building in the NX2 zone.

**#4 143 Calhoun Ave.** – Petition of Manuel DaSilva – Seeking variances of the maximum site coverage requirement of sec. 3.90.4; maximum height of 16’ of an accessory structure, as well as waiving 109-sq. ft. beyond the 650-sq. ft. requirement under sec. 3.170.3 E & F to legalize the existing 3-car garage with an attached covered patio built without any approvals or permits in the NX2 zone.

**(end of public hearing)**

**OTHER BUSINESS**

**OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD**

**APPROVAL OF MINUTE(S)**

**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.