

AGENDA

ZONING BOARD OF APPEALS
Public Hearing
Tuesday, December 8, 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:

DEFERRED BUSINESS

D-1 (#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.

D-2 (#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 also seeking variances of Sec. 4-2-2 which dictates front and rear lot dimensional standards; Sec. 5-1-3 and Table 3 to waive all of the zone development standards to permit the construction of a 1-family dwelling on a nonconforming lot and also legalize the existing single family dwelling on an out-of-character nonconforming lot in an R-A zone.

NEW BUSINESS

#1 134 Albion St. – Petition of Barros Motors Auto Sales, LLC – Seeking to grant under Sec. 14-54 of the CT General Statutes a certificate of approval of location for a used car dealership and the issuance of a used car dealership license in a portion of the existing commercial building in an I-L zone.

#2 800 Clinton Ave. – Petition of The Center for Family Justice, LLC – Seeking a use variance under Sec. 5-1-2 and also seeking to waive five (5) of the eight (8) required on-site parking spaces to permit the establishment of a 15-bed social service provider for transitional living in an R-A zone.

#3 150 Anton St. – Petition of Anton NCN FP, LLC – Seeking a variance of the residential density requirement of 2,700-sq. ft. of property per residential unit under Sec. 5-1-3 and also a variance of the minimum number of required off-street parking spaces under Sec. 11-1-2 to permit the establishment of 30 additional studio apartments within the existing buildings with 30 on-site parking spaces in an R-C zone.

#4 41-43 and 51 Indian Ave. – Petition of Gracious Properties, LLC – Seeking a variance of Sec. 4-2-2 which prohibits the reduction in size of a conforming lot to create two nonconforming lots and also seeking variances of Sec. 4-2-2 which prohibits the reduction of dimensional standards and Sec. 5-1-3 and Table 3 to waive all development standards to permit the construction of a 2-family dwelling on a nonconforming lot and to also legalize the existing 2-family dwelling on a nonconforming lot in an R-B zone.

#5 560 Norman St. – Petition of Alexia R. Andrade – Seeking a variance of Sec. 4-12-5 which dictates the development of a nonconforming lot and also Sec. 5-1-3 seeking variances of the minimum lot size and frontage requirements to permit the construction of a 2-family dwelling on a 2,800-sq. ft. lot in an R-B zone.

#6 91-95 Morehouse St. – Petition of Ana Pena – Seeking a use variance of a Sec. 5-1-2 and a variance of the 28-foot midpoint height requirement under Sec. 5-1-3 to legalize the existing 3-family dwelling in an R-B zone.

#7 25 Bowker Pl. – Petition of Riverstone Development, LLC – Seeking a variance of Sec. 4-2-3 which prohibits the change in lot size to create a nonconforming lot and also seeking a variance of Sec. 5-1-3 to develop a lot without adequate lot area and frontage requirements to permit the construction of a 1-family dwelling on a nonconforming lot in an R-B zone.

(end of public hearing)

CONSENT AGENDA

(CA-1) 2178 Fairfield Ave. – Petition of Guarantee Approval Motors, Inc – Seeking to waive the public hearing requirement under Sec. 14-54 of the CT. General Statutes and issue an amended certificate of approval of location for a used car dealership under new ownership and the issuance of a used car dealership license in an O-R zone.

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> approx. 2 weeks prior to the hearing.

ZONING BOARD OF APPEALS
CITY OF BRIDGEPORT
DENNIS BUCKLEY, CLERK