

AGENDA

ZONING BOARD OF APPEALS
Public Hearing
Tuesday, October 13, 2020 at 6:00pm
via ZOOM VIDEO/TELECONFERENCE
<https://zoom.us/j/95845888147>

Meeting ID: 958 4588 8147

**Dial 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:

NEW BUSINESS

- #1 1370 Park Ave.** – Petition of Believers Auto Repair and Sales – Seeking to grant under Sec. 14-54 of the CT General Statutes an Amended Certificate of Approval of Location for a used car dealership under new ownership in an R-B zone.
- #2 860-866 Hancock Ave.** – Petition of Pro Tech Homes, LLC – Seeking a variance of the minimum lot area and width, as well as the minimum side yard setback requirements under Sec. 5-1-2 to permit the construction of a 2-family dwelling in an R-C zone.
- #3 1234 Huntington Tpke.** – Petition of MTM Family Limited Partnership – Seeking a use variance of Table 7 and a variance of the minimum landscaping requirements to permit the reduction of landscaping to accommodate the addition of a drive-thru facility in the commercial building currently under construction in an OR zone.
- #4 2285-2295 Main St.** – Petition of Golden Wheels, LLC – Seeking to grant under Sec. 14-4 of the CT General Statutes an Amended Certificate of Approval of Location from a new car-dealership to a used-car dealership in the existing motor vehicle licensed facility in an OR-G zone.
- #5 89 Island Brook Ave.** – Petition of Stratford Collision of Bridgeport – Seeking to grant under Sec. 14-4 of the CT General Statutes an Amended Certificate of Approval of Location for a general repairer's license in the existing commercial building in an I-L zone.
- #6 280-282 William St.** – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking variances of the minimum lot area; the 2,700-sq. ft. of property per residential unit; the minimum side lot line requirement of 22 ft. and the minimum rear yard requirement of 15' to permit the construction of a 2-family dwelling in an R-C zone and coastal area.
- #7 288 Knowlton St.** – Petition of G&S Produce Direct, LLC – Seeking a variance of the required 750-sq. ft. distance from other liquor outlets under Sec. 12-10a & c. Also seeking to

waive all 10 of the required on-site parking spaces to permit the establishment of a restaurant with a consumer bar, serving beer and wine in the existing take-out restaurant in an MU-LI zone and coastal area.

#8 118, 120, 120A, 122, 122A & 124 Center St. – Petition of Mauricio Hernandez – Seeking a variance of the 2,700-sq. ft. of property per residential unit under Sec. 5-1-3 and to waive seven (7) of the nine (9) required on-site parking spaces under Sec. 11-1-2 to legalize the conversion of the 4-family dwelling into a 6-family dwelling in an R-C zone.

(end of public hearing)

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

DECISION SESSION

APPROVAL OF MINUTES

ADJOURNMENT

The applications and plans for the above described matters are available on the City of Bridgeport website <http://bridgeportct.gov/zoning> to view at any time.

ZONING BOARD OF APPEALS
CITY OF BRIDGEPORT
DENNIS BUCKLEY, CLERK