

# AGENDA

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ZONING BOARD OF APPEALS  
Public Hearing  
**Tuesday, November 10, 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**

**#1 273 (aka 257) Brooklawn Ave** – Petition of Ritchie Carrasquillo – Seeking a variance of the maximum height requirement of 4-feet in the front setback under Sec. 11-8-3b(1) to legalize the placement of a 6-foot privacy fence within the front setback in the R-A zone.

**#2 686 Burnsford Ave.** – Petition of Arnulfo Castillo – Seeking a variance of the 20' cumulative side yard setback requirement under Sec. 5-1-3 to legalize the car port addition in a R-A zone.

**#3 1534-1542 Seaview Ave.** – Petition of Kim Bianca Williams – Seeking to expunge a condition of approval to a petition granted by the Zoning Board of Appeals on April 14, 2015 which permitted a professional office use exclusively for residents of the building in an I-L zone.

**#4 139 Magnolia St.** – Petition of Gilberto Maldonado – Seeking a variance of the prohibition of the expansion of a nonconforming structure under Sec. 4-12-4a to permit the construction of a 1-story addition to the existing 1-family residential dwelling and also seeking a variance of the prohibition of the expansion of an accessory structure above 50% under Sec. 4-9-1c(2) to permit the construction of a 1-story addition to the existing garage in an R-B zone.

**#5 1905 Barnum Ave.** – Petition of Muhammad Ali Zulekfal – Requesting a rehearing on a petition which was denied by the Board on July 14, 2020 which sought to establish a used car dealership license in a portion of the existing general repair facility in an O-R zone.

**#6 795 Grand St.** – Petition of Tu Bodeguita, LLC – Seeking a variance of the minimum distance requirement of 750-feet from a sensitive use (grammar school) under Sec. 12-10b(1) to permit the grocery beer permit use at the existing mixed use building in an R-C zone.

**#7 301 Jennings Ave.** – Petition of Stella Holmes, LLC – Seeking a variance of Sec. 4-2-2 which prohibits the reduction in size of a conforming lot to create two (2) nonconforming lots and seeking variances of Sec. 4-2-4c which dictates front and rear lot dimensional standards and Sec. 5-1-3 and Table 3 to waive all zone development standards to permit the legalization of an existing 1-family dwelling on a newly created nonconforming lot and allow the construction of a 1-family dwelling on a newly created nonconforming lot in an R-A 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 <http://bridgeportct.gov/zoning> to view at any time.

ZONING BOARD OF APPEALS  
CITY OF BRIDGEPORT  
DENNIS BUCKLEY, CLERK