

AGENDA

ZONING BOARD OF APPEALS

Public Hearing

Tuesday, April 14, 2020 at 5:30 pm

ZOOM VIDEO COMMUNICATIONS

<https://zoom.us/j/801288022>

Meeting ID: 801 288 022

C-1 273 Ash St. – Petition of 273 Ash Street, LLC – Seeking variances of the maximum site coverage requirement and the minimum landscaping requirement under Sec 8-3-3 to legalize the 279 sq. ft. 1 story addition currently under construction in an MU-LI and coastal area management zone.

#1 154 Grovers Ave. – Petition of Brian Hopkins – Seeking a variance of the 28' maximum mid-point of the highest roof to permit the construction of a three story, 12'x16' addition with three balconies at the existing single-family dwelling in the Residence AA zone.

#2 94 Albion St. – Petition of Jasmine D. Munoz. – Seeking a variance of Sec. 12-10b, which prohibits the establishment of a grocery beer permit within 750 feet of another grocery beer permit & a package store at the existing retail store in an Industrial Light zone.

#3 580 North Ave. – Petition of 547 North Ave Bridgeport Realty, LLC – Appealing the decision of the Zoning Official in his issuance of a certificate of Zoning Compliance for a gas station/convenience store use while the subject of ongoing litigation.

#4 78 Hanford Ave. – Petition of Daniel Ianus – Seeking a modification of an application approved by the Zoning Board of Appeals on April 12, 2019 which permitted the construction of a two-family dwelling with 2 bedrooms & 1 bathroom in each unit on a non-conforming lot in the Residence C zone.

#5 558 Clinton Ave. – Petition of Marie Henry – Seeking a variance of Sec. 4-12-3a which prohibits the expansion of a non-conforming use to permit the establishment of a 10-room daycare center with office & kitchen and a 4-suite professional office in the former attorney's office in the Residence A zone.

#6 855 Housatonic Ave. – Petition of Brookside Motors, LLC – Seeking to grant under Sec. 14-54 of the Connecticut General Statutes an approval of location for a used car dealership & the issuance of a motor vehicle used car dealership license at the existing automotive warehouse facility in the Industrial Light zone.

#7 821 Washington Ave. – Petition of NYCT Management, LLC – Seeking a use variance of Sec. 5-1-2 & also seeking variances of the front and side setback requirements, the maximum site coverage & Minimum landscaping requirements of Sec. 5-1-3, the minimum landscaping requirements of Sec. 11-1-14, the location & overall dimension of the proposed accessory structure as required under Sec. 4-9-1, and waive 5 of the 7 onsite parking spaces required under table 8A to permit the establishment of a 4 pump gas station with a 210 sq. ft. cashier booth in the Residence C zone.

#8 1555 Old Town Rd. Lot B – Petition of Marcos Reinheimer – Seeking a variance of the 20' front setback requirement under Sec. 5-1-3 to permit the construction of a single-family dwelling on a vacant lot with an 11'-5" front setback the Residence A zone.

#9 133 Shell St. – Petition of Partners Home Improvement, LLC – Seeking a modification of the plan

approved by the Zoning Board of Appeals on July 19, 2019 as well as expunging a condition of approval to now permit the construction of a two-family dwelling without any shrubbery or lawn in the front yard in the Residence B zone.

(end of public hearing)

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 (www.bridgeportct.gov) to view at any time.

ZONING BOARD OF APPEALS
CITY OF BRIDGEPORT
DENNIS BUCKLEY, CLERK