



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

45 Lyon Terrace
Bridgeport, CT 06604
(203) 576-7217 Phone
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ATTENDANCE: Ira NACHEM, Chair; Robin Shepard, Vice Chair; Mary Gaits, Secretary
Tiheba Bain, Pierre D'Haiti, Paul Miller

OTHERS: Paul Boucher, Zoning Official; Jackson Strong, Design Coordinator

CALL TO ORDER

Commissioner NACHEM called the meeting to order at 6:15 p.m. He then announced the Commissioners seated. A quorum was present.

Commissioner NACHEM explained that there were five members that would be voting and in order to approve an item, four of the five would need to be in favor of the application.

DEFERRED BUSINESS.

D-1 – 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.

Atty. Chris Russo, came forward and said that they were requesting a deferral. He pointed out that the initial opening time frame had not expired yet. There had been a number of comment submitted and they were working on redesigning the project.

Commissioner Miller said that they had gone through three deferrals already and suggested that they might want to re-file the application.

Atty. Russo said that if the Commission did not grant the deferral, he would then withdraw the application.

Ms. Lopez came forward from the audience and said that there were numerous resident present to speak about the application.

**** COMMISSIONER GAIT MOVED TO DENY AGENDA ITEM D-1 – 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.

**** COMMISSIONER MILLER SECONDED.**

****THE MOTION TO DENY FAILED TO PASS WITH TWO (2) IN FAVOR (MILLER AND SHEPARD) AND THREE (3) AGAINST (NACHEM, GAITS AND D’HAITI)**

Atty. Russo came forward and requested that the application be withdrawn.

RECESS

Commissioner Nachem announced a recess at 6:22 p.m. He reconvened the meeting at 6:26 p.m.

D-2 RE: 3 ARMSTRONG PLACE – 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. Alexis Burgos came forward and greeted the Commission. He said that he was looking to construction a two car garage with office space in the back. the garage would be for storage of his antique cars. The Green mailing receipt have been turned in.

Commissioner Miller said that the application mentioned a one story building for industrial use. Mr. Burgos said that they wanted a garage.

Commissioner Gaits read a letter of opposition that stated there was limited parking on the street and this would cause more problems with parking. Mr. Burgos said that the vehicles he handles are worth between \$40,000 to \$80,000. He is leasing the property and will be there for 10 years.

Commissioner D'Haiti asked about the vehicles that Mr. Burgos owned. He explained that he owns 17 vehicles including a Porsche.

Mr. Strong came forward and said that the petitioner is seeking two variances. He is asking for a low impact uses. He said that there appears to be a garage entrance that would require a curb cut. This is not conforming.

Mr. Strong said that there was one requested condition that they install landscaping along the street frontage according to the zoning regulations.

Mr. Burgos said that he would do some landscaping. He said that there is an existing curb cut. The garage only has a 12 foot door. Mr. Strong said that the existing curb cut would have to be converted into sidewalk. Mr. Burgos said that he had gotten approval from the City Engineer.

Mr. Strong said that he would have to petition for an additional curb cut. Discussion followed.

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

Commissioner Nachem asked if there was anyone present who wished to speak against the application.

Mr. Mark Smith came forward and said that he was representing a neighboring. He said that the City does not need garages. The city needs housing. He would hate to see this rezoned.

Mr. Chris Caruso came forward and said that he concurred with the previous speaker. He asked what the hardship was. These zoning changes are happening all over the City. The second curb cut was wrong. It is. Not permitted and shouldn't be. there are numerous examples of haphazard zoning all over the City where garages are being squeezed into residential neighborhood areas.

Ms. Kathleen Smith came forward said that there were three difference variances for the application. She said that there was supposed to be a medical building there, then it was student housing and now it will be a garage.

Mr. Burgos said that the lot has been vacant for years and there were other garages around the neighborhood.

Commissioner Nachem closed the Public Hearing portion of the meeting at 6:44 p.m.

RECESS

Commissioner Nachem announced a recess at 6:49 p.m. He reconvened the meeting at 6:50 p.m.

DECISION SESSION.

D-2 RE: 3 ARMSTRONG PLACE – 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. D'Haiti said that they do see these types of garages all over the City. Mr. Boucher said that spot zoning was a Planning and Zoning issue. The ZBA application is for a Use Variance. Commissioner Gaits pointed out that there was a car dealership at the end of the street. Commissioner Nachem said that he did not see a hardship. If there is a garage there, it will change the neighborhood. Commissioner Nachem said that he had serious concerns.

Mr. Boucher reminded everyone that the variance runs with the land forever.

**** COMMISSIONER SHEPARD MOVED TO APPROVE AGENDA ITEM D-2 RE: 3 ARMSTRONG PLACE – 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.

**** COMMISSIONER GAITS SECONDED.**

****THE MOTION TO APPROVE FAILED TO PASS WITH THREE (3) IN FAVOR (GAITS, MILLER AND SHEPARD) AND TWO (2) AGAINST (NACHEM, D’HAITI).**

OTHER BUSINESS.

There were no additional items to consider at this time.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

There were no additional items to consider at this time.

APPROVAL OF THE MINUTES

• June 13, 2023

**** COMMISSIONER NACHEM MOVED TO APPROVE THE MINUTES OF THE JUNE 12, 2023 MEETING.**

**** COMMISSIONER BAIN SECONDED.**

**** THE MOTION TO APPROVE THE MINUTES OF THE JUNE 13, 2023 MEETING AS SUBMITTED PASSED UNANIMOUSLY.**

ADJOURNMENT

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

**** COMMISSIONER D’HAITI SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 6:56 p.m.

Respectfully submitted,

Telesco Secretarial Services