



**CITY OF BRIDGEPORT  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
JUNE 13, 2023**

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

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

**OTHERS:** Paul Boucher, Zoning Official; Jackson Strong, Design Coordinator; Associate City Atty. Michael Jankovski

**CALL TO ORDER**

Commissioner Nachem called the meeting to order at 6:04 p.m. Commissioner Nachem then named the Commissioners seated. A quorum was present. He then gave a brief overview of procedure.

**C-1 RE: 3059 OLD TOWN ROAD – Petition of Jorge Luis Rivera, III – Seeking a variance of section 10.40.2 (2&3) of the access width requirement of 30-ft and the minimum lot area of 7,500-sq. ft. to allow for a new single-family dwelling in the N4 zone. (Request to be deferred to July 11, 2023)**

Commissioner Nachem announced that the petitioner had requested that the item be deferred to July. This item was deferred last month.

Ms. Carmine Lopez came forward and objected to this deferral. She indicated that Council Member Michelle Lyons was also present along with many other residents to object to the applications.

Commissioner Nachem then read the following deferral request dated June 13, 2023 in to the record.

Dear Mr. Beecham,

On behalf of my client, Jose Luis Rivera, III, the owner of the site that we represent, we respectfully request a deferral of the pending application that is before the Zoning Commission of Appeals from the June 13, 2023 to the next regularly scheduled hearing. The applicants have received comments on the application and requests additional time to review them. Thank you for the continuance of this matter.

Commissioner Nachem said that the applicant would like more time to review the comments.

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Commissioner Nachem said that there had been a number of letters submitted to the applicant. He said that the Commission would not hear the objections at this time.

**\*\* COMMISSION GAITS MOVED TO DEFER AGENDA ITEM C-1 RE: 3059 OLD TOWN ROAD– SEEKING A VARIANCE OF SECTION 10.40.2 (2&3) OF THE ACCESS WIDTH REQUIREMENT OF 30-FT AND THE MINIMUM LOT AREA OF 7,500-SQ. FT. TO ALLOW FOR A NEW SINGLE-FAMILY DWELLING IN THE N4 ZONE TO THE JULY 11, 2023 MEETING.**

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

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

**C-2 RE: 49 & 55 CANNON STREET – Petition of Made In Bridgeport – Seeking a variance of section 3.20.4 of the minimum rear setback of 15-ft. for the construction of a 5-story addition to the existing building for a proposed hotel with related amenities in the DX1 zone.**

Atty. Pat Sullivan came forward and submitted the green mailing receipts. She said that the application was for a variance. She explained that they wished to square off the building and distributed a drawing showing the proposed change and bring the building closer to conformity. the objective is to preserve the building by renovating.

Commissioner Gaits asked if there was a parking plan. Atty. Sullivan said that there was a parking plan but it was not part of this request.

Mr. Jackson Strong, the Design Review Coordinator, came forward and said that the requirement is for a 15 foot setback at the rear of the building. He noted that there was a pedestrian pathway at the back of the building.

Commissioner Nachem asked if there was anyone who wished to speak in favor of the application. No one came forward. Commissioner Nachem asked if there was anyone who wished to speak in opposition to the application. Hearing none, Commissioner Nachem closed the hearing on 49 & 55 Cannon Street.

### **NEW BUSINESS**

**#1 RE: 965 MADISON AVENUE & 391 GARFIELD AVENUE – Petition of TD Bank, N.A – Requesting a variance of Table 6-3 to allow aluminum metal composite (ACM) panels on primary and street facades of the existing bank building in the MX1 zone.**

Atty. Mega Myler came forward, greeted the Commission and submitted the green mailing receipts. She displayed an architectural drawing of what the proposed building would look like.

She said that the building was constructed in 1968 and the applicant had three locations in the City. She said that the variance had to do with the facade. currently, these type facade panels were allowed on minor buildings, but request is for installing the facade panels would be on a major building.

Mr. Scott Warasman came forward and said that the green facade would allow motorists to see the brand color before they see the signage. The panels do not continue onto the drive through overhang.

Commissioner Miller said that he had noticed that the bank was looking for consistency. This particular location is unique in terms of its age. Commissioner NACHEM noted that nothing was really changing other than the facade border. Atty. Myler said that this was simply to update the building.

Mr. Strong had no comments on the application.

Commissioner NACHEM asked if there was anyone who wished to speak in favor of the application. No one came forward. Commissioner NACHEM asked if there was anyone who wished to speak in opposition to the application. Hearing none, Commissioner NACHEM closed the hearing on 965 Madison Avenue and 391 Garfield Avenue.

**#2 -- 3 ARMSTRONG PLACE – Petition of Alexis Burgos – Requesting variances of Table 2-2 of permissible building types and of section 4.10 of permissible uses to allow for the construction of a 1.5 story industrial garage with office in the NX2 zone.**

Mr. Burgos came forward and greeted the Commissioners. Mr. Burgos did not have the green mailing receipts. Mr. Boucher reviewed the details with Mr. Burgos and recommended that Mr. Burgos request a deferment.

**\*\* COMMISSIONER NACHEM MOVED TO DEFER AGENDA ITEM #2 – 3 ARMSTRONG PLACE – PETITION OF ALEXIS BURGOS – REQUESTING VARIANCES OF TABLE 2-2 OF PERMISSIBLE BUILDING TYPES AND OF SECTION 4.10 OF PERMISSIBLE USES TO ALLOW FOR THE CONSTRUCTION OF A 1.5 STORY INDUSTRIAL GARAGE WITH OFFICE IN THE NX2 ZONE TO JULY 11, 2023.**

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

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

Commissioner NACHEM closed the public hearing portion of the meeting at 6:39 p.m.

**DECISION SESSION.**

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**C-2 RE: 49 & 55 CANNON STREET – Petition of Made In Bridgeport – Seeking a variance of section 3.20.4 of the minimum rear setback of 15-ft. for the construction of a 5-story addition to the existing building for a proposed hotel with related amenities in the DX1 zone.**

Commissioner Miller said that the property needs improvement and the modifications will make it more attractive. He said that the rear set back would not be a problem. Commissioner Bain and Commissioner Miller said that they need a hotel in the City. Commissioner Nachem said that the rear setback would enhance the area.

**\*\* COMMISSIONER MILLER MOVED TO APPROVE AGENDA ITEM C-2 RE: 49 & 55 CANNON STREET – PETITION OF MADE IN BRIDGEPORT – SEEKING A VARIANCE OF SECTION 3.20.4 OF THE MINIMUM REAR SETBACK OF 15-FT. FOR THE CONSTRUCTION OF A 5-STORY ADDITION TO THE EXISTING BUILDING FOR A PROPOSED HOTEL WITH RELATED AMENITIES IN THE DX1 ZONE WITH THE FOLLOWING CONDITION:**

- **INSTALL DECORATIVE LIGHTING TO THE REAR OF THE BUILDING PROVIDING AN AESTHETIC AND SECURITY BENEFIT FOR PEDESTRIANS.**

**FOR THE FOLLOWING REASONS:**

1. **THE CHANGE IS A MINIMAL VARIANCE OF THE ZONING STANDARDS.**
2. **THE DESIGN CHANGE IS AN IMPROVEMENT TO THE EXISTING BUILDING SITING.**

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

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

**#1 RE: 965 MADISON AVENUE & 391 GARFIELD AVENUE – Petition of TD Bank, N.A – Requesting a variance of Table 6-3 to allow aluminum metal composite (ACM) panels on primary and street facades of the existing bank building in the MX1 zone.**

Commissioner Bain said that the proposal will improve the appearance and refresh the building. Commissioner Miller said that the building was very well maintained.

**\*\* COMMISSIONER SHEPARD MOVED TO APPROVE AGENDA ITEM #1 RE: 965 MADISON AVENUE & 391 GARFIELD AVENUE – REQUESTING A VARIANCE OF TABLE 6-3 TO ALLOW ALUMINUM METAL COMPOSITE (ACM) PANELS ON PRIMARY AND STREET FACADES OF THE EXISTING BANK BUILDING IN THE MX1 ZONE FOR THE FOLLOWING REASONS:**

1. **THE INSTALLATION OF THE ACM PANELS ON THE FACIA OF THE BUILDING IS A VISUAL IMPROVEMENT TO THE BUILDING.**
2. **THE CHANGE IS A PART OF TD BANK'S LOGO AND BRANDING INITIATIVE FROM MAINE TO FLORIDA.**
3. **THE GRANTING OF THE VARIANCE REDUCES THE NON-CONFORMITY OF THE EXISTING BUILDING'S DESIGN.**

**\*\* COMMISSIONER MILLER SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

#### **APPROVAL OF THE MINUTES**

**\*\* COMMISSIONER GAITS MOVED TO APPROVE THE MINUTES OF THE MAY 9, 2023 MEETING.  
\*\* COMMISSIONER MILLER SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

#### **ADJOURNMENT**

**\*\* COMMISSIONER NACHEM MOVED TO ADJOURN.  
\*\* COMMISSIONER GAITS SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 6:48 p.m.

Respectfully submitted,

Telesco Secretarial Services