

**CITY OF BRIDGEPORT
ZONING BOARD OF APPEALS
REGULAR MEETING
MAY 10, 2022**

ATTENDANCE: Ira Nachem; Robin Shepard; Tiheba Bain; Paul Miller

STAFF: Dennis Buckley, Zoning Official; Lynn Haig, Director of Planning; Bill Coleman OPED deputy director; Jackson Strong

OTHER: Atty. Charles Willinger; Atty. Christopher Russo; Council Member Jeanette Herron; Council Member Ernest Newton; Council Member Scott Burns; David Hart; Edgar Vaca; Francis; Fred Frassinelli; Howard Saffan; Jarrod Yates; Joseph Barretta; Kelly Esch; M Runk; Max Rather; Patricia Sullivan; Atty. Raymond Rizio; Wilson Carroll; Paul Poultney; Jacqueline Cora

CALL TO ORDER

Chairman Nachem called the meeting to order at 6:09 P.M. There was a quorum present. He reviewed the rules of the meeting for those present.

DEFERRED BUSINESS

D-1

29 FEDERAL ST. – PETITION OF AFRANIO MENDONCA – SEEKING TO LEGALIZE THE CONSTRUCTION OF A METAL CANOPY OVER THE REAR PORTION OF THE PROPERTY FOR ADDITIONAL DINING AREA AND SEEKING VARIANCES OF SIDE AND REAR SETBACKS OF TABLE 3.60.5(4) OF 3’ MINIMUM OFF PROPERTY LINES AND THE SIZE LIMIT OF 650-SQ. FT OR 50% OF THE BUILDING FOOTPRINT (WHICHEVER IS SMALLER) OF ARTICLE 3.170.3 F (1) IN THE RX1 ZONE.

Atty. Rizio came forward to discuss this item. He requested a deferral.

**** CHAIRMAN NACHEM MOVED TO DEFER ITEM D-1 29 FEDERAL ST. – PETITION OF AFRANIO MENDONCA – SEEKING TO LEGALIZE THE CONSTRUCTION OF A METAL CANOPY OVER THE REAR PORTION OF THE PROPERTY FOR ADDITIONAL DINING AREA AND SEEKING VARIANCES OF SIDE AND REAR SETBACKS OF TABLE 3.60.5(4) OF 3’ MINIMUM OFF PROPERTY LINES AND THE SIZE LIMIT OF 650-SQ. FT OR 50% OF THE BUILDING FOOTPRINT (WHICHEVER IS SMALLER) OF ARTICLE 3.170.3 F (1) IN THE RX1 ZONE. TILL THE MEETING OF JUNE 14, 2022**

**** MS. SHEPARD SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

D-2

83 NORTH AVE. – PETITION OF 83 NORTH AVENUE, LLC – SEEKING TO GRANT UNDER SEC. 14-54 OF THE CT GENERAL STATUTES AND SEC. 11.120 OF THE CITY OF BRIDGEPORT ZONING REGULATIONS A CERTIFICATE OF APPROVAL OF LOCATION FOR A USED CAR DEALERSHIP AND THE ISSUANCE OF A USED CAR DEALERSHIP LICENSE IN THE MX2 ZONE.

Atty. Rizio came forward to discuss this item. They desire to purchase the building, which is derelict, and tear it down for a new business. The building is adjacent to a new car lot. This may cause issues in regard to things such as parking and supply chains. He reviewed the area surrounding the dealership for the Board and the proposed layout, such as the entrance and exit being onto North Avenue. Mr. Strong has reviewed the application and made suggestions which they would be willing to agree to with one exception regarding the excess lot. He reviewed their reasoning for the disagreement. While they desire a certificate of approval, they do not need a variance. They simply need to show it is compatible and implements the objectives and policies of the Master Plan. It will not impair any development of the surrounding area and they are largely fully developed regardless. Adequate safeguards are included in the proposal. It will not conflict with any uses and is compatible with other uses in the area.

Ms. Bain asked if there was any opposition from the surrounding community.

Atty. Rizio responded that he had not heard any comments and notices have been sent out and signs posted.

Chairman Nachem said he had received a letter from Mr. John Goucher detailing the needs for the drainpipes.

Mr. Miller asked if the sidewalks would include ramps for the disabled.

Atty. Rizio said that they would be constructing the building to code and intended to put them in.

Mr. Coleman came forward to speak in favor of this item and deliver a staff report. He said that this was an appropriate location. It will also be good for economic development.

Mr. Strong came forward to deliver a staff report. He pointed out that no variances were being requested. He reviewed the reasoning for their recommendations for the Board. Two exist because of zoning provisions due to this being a new development. The layout provided is recommended and is not the final layout. The only request that was made that is not stated in the code was to enlarge the sidewalk slightly as to allow for a minimum of 36-inch width for persons with disabilities to be able to access the rear handicap ramp that allows customers and employees and other personnel into the building.

No one else wished to speak in favor of the petition.

No one wished to speak in opposition to the petition.

Atty. Rizio said that they agree that all staff will work in 43 North Avenue until the building is complete and that they were okay with additional landscaping details.

**** MS. BAIN MOVED TO APPROVE ITEM D-2 83 NORTH AVE. – PETITION OF 83 NORTH AVENUE, LLC – SEEKING TO GRANT UNDER SEC. 14-54 OF THE CT GENERAL STATUTES AND SEC. 11.120 OF THE CITY OF BRIDGEPORT ZONING REGULATIONS A CERTIFICATE OF APPROVAL OF LOCATION FOR A USED CAR**

DEALERSHIP AND THE ISSUANCE OF A USED CAR DEALERSHIP LICENSE IN THE MX2 ZONE. WITH THE FOLLOWING CONDITIONS:

- **THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**
- **THE RECOMMENDATIONS OF THE OPED STAFF REPORT ON 04/29/22 SHALL BE INCORPORATED INTO THIS PROJECT.**
- **ALL THE RECOMMENDATIONS OF THE STATE OF CT ENVIRONMENTAL ANALYST IN HIS EMAIL DATED 02/24/22 MUST ALSO BE INCORPORATED INTO THIS PROJECT.**
- **MOTOR VEHICLE FACILITY CONDITIONS “D”**

FOR THE FOLLOWING REASONS:

- **THE GRANTING OF THIS PETITION WILL HAVE NO ADVERSE IMPACT ON THE COASTAL AREA.**
- **THIS APPROVAL ACCOMMODATES THE GROWTH OF A WELL-ESTABLISHED BRIDGEPORT BUSINESS, AS WELL AS ELIMINATING A BLIGHTED PROPERTY ON A MAIN CORRIDOR OF THE CITY.**

**** MS. SHEPARD SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

NEW BUSINESS

#1

9, 25, 35 ISLAND BROOK AVE. – PETITION OF ARCHITECTURAL STONE GROUP, LLC & ARCHITECTURAL STONE WHOLESALERS, LLC – APPEALING UNDER SEC. 11.140 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT AND SEC. 8-7 OF THE CT GENERAL STATUTES WHEREBY IT IS ALLEGED THE ZONING ADMINISTRATOR ERRED IN HIS DECISION NOT TO PROCESS AN APPLICATION FOR A CERTIFICATE OF ZONING COMPLIANCE FOR A NONCONFORMING USE IN THE I ZONE AND COASTAL AREA.

Mr. Buckley noted that this was appealing a decision that had been made with regards to an application of rezoning compliance. He had been advised that a City Attorney be present and none were available and requested this be held over as a result.

Ms. Sullivan agreed to these conditions.

**** MS. SHEPARD MOTIONED TO CONTINUE ITEM #1 9, 25, 35 ISLAND BROOK AVE. – PETITION OF ARCHITECTURAL STONE GROUP, LLC & ARCHITECTURAL STONE WHOLESALERS, LLC – APPEALING UNDER SEC. 11.140 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT AND SEC. 8-7 OF THE CT GENERAL STATUTES WHEREBY IT IS ALLEGED THE ZONING ADMINISTRATOR ERRED IN HIS DECISION NOT TO PROCESS AN APPLICATION FOR A CERTIFICATE OF ZONING COMPLIANCE FOR A NONCONFORMING USE IN THE I ZONE AND COASTAL AREA. TILL THE MEETING OF JUNE 14, 2022.**

**** MR. MILLER SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

#2

595 MADISON AVE. – PETITION OF WAKEMAN MEMORIAL ASSOCIATION, INC – SEEKING A MODIFICATION OF THE APPROVED PLAN OF DEVELOPMENT, WHICH WAS GRANTED BY THE ZONING BOARD OF APPEALS ON NOVEMBER 25, 2019, TO ESTABLISH A COMMUNITY CENTER TO NOW NEED A USE VARIANCE UNDER SEC. 2.40.2B TO INCLUDE A MEDICAL OFFICE USE ON THE 2ND FLOOR OF THE BUILDING UNDER CONSTRUCTION IN THE P2 ZONE.

Atty. Rizio came forward to discuss this item. The building is under construction and is already approved. There has been a minor change on the interior. He reviewed the details of the change. Due to the interior changes involving use it was decided that it would be prudent to have the application come before the Board for review and a variance. It was noted that future uses may be purely medical in nature and not associated with the Community Center. He provided the plans for the building. Further review followed. They believe that the proposed use is more warranted and, thusly, the hardship.

Council Member Herron came forward to speak in favor of this item. She feels that the medical facility will not only be an asset to her community but to others as well. This is a positive step forwards and she is in full support of it.

Council Member Newton came forward to speak in favor of this item. He felt it would be a great asset to the City and that he has done great work in the past.

Mr. Coleman came forward to speak in favor of this item. The project is a public/private partnership. He recounted where the funding for the project was coming from for the Board. There has been a nice synergy between the community-health component and the broader mission of the Boys and Girls Club as a whole. He pointed to other areas that had been positively impacted by the organization.

No one else wished to speak in favor of this item.

No one wished to speak in opposition to this item.

Chairman Nachem said that he felt it was a great site that was being under-utilized. His concerns about parking were gone.

**** MR. MILLER MOVED TO APPROVE ITEM #2 595 MADISON AVE. – PETITION OF WAKEMAN MEMORIAL ASSOCIATION, INC – SEEKING A MODIFICATION OF THE APPROVED PLAN OF DEVELOPMENT, WHICH WAS GRANTED BY THE ZONING BOARD OF APPEALS ON NOVEMBER 25, 2019, TO ESTABLISH A COMMUNITY CENTER TO NOW NEED A USE VARIANCE UNDER SEC. 2.40.2B TO INCLUDE A MEDICAL OFFICE USE ON THE 2ND FLOOR OF THE BUILDING UNDER CONSTRUCTION IN THE P2 ZONE. WITH THE FOLLOWING CONDITIONS:**

- **THE CHANGES TO THE ORIGINAL PLAN OF DEVELOPMENT SHALL BE IN STRICT ACCORD WITH THE REVISED PLANS SUBMITTED TO AND APPROVED BY THE COMMISSION.**

FOR THE FOLLOWING REASONS:

- **THE INCLUSION OF HEALTH CARE OFFICES IN THIS FACILITY IS IN KEEPING WITH TYPICAL COMMUNITY CENTER OFFERINGS TO AREA RESIDENTS.**

**** MS. SHEPARD SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

#3

1087 RAILROAD AVE. – PETITION OF PUBLIC STORAGE – SEEKING A VARIANCE OF THE PRIMARY STREET BUILD-ZONE REQUIREMENT OF SEC. 3.50.4.3 TO PERMIT THE CONSTRUCTION OF A 3-STORY, 79,500-SQ. FT. ADDITION TO THE EXISTING SELF-STORAGE FACILITY IN THE CX ZONE.

Ms. Esch came forward to discuss this item. The property has a non-rectilinear property boundary which has made meeting the requirements difficult. The building is also in a flood zone adding further complications.

Chairman Nachem asked why they wanted a 7' fence.

Ms. Esch said it was meant to be a 6' ornamental black fence.

Mr. Strong came forward to speak in favor of this project. He said that they have adopted some of the recommended changes that they have made. He noted that a portion of the lot could not be fully utilized. The only recommendation they have made is that they put up fencing that conforms to zoning standards.

No one wished to speak in favor of the petition.

No one wished to speak in opposition to the petition.

**** MR. MILLER MOVED TO APPROVE ITEM #3 1087 RAILROAD AVE. – PETITION OF PUBLIC STORAGE – SEEKING A VARIANCE OF THE PRIMARY STREET BUILD-ZONE REQUIREMENT OF SEC. 3.50.4.3 TO PERMIT THE CONSTRUCTION OF A 3-STORY, 79,500-SQ. FT. ADDITION TO THE EXISTING SELF-STORAGE FACILITY IN THE CX ZONE. WITH THE FOLLOWING CONDITIONS:**

- **THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**
- **THE DEVELOPMENT OF THE SUBJECT PARCEL SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE BOARD.**
- **ANY FENCES THAT ARE ERECTED SHALL CONFORM WITH SEC. 7.140 OF THE ZONING REGULATIONS.**

**** MS. SHEPARD SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

#4

415 (AKA 455) NORTH WASHINGTON AVE. – PETITION OF OSNI AUTOMOTIVE – SEEKING TO GRANT UNDER SEC. 14-4 OF THE CT GENERAL STATUTES A CERTIFICATE OF APPROVAL OF LOCATION AND THE

ISSUANCE OF A LIMITED REPAIRERS LICENSE IN THE EXISTING COMMERCIAL BUILDING IN THE CX ZONE.

Mr. Poultney and Ms. Cora came forward to discuss this item. They are trying to open a small business. They outlined the services that they would be providing.

Mr. Strong came forward to speak in favor of the petition. He noted that there may be a circumstance of encroachment in a public right of way. They were not able to take actual measurements. If they are using their property within their bounds then no changes are needed. They had also noted a number of items in the rear of the lot that were garbage or unused equipment that was not compliant. There are five recommendations which he listed off.

Ms. Cora noted that the rear part of the location was not part of Mr. Poultney's business.

Ms. Mary Gates came forward to speak in favor of the item. She noted she had driven by the property recently and there was a large amount of refuse which needed to be cleaned before they could build a business.

No one else wished to speak in favor of the petition.

No one wished to speak in opposition to the petition.

Ms. Cora said that the exterior of the building was not part of their business and was the result of another person who worked in the area.

Mr. Buckley verified that the building had two tenants and the exterior part of the building was not part of the operation.

**** MR. MILLER MOVED TO APPROVE ITEM #4 415 (AKA 455) NORTH WASHINGTON AVE. – PETITION OF OSNI AUTOMOTIVE – SEEKING TO GRANT UNDER SEC. 14-4 OF THE CT GENERAL STATUTES A CERTIFICATE OF APPROVAL OF LOCATION AND THE ISSUANCE OF A LIMITED REPAIRERS LICENSE IN THE EXISTING COMMERCIAL BUILDING IN THE CX ZONE. WITH THE FOLLOWING CONDITIONS:**

- **MOTOR VEHICLE FACILITY CONDITIONS "B" (ENCLOSED)**
- **VEHICLES AWAITING SERVICE OR PICK-UP MUST BE KEPT INSIDE OF THE BUILDING.**
- **PARKING IN FRONT OF THE BUILDING, OR ON THE CITY SIDEWALK IS STRICTLY PROHIBITED.**

FOR THE FOLLOWING REASONS:

- **AUTOMOTIVE REPAIR FACILITIES ARE ALLOWED IN THIS ZONE.**

**** MS. SHEPARD SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

#5

ALLEN STREET (MAP/BLOCK/LOT 28/507/14) – PETITION OF OUTFRONT MEDIA, INC. – SEEKING VARIANCES OF SEC. 9.80.4 TO REDUCE THE SPACING OF 1,500-FEET TO 796-FEET FROM THE OUTDOOR ADVERTISING SIGN AT 225 SOUTH FRONTAGE ROAD AND 599-FEET AT 500 MAIN STREET, ALSO SEEKING TO EXCEED THE HEIGHT REQUIREMENT FROM 25-FEET ABOVE I-95 TO 73-FEET UNDER SEC. 9.80.3 AND A VARIANCE OF SEC. 9.80.2 TO PERMIT TWO (2) SIDES OF THE PROPOSED MULTI-SIGN FACE EXCEEDING 900-SQ.FT. PER FACE TO ALLOW THE ERECTION OF AN OUTDOOR ADVERTISING SIGN IN THE DX2 ZONE.

Atty. Rizio came forward to discuss this item. They are trying, currently, to identify and provide people notices of upcoming events. There is no ability to attach a sign due to the unique architecture of the building. He reviewed the layout for the Board including the measurements and distances relative to the application. They are planning to put in an electronic advertising board that will be two-sided. Atty. Rizio reviewed the dimensions of the sign for the Board. They do not need a variance for the size of the sign but do need a variance for its sides. He pointed out that Harbor Yard is a different owner and explained how that constituted a hardship. The amphitheater will have a separate agreement with the sign owner, which will be Outfront Media. Currently the only signage present is on the building and are not visible on I95. He provided images for the Board. It is difficult to read any signs of upcoming/ongoing events from the highway currently. They need to be able to identify this, very important, feature of the City. Further discussion followed. The sign is extremely expensive, and they cannot afford the risk of building the sign and finding out that they are not conforming to regulations.

Council Member Herron came forward to speak in favor of this item. She felt the site would be an asset. It is difficult for entertainment buildings to succeed without signage, especially if it is not visible from the highway.

Council Member Burns came forward to speak in favor of this item. He agreed with Council Member Herron and said that there had been a lot of vetting in the proposal and would be an asset.

Mr. Howard Saffan came forward to speak in favor of this item. He said that the amphitheater has served as a beacon for the economic development of Bridgeport. He noted that one of the conditions for building the amphitheater was having a billboard facing I95. They lack other means to advertise what is happening at the amphitheater.

Mr. Coleman came forward to speak in favor of this item. He restated that there was a business deal in place. He felt that it was better to grant more of a variance to clear up ambiguity.

Mr. Strong came forward to speak in favor of this item. He pointed out that there are three variances requested with regard to spacing height. He reviewed the variances for those present. Recommendations were also included.

No one else wished to speak in favor of the item.

No one wished to speak against the item.

Chairman Nachem asked if something could be installed to prevent people from climbing the sign and turning it into a hangout.

Atty. Rizio outlined the various difficulties involved in climbing the sign for the Board.

Chairman Nachem asked if the signs could only display events or if other things could be displayed on them.

Atty. Rizio responded that there was an agreement with the sign-owner and amphitheater that a certain amount of usage be for the amphitheater, but the sign was privately financed, with unused time being split between the City and the amphitheater. There is a guarantee that there will be a minimum amount of usage for the amphitheater set aside. There are moral restriction clauses on what can be advertised as well.

**** MS. SHEPARD MOVED TO APPROVE ITEM #5 ALLEN STREET (MAP/BLOCK/LOT 28/507/14) – PETITION OF OUTFRONT MEDIA, INC. – SEEKING VARIANCES OF SEC. 9.80.4 TO REDUCE THE SPACING OF 1,500-FEET TO 796-FEET FROM THE OUTDOOR ADVERTISING SIGN AT 225 SOUTH FRONTAGE ROAD AND 599-FEET AT 500 MAIN STREET, ALSO SEEKING TO EXCEED THE HEIGHT REQUIREMENT FROM 25- FEET ABOVE I-95 TO 73- FEET UNDER SEC. 9.80.3 AND A VARIANCE OF SEC. 9.80.2 TO PERMIT TWO (2) SIDES OF THE PROPOSED MULTI-SIGN FACE EXCEEDING 900-SQ.FT. PER FACE TO ALLOW THE ERECTION OF AN OUTDOOR ADVERTISING SIGN IN THE DX2 ZONE. WITH THE FOLLOWING CONDITIONS:**

- **PETITIONER MUST APPLY TO THE PLANNING AND ZONING COMMISSION FOR THE ISSUANCE OF A SPECIAL PERMIT AND A SITE PLAN REVIEW.**

FOR THE FOLLOWING REASONS:

- **SIGNAGE IN THE IMMEDIATE AREA IS INADEQUATE FOR THE NEEDS OF THE AMPHITHEATER.**

**** MS. MILLER SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

#6

1525, 1535, 1565 RAILROAD AVE, 340 CHERRY ST. – PETITION OF CAPRI CAPITAL MANAGEMENT – SEEKING A USE VARIANCE OF SEC. 3.50.9 AND ALSO SEEKING NUMEROUS VARIANCES OF SEC. 3.50 INCLUDING THE REDUCTION OF 12- FEET DISTANCE BETWEEN BUILDINGS TO 5- FEET, 41- INCHES; THE PROHIBITION OF AN ADDITIONAL DRIVEWAY ACCESS; WAIVE THE REQUIRED 20- FEET SETBACK FOR A GARAGE TO 4- FEET, 11- INCHES; THE PROHIBITION OF ACCESSING THE GARAGE FROM A PRIMARY STREET; THE ELIMINATION OF THE REQUIREMENT OF A BUILDING ENTRANCE AND ENTRANCE TRANSITION ALONG THE PRIMARY FAÇADE AND PERMIT THE GROUND STORY AT GRADE LEVEL; THE ELIMINATION OF THE HORIZONTAL DIVISION WITH SHADOW LINES ON THE FAÇADE OF THE PROPOSED BUILDING TO PERMIT THE CONSTRUCTION OF A 3- STORY SELF-SERVICE STORAGE FACILITY IN THE RX2 ZONE.

Atty. Rizio came forward to discuss this item. They have been working with the City for years to develop the designs. The lot is a unique shape. When the project had been originally ready to progress, the zone had been changed causing hardship. He reviewed the value of self-storage to various other communities

within the City. They believe that, but for the change in regulations, this would have been a permitted use. He reviewed the challenges and required variances of the lot for the Board. Further review followed. Images were provided. He pointed out that the current lots were empty and non-productive. He feels that, upon completion, this will be a good addition to the neighborhood. There will be no detrimental effects on the residential facilities in the area.

A member of the zoning staff came forward to speak in favor of the application. He feels that it's an appropriate use. He noted that the change in the zoning of the area was due to the success of the Cherry Street residential project. This will help make a positive first impression. He reviewed the layout and history of the area for the Board.

Mr. Strong came forward to speak in favor of this project. He said that they had been given a list of requested variances and had given their recommendations to ensure the facility would be in compliance. They have requested improvements on the façade.

No one else wished to speak in favor of the petition.

Council Member Burns came forward to speak against this item. He was against another storage facility being built despite the improvement in frontage. He felt this would be a step backwards towards improving the corridor along Fairfield Avenue.

There were no further comments against this petition.

Atty. Rizio came forward to rebut. He pointed out that this hardship was not self-created. The lot had always been industrial use and required a building being demolished. This will also help support small businesses. None of the current self-storage can support the amount of apartments in the area. They have also put in a large amount of effort into approving the aesthetic look of the property. Due to the layout of the area there will likely never be retail or office buildings in the lot. He pointed out that, had there not been a change in the zoning regulations, they would not be needing a variance.

Chairman Nachem expressed concern about the amount of signage and asked if a condition could be made regarding it. Discussion followed on the amount of signage that would be acceptable.

**** MS. SHEPARD MOVED TO APPROVE ITEM #6 1525, 1535, 1565 RAILROAD AVE, 340 CHERRY ST. – PETITION OF CAPRI CAPITAL MANAGEMENT – SEEKING A USE VARIANCE OF SEC. 3.50.9 AND ALSO SEEKING NUMEROUS VARIANCES OF SEC. 3.50 INCLUDING THE REDUCTION OF 12-FEET DISTANCE BETWEEN BUILDINGS TO 5-FEET, 41-INCHES; THE PROHIBITION OF AN ADDITIONAL DRIVEWAY ACCESS; WAIVE THE REQUIRED 20-FEET SETBACK FOR A GARAGE TO 4-FEET, 11-INCHES; THE PROHIBITION OF ACCESSING THE GARAGE FROM A PRIMARY STREET; THE ELIMINATION OF THE REQUIREMENT OF A BUILDING ENTRANCE AND ENTRANCE TRANSITION ALONG THE PRIMARY FAÇADE AND PERMIT THE GROUND STORY AT GRADE LEVEL; THE ELIMINATION OF THE HORIZONTAL DIVISION WITH SHADOW LINES ON THE FAÇADE OF THE PROPOSED BUILDING TO PERMIT THE CONSTRUCTION OF A 3-STORY SELF-SERVICE STORAGE FACILITY IN THE RX2 ZONE. WITH THE FOLLOWING CONDITIONS:**

- THE DEVELOPMENT OF THE SUBJECT PARCEL SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE COMMISSION.
- THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.
- THE FOUR (4) RECOMMENDATIONS OF THE DESIGN REVIEW COORDINATOR MUST BE INCORPORATED INTO THIS PROJECT.

FOR THE FOLLOWING REASONS:

- THE IRREGULAR SHAPED LOT MAKES IT DIFFICULT TO DEVELOP WITHOUT VARIANCES.
- THE PROJECT AS APPROVED IS THE HIGHEST AND BEST USE OF THE SUBJECT PREMISES.

**** MR. MILLER SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

#7

106 ALICE ST. – PETITION OF EDGAR VACA – SEEKING A VARIANCE UNDER SEC. 3.50.9 TO PERMIT THE CHANGE OF USE FROM A NONCONFORMING GLASS WINDOW AND DOOR MANUFACTURING AND SALES BUSINESS TO A NONCONFORMING CUSTOM MARBLE AND GRANITE MANUFACTURING AND SALES BUSINESS IN THE NX2 ZONE.

Mr. Frassinelli came forward to speak on this item. They will be making a facility for custom marble and granite items. There is a commercial building and a residential building on the property and the residential building would continue in its purpose as a residential building.

Mr. Coleman came forward to speak in favor of this item. He felt that the business was appropriate for the area. Small businesses are important for the City.

Mr. Strong came forward to speak in favor of this item. He pointed out that the building had been originally constructed for light industrial purposes. They have abided by all conditions, and they only had recommendations for the noise level. It has been verified that the uses inside the building are quiet and not audible from the outside. An improvement of the sidewalk due to wear and tear from commercial vehicles is needed.

No one else wished to speak in favor of the petition.

No one wished to speak against the petition.

Chairman Nachem asked if there would be grinding or cutting of the stone.

Mr. Frassinelli said that there would be some but it is done in a water situation preventing the rise of dust.

**** MR. MILLER MOVED TO APPROVE ITEM #7 106 ALICE ST. – PETITION OF EDGAR VACA – SEEKING A VARIANCE UNDER SEC. 3.50.9 TO PERMIT THE CHANGE OF USE FROM A NONCONFORMING GLASS WINDOW AND DOOR MANUFACTURING AND SALES BUSINESS TO A NONCONFORMING CUSTOM**

MARBLE AND GRANITE MANUFACTURING AND SALES BUSINESS IN THE NX2 ZONE. WITH THE FOLLOWING CONDITIONS:

- **THE PETITIONER SHALL FILE AN APPLICATION FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE.**
- **THERE SHALL BE NO STORAGE OF MATERIALS OUTSIDE OF THE BUILDINGS AND ALL WORK SHALL BE PERFORMED INDOORS.**
- **THE TWO (2) RECOMMENDATIONS OF THE DESIGN REVIEW COORDINATOR SHALL BE INCORPORATED INTO THE CHANGE OF USE OF THIS PROPERTY.**

FOR THE FOLLOWING REASONS:

- **THE TILE MANUFACTURING USE WAS ESTABLISHED PRIOR TO ANY ZONING REGULATIONS.**
- **THE MARBLE AND GRANITE MANUFACTURING USE IS VERY SIMILAR TO TILE MANUFACTURING AND WILL HAVE NO ADVERSE IMPACT ON THE NEIGHBORHOOD.**

**** MS. SHEPARD SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

(END OF PUBLIC HEARING)

OTHER BUSINESS

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

APPROVAL OF MINUTES

Please make the following corrections:

- Page 2: Change 'Mr. Coleman and Mr. Strong came forward to provide their report' to 'Mr. Coleman and Mr. Strong came forward to provide their support.'
- Page 3: Change 'Atty. Robert Russo came forward to speak against this item' to 'Mr. Robert Russo, as a neighbor, came forward to speak against this item'.
- Page 4: Change 'The Stratford Historic District Association has been unanimous in its opposition to this item' to 'Mr. and Ms. Bell have been unanimous in their opposition to this item'.

**** CHAIRMAN NACHEM MOVED TO APPROVE THE MINUTES AS AMENDED.**

**** THE MOTION FAILED DUE TO LACK OF A SECOND.**

The Commissioners decided that they would discuss this at the next meeting.

ADJOURNMENT

**** CHAIRMAN NACHEM MOVED TO ADJOURN THE MEETING.**

**** MS. SHEPARD SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

City Of Bridgeport
Zoning Board of Appeals
Regular Meeting
May 10, 2022

The meeting adjourned at 8:37 P.M.

Respectfully Submitted
Ian A. Soltes
Telesco Secretarial Services