

# AGENDA

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ZONING BOARD OF APPEALS  
Public Hearing  
**October 10, 2023 at 6:00pm**  
City Hall, 45 Lyon Terrace, Bridgeport CT

## NEW BUSINESS

- #1 55 Lycett St. (Rear)** – Petition of Sound Property Development, LLC – Seeking approval for variances of the 30-ft wide access easement requirement of section 10.40.2 (2) for the establishment of a rear building lot, and section 3.120.5 to establish a 2<sup>nd</sup> driveway in the front lot to permit the construction of a 1-family residential dwelling in the N4 zone.
- #2 694 Chopsey Hill Rd.** – Petition of A New M&M Renovations, LLC – Seeking approval for variances of the minimum lot size requirement of section 3.120.4 for the establishment of a rear building lot, and section 3.120.5 to establish a 2<sup>nd</sup> driveway in the front lot to permit the construction of a 1-family residential dwelling in the N4 zone.
- #3 837 Seaview Ave.** – Petition of Seaview Bridgeport, LLC – Seeking approval of variances of section 3.130.9 of the allowable uses; section 3.130.7 to allow a tower roof; section 3.130.5 and section 3.170.7 D (1) to increase the height of the fuel canopy; section 3.130.5 and 3.170.5 for a drive-thru and stacking lanes along the side and front of the building; section 9.50 to permit two (2) free-standing signs, one of which to be 36-ft high within 15-ft of street lot line; section 7.100.3(C) of the fence requirement to permit the construction of a retail gas station and convenience store, fuel pump canopy and diesel pump canopy, also two (2) restaurants with drive-thru service and stacking lanes on-site in the proposed I zone.
- #4 317 Center St.** – Petition of Show Car, LLC – Seeking a change of use variance of section 13.30.2 of the former plumbing contractor shop to a motor vehicle muffler shop in the RX2 zone.
- #5 60 Armitage Dr.** – Petition of Brian O'Connor – Seeking an approval of a side setback variance of the minimum 20-ft required to legalize the previously constructed, 1350-sq.ft., 2-story addition of a 3-bay garage with the 2<sup>nd</sup> story consisting of 2-bedrooms, dining room and family room to the existing single-family residence in the N3 zone.

**(end of public hearing)**

## OTHER BUSINESS

### OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

### APPROVAL OF MINUTES

### ADJOURNMENT

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.

IRA NACHEM, CHAIRMAN