

AGENDA

ZONING BOARD OF APPEALS
Public Hearing
Tuesday, May 10, 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

A public hearing of the City of Bridgeport Zoning Board of Appeals will be held via **ZOOM video/teleconference**, relative to the following:

DEFERRED BUSINESS

D-1 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 3.60.5(4) of 3' minimum off property lines and the size limit of 650-sq. ft or 50% of the building footprint (whichever is smaller) of Article 3.170.3 F (1) in the RX1 zone.

D-2 83 North Ave. – Petition of 83 North Avenue, LLC – Seeking to grant under Sec. 14-54 of the CT General Statutes and Sec. 11.120 of the City of Bridgeport Zoning Regulations a Certificate of Approval of Location for a **used** car dealership and the issuance of a **used** car dealership license in the MX2 zone.

NEW BUSINESS

#1 9, 25, 35 Island Brook Ave. – Petition of Architectural Stone Group, LLC & Architectural Stone Wholesalers, LLC – Appealing under Sec. 11.140 of the Zoning regulations of the City of Bridgeport and Sec. 8-7 of the CT General Statutes whereby it is alleged the Zoning Administrator erred in his decision not to process an application for a Certificate of Zoning Compliance for a nonconforming use in the I zone and coastal area.

#2 595 Madison Ave. – Petition of Wakeman Memorial Association, Inc – Seeking a modification of the approved plan of development, which was granted by the Zoning Board of Appeals on November 25, 2019 to establish a community center to now need a use variance under Sec. 2.40.2B to **include** a medical office use on the 2nd floor of the building under construction in the P2 zone.

#3 1087 Railroad Ave. – Petition of Public Storage – Seeking a variance of the primary street build-zone requirement of Sec. 3.50.4.3 to permit the construction of a 3-story, 79,500-sq. ft. addition to the existing self-storage facility in the CX zone.

#4 415 (aka 455) North Washington Ave. – Petition of Osni Automotive – Seeking to grant under Sec. 14-4 of the CT General Statutes a Certificate of Approval of Location and the issuance of a limited repairers license in the **CX** zone.

#5 Allen Street (Map/Block/Lot 28/507/14) – Petition of Outfront Media, Inc. – Seeking variances of Sec. 9.80.4 to reduce the spacing of 1,500-feet to 796-feet from the outdoor advertising sign at 225 South Frontage Road and 599-feet at 500 Main Street, also seeking to exceed the height requirement from 25-feet above I-95 to 73-feet under Sec. 9.80.3 and a variance of Sec. 9.80.2 to permit two (2) sides of the proposed multi-sign face exceeding 900-sq.ft. per face to allow the erection of an outdoor advertising sign in the DX2 zone.

#6 1525, 1535, 1565 Railroad Ave, 340 Cherry St. – Petition of Capri Capital Management – Seeking a use variance of Sec. 3.50.9 and also seeking numerous variances of Sec. 3.50 including the reduction of 12-feet distance between buildings to 5-feet, 41-inches; the prohibition of an additional driveway access; waive the required 20-foot setback for a garage to 4-feet, 11-inches; the prohibition of accessing the garage from a **primary** street; the elimination of the requirement of a building entrance and entrance transition along the primary façade and permit the ground story at grade level; the elimination of the horizontal division with shadow lines on the façade of the proposed building to permit the construction of a 3-story self-service storage facility in the RX2 zone.

#7 106 Alice St. – Petition of Edgar Vaca – Seeking a variance under Sec. 3.50.9 to permit the change of use from a nonconforming glass window and door manufacturing and sales business to a nonconforming custom marble and granite manufacturing and sales business in the NX2 zone.

The applications for all the above described matters are on file in the Zoning Department, Room 210, 45 Lyon Terrace and may be inspected during business hours between 9am-5pm Monday thru Friday. This notice is also posted in the City Clerk's Office.

(end of public hearing)

OTHER BUSINESS

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

APPROVAL OF MINUTES

ADJOURNMENT

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