

AGENDA

ZONING BOARD OF APPEALS
Public Hearing
July 9, 2024 at 6:00 pm
City Hall, 45 Lyon Terrace, Bridgeport CT

CONTINUED BUSINESS

C-1 129 Black Rock Ave. – Petition of 129 Black Rock, LLC – Seeking a use variance of section 3.60 to allow for an additional dwelling unit in the existing 11-unit apartment building for a total of 12 units in the NX2 zone.

DEFERRED BUSINESS

D-1 (#8) 40, 60, 88 Hollister Ave. – Petition of Global Montello Group Corp. – Seeking variances of sec. 3.20 to allow for 3 curb cuts on Logan Street; 3 curb cuts on Hollister Ave, the maximum curb cut width to 50-ft. on 2 new curb cuts and 60-ft. on one new curb cut; the setback and height requirement on the proposed fuel pump canopy for the expansion and site improvements to existing fuel sales and convenience store location in the proposed MX2 zone.

D-2 (#9) 4890 Main St. & 25 Sequoia Rd. – Petition of A.J.V., LLC – Seeking variances of 3.20 to waive the primary street wall requirement; to increase the primary and non-primary street build-to zone; to permit a driveway access on a primary street; parking between the building and the street; the building height reduced to a single story of 10-ft. high and a parapet height of 9-ft.; the transparency requirement on the non-primary façade and the maximum number of parking spaces allowed to construct a 5,310-sq. ft. commercial building to accommodate two (2) fast food restaurants and a drive-thru lane in the proposed MX2 zone.

NEW BUSINESS

#1 20 Harbor Ave. – Petition of Louis & Colleen Reszoly – Seeking variances of sec. 3.90 to allow for an 18-ft driveway width at the primary lot line and for surface parking between the building and the street in the NX1 zone.

#2 24 Gaspee Rd. – Petition of Eduardo Maldonado – Seeking variances of sec. 3.120 for a 2.5 story height and 12-ft plus wall width without transparency to construct a 2nd story addition with 4-bedrooms and 2-full bathrooms for a single family in the N4 zone.

#3 790 Madison Ave. – Petition of Luciano Martins-DeOliveira – Seeking variances of sec. 10.10.2 to allow the establishment of a liquor package store within 750-ft of protected uses in the MX1 zone.

#4 155 Carrie St. – Petition of Marsillio Enterprises, LLC – Seeking variances of se. 3.130 to reduce the rear setback minimum required to 1.5-ft to allow for the construction of a 5,480-sq.ft., 1-story rear addition to the existing warehouse building in the I 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.

ROBIN SHEPARD, VICE CHAIRWOMAN