

AGENDA

ZONING BOARD OF APPEALS

Public Hearing

July 12, 2022 at 6:00pm

City Hall, 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.

C-2 (#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. **(WITHDRAWN on 06/17/22)**

NEW BUSINESS

#1 320 Railroad Ave. – Petition of RR & M 11 Realty, LLC – Seeking a use variance of Sec. 4.10.3. Also, seeking variances of the minimum landscaping and maximum site coverage under Sec. 3.160.3 and parking surfaces under sec. 8.20.3E to permit the establishment of an open storage yard for tractor cabs and trailers in the DX2 zone. **(WITHDRAWN on 07/12/22)**

#2 537-539 Lafayette St. – Petition of Javier Ceja – Seeking a use variance under Sec. 4.10.3 and also seeking variances of the maximum site coverage and minimum landscaping requirements under Sec. 3.160.3 to permit the establishment of an open contractor's storage lot for commercial vehicles; associated equipment and firewood in the MX1 zone.

#3 1827 Boston Ave. – Petition of Daniel Ghazal – Seeking a variance of the minimum rear buffer requirement under Sec. 3.170.5.D(3). Also, seeking variances of the minimum stacking parking spaces for a coffee shop under Table 8.4; the limit of one (1) property access per 120-feet of street frontage and the elimination of the bypass lane requirement under Sec. 8.50.3 to permit the establishment of a drive-thru facility at the existing coffee shop in the MX2 zone.

#4 66 Northfield St. – Petition of John A. Carolan, Jr. – Seeking a variance of the prohibition of the reduction in size of a fully conforming lot under Sec. 3.120.4 to establish two (2) undersized nonconforming lots. Also, seeking a variance of the minimum lot area and width of the new lot to construct a 1-family dwelling in the N4 zone.

#5 205 Broad St. (aka 68 University Ave.) – Petition of Bridgeport Public Schools/City of Bridgeport – Seeking a variance of the maximum height under Sec. 3.140.6 to permit the

construction of a 4-story high school with an auditorium and gymnasium, which exceeds the maximum height requirement by 14'-8" in the P2 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-4pm 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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