



**CITY OF BRIDGEPORT
ZONING BOARD OF APPEALS
REGULAR MEETING
APRIL 11, 2023**

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

ATTENDANCE: Ira Nachem, Chair; Robin Shepard, Secretary; Greg Breland, Mary Gaits

OTHERS: Paul Boucher, Zoning Official

CALL TO ORDER

Commissioner Nachem called the meeting to order at 6:05 p.m. Commissioner Nachem then named the Commissioners seated. A quorum was present.

He explained that when there were only four Commissioners present, the application must be approved with a unanimous vote.

#1 3775 MADISON AVENUE – Gaetano Marra/Better Homes and Gardens Real Estate Representative) Seeking a variance of sec. 13.30.2 to change from one nonconforming use, a tailor shop, to another nonconforming use, a real estate office in the N4 zone.

Mr. Marra and Mr. Jim Brown, the representatives for the applicants came forward. Mr. Brown submitted the green mailing receipts and stated that he was a licensed real estate agent who resides on Chestnut Hill Road in Trumbull.

Mr. Brown said that Mr. Marra was the representative for Better Homes and Garden Real Estate with offices in Monroe and Newtown since 2005. This application is a change of use from one nonconforming use to another. It is a ranch style residence with five rooms and no foundation. There is a dual access driveway. A lifetime variance was granted for the property in 1995. The applicant is seeking to continue with the variance by changing from a tailor's shop to a real estate office. There are no changes planned for the interior and there will be some cosmetic changes such as power washing and painting.

Mr. Brown said that Better Homes and Gardens is a brand that prides themselves on having great looking homes and Mr. Marra has done that both in Monroe and Newtown.

It will be a standard operating business with 9 to 5 hours Monday thru Friday. There will be a receptionist and possibly one or two agents coming and going on a daily basis. They do not expect any increase in traffic. Mr. Brown said that there were stores and dentists' offices nearby. He said that they would be shocked if they had five people come and go on any given day. The

real estate agents often work at home. However, it is important to have a brick and mortar location.

Mr. Brown then submitted a letter of support from the Oakwood Garden Apartments and there was a letter sent out by Mr. Marra for a Meet and Greet at the Monroe office.

Mr. Brown was asked about week-end hours. He explained that most of the time, the real estate agents are out showing houses and occasionally they might need to be at the office on the week-end. Some of the activities would involve home closings, but there will not be no training on site. The training is done in Monroe.

A brief discussion followed about the City recommendations for sidewalks along the frontage of the property.

Mr. Marra said that there were those who were concerned that the week-end use would be high, but he was familiar with the flagship real estate office that was 8,000 square feet with over 100 agents using the site. There are never more than 5 people on site at a time. He gave the square footage for the training room and conference room. It is the nature of the business, which has changed drastically over the years.

Mr. Marra said that they would do whatever needs to be done to the façade to keep the building looking good since it aligns with Better Homes and Gardens. All the town permits will be followed.

The discussion moved back to the dual driveways with a small garage. There is plenty of parking available.

Commissioner Nachem asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Nachem asked if there was anyone present who wished to speak against the application. Hearing none, he closed the Public Hearing on 3775 Madison Avenue.

#2 1722 BOSTON AVENUE – Seeking a variance of sec. 13.30.2 to change from one nonconforming use, a hair salon/church to another nonconforming use, a retail pharmacy in the NX1 zone.

Mr. Joe Mingoletto, of Mingoletto and Associate Architects in Shelton, came forward, greeted the Commissioner and submitted the green mailing receipts. He gave a brief history of the building that was built in 1950's. The plan is to have a pharmacy there.

He added that Mr. Jacobs, the Quantum Holding representative, was present to address the Commissioners regarding this pharmacy, which is only 300 square feet. It previously was a hair salon and a church. It was purchased a year ago and the new owners cleaned it up. Mr.

Mingoletto reviewed the details including the shared driveway and the areas that were paved with asphalt. He also gave a brief overview of the internal floorplan.

Mr. Mingoletto introduced Mr. Jacobs and said that this independent pharmacy was not the typical Walgreens or CVS. They are not a volume player and only handle one customer at a time. Mr. Jacobs said that he had been operating his pharmacy for 13 years.

Mr. Jacobs said that there will not be a problem with parking because almost 95% of their business involved delivery to Bridgeport and nearby towns. The customer base that would be coming into the pharmacy is minimal.

Commissioner Nachem asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Nachem asked if there was anyone present who wished to speak against the application. Hearing none, he closed the Public Hearing on 1722 Boston Avenue.

DECISION SESSION

#1 3775 MADISON AVENUE – Seeking a variance of sec. 13.30.2 to change from one nonconforming use, a tailor shop, to another nonconforming use, a real estate office in the N4 zone.

**** COMMISSIONER GAITS MOVED TO APPROVE AGENDA ITEM #1 -- 3775 MADISON AVENUE – SEEKING A VARIANCE OF SEC. 13.30.2 TO CHANGE FROM ONE NONCONFORMING USE, A TAILOR SHOP, TO ANOTHER NONCONFORMING USE, A REAL ESTATE OFFICE IN THE N4 ZONE WITH THE FOLLOWING CONDITION:**

- **A NEW SIDEWALK FROM THE ECKART STREET PROPERTY LINE TO THE MADISON AVENUE PROPERTY LINE WILL BE INSTALLED WITH THE PROPER CITY APPROVALS AND PERMITS.**

FOR THE FOLLOWING REASONS:

- 1. THE PROPERTY IMPROVEMENTS WILL ENHANCE THE NEIGHBORHOOD.**
- 2. THERE WILL BE NO DETRIMENTAL IMPACT ON THE COMMUNITY.**

**** COMMISSIONER SHEPARD SECONDED.**

**** THE MOTION TO APPROVE AGENDA ITEM AGENDA ITEM #1 -- 3775 MADISON AVENUE – SEEKING A VARIANCE OF SEC. 13.30.2 TO CHANGE FROM**

**ONE NONCONFORMING USE, A TAILOR SHOP, TO ANOTHER
NONCONFORMING USE, A REAL ESTATE OFFICE IN THE N4 ZONE.**

**#2 1722 BOSTON AVENUE – Seeking a variance of sec. 13.30.2 to change from one
nonconforming use, a hair salon/church to another nonconforming use, a retail pharmacy
in the NX1 zone.**

**** COMMISSIONER SHEPARD MOVED TO APPROVE AGENDA ITEM #2 – 1722
BOSTON AVENUE – SEEKING A VARIANCE OF SEC. 13.30.2 TO CHANGE FROM
ONE NONCONFORMING USE, A HAIR SALON/CHURCH TO ANOTHER
NONCONFORMING USE, A RETAIL PHARMACY IN THE NX1 ZONE.**

WITH THE FOLLOWING CONDITIONS:

- 1. A NEW SIDEWALK WILL BE INSTALLED ALONG THE BOSTON AVENUE
FRONTAGE.**
- 2. THE DRIVEWAY ENTRANCES SHALL BE CONSOLIDATED AND REDUCED
IN WIDTH.**
- 3. A SMALL TREE IS TO BE PLANTED IN THE FRONT MEDIAN.**
- 4. LANDSCAPING SHALL BE PROVIDED ALONG THE PROPERTY
BOUNDARIES FORWARD OF THE BUILDING.**

FOR THE FOLLOWING REASONS:

- 1. THE NEW USE WILL PROVIDE SUBSTANTIAL UPGRADES TO THE
PROPERTY.**
- 2. THE NEW ZONING CODE RESTRICTS THE POTENTIAL COMMERCIAL
USES OF THE PROPERTY.**
- 3. A DELIVERY SERVICE PHARMACY IS NEEDED IN THE COMMUNITY.**

**** COMMISSIONER GAITS 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.

MINUTES

City of Bridgeport
Zoning Board of Appeals
Regular Meeting
April 11, 2023

• **March 14, 2023**

**** COMMISSIONER NACHEM MOVED THE MINUTES OF THE MARCH 14, 2023 MEETING.**

**** COMMISSIONER GAITS SECONDED.**

**** THE MOTION TO APPROVE THE MINUTES OF THE MARCH 14, 2023 AS SUBMITTED PASSED UNANIMOUSLY.**

ADJOURNMENT

**** COMMISSIONER GAITS MOVED TO ADJOURN.**

**** COMMISSIONER SHEPARD SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 6:40 p.m.

Respectfully submitted,

Telesco Secretarial Services