

AGENDA

ZONING BOARD OF APPEALS
Public Hearing
Tuesday, June 14, 2022 at 6:00pm
In the City Hall Council Chambers
45 Lyon Terrace, Bridgeport CT

CONTINUED BUSINESS

C-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.

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.

NEW BUSINESS

#1 2065 Main St. – Petition of Devane Coke – Seeking a use variance under Sec. 3.20.9 and seeking a Certificate of Location Approval to permit the establishment of an automotive leasing business in the MX1 zone.

#2 2895 Fairfield Ave. – Petition of Marold Group, LLC (d/b/a Black Rock Social House) – Seeking to expunge a condition of approval of the Zoning Board of Appeals granted on November 11, 2013 which only allowed live entertainment limited to 3-piece, musical and non-amplified acoustic bands in the existing full-service restaurant in the MX1 zone.

#3 1136-1160 Main St. – Petition of Office of Planning & Economic Development (OPED) – Seeking a Certificate of Location Approval to establish a beer garden use and the issuance of a full-service liquor permit with outdoor seating and bocce ball courts and seeking variances of Sec. 3.150.3 to permit the use of mulch as ground cover and reduce the coverage of 45% to 15% in the DX1 zone.

(end of public hearing)

OTHER BUSINESS

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

APPROVAL OF MINUTES

ADJOURNMENT

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-4pm Monday thru Friday. This notice is also posted in the City Clerk's Office.