



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

45 Lyon Terrace  
Bridgeport, CT 06604  
(203) 576-7217 Phone  
(203) 576-7213 Fax

**ATTENDANCE:** Ira Nachem, Chair; Robin Shepard, Secretary; Tiheba Bain, Mary Gaits

**OTHERS:** Paul Boucher, Zoning Department; Jackson Strong, Design Review Coordinator.

**CALL TO ORDER**

Commissioner Nachem called the meeting to order at 6:10 p.m. A quorum was present.

Commissioner Nachem reviewed the process with those present. He noted that in order for an application to be approved, all four of the Commissioners would have to vote for it.

**#1 – RE: 1525, 1535, 1565 RAILROAD AVENUE, 340 CHERRY STREET – Seeking a modification of a previously approved proposal granted by the Zoning Board of Appeals on 05/10/22 and variances of Sections 3.50.4 to reduce the primary street wall and to increase the primary and non-primary street build-to zone; 3.50.5 for the surface parking location; 3.50.8 to reduce the transparency requirement of the primary and non-primary facades to allow for the construction of a five-story, 129,000 sq. ft. self-storage facility with related retail in a RX2 zone.**

Atty. Rizio came forward and distributed copies of a letter from May 17, 2022 to the Commissioners. He explained that UI had obtained an earlier easement due to overhead wires, but the wires are now underground. He said that they had mistakenly thought these easements had been abandoned. This means that the building has a smaller footprint but will be taller.

Due to this, they have adjusted the previous plan for a three story building to five stories which will not require a variance. The building will be further back from the street.

The building will be next to the highway and the nearest neighbor is an auto body shop. They have no problem with adding some landscape trees. He noted that this location was not a pedestrian way.

Mr. Jackson Strong, the Design Coordinator, came forward and said that this was consistent with the City's Master plan. He said that he had made some suggestions about the landscaping for the under-utilized space.

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Mr. Strong said that Bostwick Avenue links the neighborhoods and while there may not be much pedestrian traffic now, the idea is to increase pedestrian traffic in the area.

Commissioner Gaits asked where the office would be located. Atty. Rizio indicated where it might be located on the plans.

Commissioner Nachem asked if there was anyone present to speak in favor of the application. No one came forward.

Commissioner Nachem asked if there was anyone present to speak in opposition to the application. Hearing none, Commissioner Nachem closed the public hearing on 1525, 1535, 1565 Railroad Avenue, 340 Cherry Street at 6:24 p.m.

**#2. RE: 62 PALMER STREET – Seeking variances of Sections 3.100.5 for width of driveway access and parking location and 3.100.6 for maximum height to eaves and number of stories to allow for the construction of a two-family residence in a N2 zone.**

Ms. Marcie Macedonia came forward and said that she was looking to build a two story house on the parcel. She displayed a site plan showing that the front of the house which would be two stories, but the back of the building would have three stories due to the slope of the land. She also displayed a landscaping plan. She then turned in the green cards for the record.

Mr. Strong came forward and that the application was looking for variances. He said that the building as seen from the street, is two stories. However, the back of the building is three. The proposal was consistent with the Master Plan of Conservation of Development. Another variance has to do with the height. Mr. Strong reviewed the details of the height requirements. He then spoke about the parking requirements and indicated where the parking would be located.

The final variance involved the width of the driveway. Because they have addressed the parking by moving it to the side of the building, the driveway must be wider. He said that the curb cut exceeds the stipulated 9 feet. A discussion followed regarding the interpretation of the code in terms of circulation and the parking in the rear.

Commissioner Gaits asked if there would be any other houses affected by this. She was told that no one else would be affected by the variances.

Commissioner Nachem asked if there was anyone present to speak in favor of the application. No one came forward.

Commissioner Nachem asked if there was anyone present to speak in opposition to the application. Hearing none, Commissioner Nachem closed the public hearing on 62 Palmer Street.

Commissioner Palmer closed the Public Hearing portion of the meeting at 6:36 p.m.

**DECISION SESSION**

**#1 – RE: 1525, 1535, 1565 RAILROAD AVENUE, 340 CHERRY STREET – Seeking a modification of a previously approved proposal granted by the Zoning Board of Appeals on 05/10/22 and variances of Sections 3.50.4 to reduce the primary street wall and to increase the primary and non-primary street build-to zone; 3.50.5 for the surface parking location; 3.50.8 to reduce the transparency requirement of the primary and non-primary facades to allow for the construction of a five-story, 129,000 sq. ft. self-storage facility with related retail in a RX2 zone.**

**\*\* COMMISSIONER GAITS MOVED TO APPROVE AGENDA ITEM #1 – RE: 1525, 1535, 1565 RAILROAD AVENUE, 340 CHERRY STREET – SEEKING A MODIFICATION OF A PREVIOUSLY APPROVED PROPOSAL GRANTED BY THE ZONING BOARD OF APPEALS ON 05/10/22 AND VARIANCES OF SECTIONS 3.50.4 TO REDUCE THE PRIMARY STREET WALL AND TO INCREASE THE PRIMARY AND NON-PRIMARY STREET BUILD-TO ZONE; 3.50.5 FOR THE SURFACE PARKING LOCATION; 3.50.8 TO REDUCE THE TRANSPARENCY REQUIREMENT OF THE PRIMARY AND NON-PRIMARY FACADES TO ALLOW FOR THE CONSTRUCTION OF A FIVE-STORY, 129,000 SQ. FT. SELF-STORAGE FACILITY WITH RELATED RETAIL IN A RX2 ZONE WITH THE FOLLOWING CONDITIONS: TREES AND LANDSCAPING ARE TO BE PLANTED ALONG AND, IN THE FRONT, SIDE AND REAR YARDS WITH THE FOLLOWING CONDITIONS:**

- 1. TREES AND LANDSCAPING ARE TO BE PLANTED ALONG AND, IN THE FRONT, SIDE AND REAR YARDS.**
- 2. TRANSPARENT WINDOWS ARE TO BE INSTALLED ON THE GROUND FLOOR CORNER FAÇADE OF RAILROAD AVENUE AND BOSTWICK AVENUE.**

**FOR THE FOLLOWING REASONS:**

- 1. THE PROPERTY EASEMENTS CREATE THE NECESSITY TO SHIFT THE BUILDING LOCATION.**
- 2. THE GRANTING OF THIS MODIFICATION SHALL HAVE NO ADVERSE IMPACT ON THE AREA.**

**\*\* COMMISSIONER SHEPARD SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**#2 RE: 62 PALMER STREET – Seeking variances of Sections 3.100.5 for width of driveway access and parking location and 3.100.6 for maximum height to eaves and number of stories to allow for the construction of a two-family residence in a N2 zone.**

**\*\* COMMISSIONER BAIN MOVED TO GRANT AGENDA ITEM #2 RE: 62 PALMER STREET – SEEKING VARIANCES OF SECTIONS 3.100.5 FOR WIDTH OF DRIVEWAY ACCESS AND PARKING LOCATION AND 3.100.6 FOR MAXIMUM HEIGHT TO EAVES AND NUMBER OF STORIES TO ALLOW FOR THE CONSTRUCTION OF A TWO-FAMILY RESIDENCE IN A N2 ZONE FOR THE FOLLOWING REASONS:**

**1. PROPERTY GRADE CREATES A HARDSHIP.**

**2. PARKING IS PROVIDED TO THE SIDE FACING THE DEAD-END STREET.**

**\*\* COMMISSIONER SHEPARD SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

### **OTHER BUSINESS**

There was no additional business to consider at this time.

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

There were no other matters to consider at this time.

### **APPROVAL OF MINUTES**

**• July 12, 2022**

The following corrections were noted:

Page 2, paragraph 2, line 3: please change the following from:

“rented the property in 216.” To “rented the property in 2016.”

Page 3, paragraph 4, line 3: please change the following from:

“He then directories everyone” to “He then directed everyone”

Page 6, under 537-539 Lafayette Street, paragraph 6, line 6: please change:

“but not par at of the vision” to “but not part of the vision”

Page 7, **MOTION**, please change the following from:

**\*\* COMMISSIONER BAIN MOVED AGENDA ITEM #2 – 537-539 LAFAYETTE ST. – PETITION OF JAVIER CEJA – SEEKING A USE VARIANCE UNDER SEC. 4.10.3 AND ALSO SEEKING VARIANCES OF THE MAXIMUM SITE COVERAGE AND MINIMUM LANDSCAPING REQUIREMENTS UNDER SEC. 3.160.3 TO PERMIT THE ESTABLISHMENT OF AN OPEN CONTRACTOR’S STORAGE LOT FOR COMMERCIAL VEHICLES; ASSOCIATED EQUIPMENT AND FIREWOOD IN THE MX1 ZONE WITH THE FOLLOWING REASONS:**

**TO DENY:**

- **INAPPROPRIATE LOCATION FOR THIS TYPE OF USE.**
- **CLOSE-PROXIMITY TO THE AMPHITHEATER VENUE.**

**TO APPROVE:**

- **ALLOWS A SMALL BUSINESS TO OPERATE.**
- **THE LOCATION IS NOT VISIBLE FROM THE AMPHITHEATER VENUE.**
- **APPLICANT AGREED TO SCREEN THE PROPERTY FROM THE AMPHITHEATER VENUE AND RESIDENTIAL PROPERTY.**

**\*\* COMMISSIONER NACHEM SECONDED.**

**\*\* THE MOTION FAILED TO PASS WITH THREE (3) IN FAVOR (GAITS, MILLER AND SHEPARD) AND TWO (2) OPPOSED (BAIN AND NACHEM).**

**TO:**

**\*\* COMMISSIONER BAIN MOVED TO DENY AGENDA ITEM #2 – 537-539 LAFAYETTE ST. – PETITION OF JAVIER CEJA – SEEKING A USE VARIANCE UNDER SEC. 4.10.3 AND ALSO SEEKING VARIANCES OF THE MAXIMUM SITE COVERAGE AND MINIMUM LANDSCAPING REQUIREMENTS UNDER SEC. 3.160.3 TO PERMIT THE ESTABLISHMENT OF AN OPEN CONTRACTOR’S STORAGE LOT FOR COMMERCIAL VEHICLES; ASSOCIATED EQUIPMENT AND FIREWOOD IN THE MX1 ZONE WITH THE FOLLOWING REASONS:**

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**\*\* COMMISSIONER NACHEM SECONDED.**

**\*\* THE MOTION FAILED TO PASS WITH THREE (3) IN FAVOR (GAITS, MILLER AND SHEPARD) AND TWO (2) OPPOSED (BAIN AND NACHEM).**

Page 7, under **1827 Boston Avenue**, paragraph 1, line 1: please change the following from “Atty. Raymond Rizzo” to “Atty. Raymond Rizio”

Page 10, paragraph 4, line 1, please change the following from:

“Mr. Strong came forward came forward and” to ““Mr. Strong came forward and”

Page 10, paragraph 4, line 3, please change the following from:

“they address any zoning deficiencies” to “they should address any zoning deficiencies”

Commissioner Gaits said for the record it was very important to correct this because if anyone else came back to these minutes they would see how inaccurate they are because they don’t pay attention to correct English.

**\*\* COMMISSIONER GAITS MOVED THE MINUTES of JULY 12, 2022.**

**\*\* COMMISSIONER BAIN SECONDED.**

**\*\* THE MOTION TO APPROVE THE MINUTES AS CORRECTED PASSED UNANIMOUSLY.**

### **ADJOURNMENT**

**\*\* COMMISSIONER SHEPARD MOVED TO ADJOURN.**

**\*\* COMMISSIONER BAIN SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 6:49 p.m.

Respectfully submitted,

S. L. Soltes

Telesco Secretarial Services

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