



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

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

ATTENDANCE: Ira Nachem, Chair; Robin Shepard, Vice Chair; Mary Gaits, Secretary; Pierre D'Haiti, Paul Miller

STAFF: Nick Sampieri, Zoning Department; Jackson Strong, Design Review Coordinator

CALL TO ORDER.

Commissioner Nachem called the meeting to order at 6:05 p.m. A quorum was present. Commissioner Bain was present to observe. He introduced the Commissioners seated and gave an overview of the process.

NEW BUSINESS

#1 14 (aka 6) Willow St. – Petition of FK Auto Repair, LLC – Seeking a certificate of location approval for a general repairer’s license in the former machine shop in the I-zone.

The applicant and a translator came forward and said that they were asking for a general auto repair business.

Commissioner Nachem asked if they had experience in this Business. The applicant said they had an experienced mechanic. They will be leasing the property for five years.

Commissioner D’Haiti asked about the entrance and exits of the building. Mr. Strong displayed several slides showing the entrances to the building, including the garage door. There will be some landscaping done, a new sidewalk installed and the building will be painted.

Commissioner Nachem asked if there was anyone present who wished to speak in favor. No one came forward. Commissioner Nachem asked if there was any one present who wished to speak in opposition. Hearing none, Commissioner Nachem closed the public hearing on Agenda Item #1 – 14 (a.k.a. 6) Willow Street.

DECISION SESSION.

City of Bridgeport
Zoning Board of Appeals
Regular Meeting
September 13, 2023

#1 14 (aka 6) Willow St. – Petition of FK Auto Repair, LLC – Seeking a certificate of location approval for a general repairer’s license in the former machine shop in the I-zone.

**** COMMISSIONER D’HAITI MOVED TO APPROVE AGENDA ITEM #1 14 (AKA 6) WILLOW ST. – PETITION OF FK AUTO REPAIR, LLC – SEEKING A CERTIFICATE OF LOCATION APPROVAL FOR A GENERAL REPAIRER’S LICENSE IN THE FORMER MACHINE SHOP IN THE I-ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. SIDEWALK TO BE REPAIRED ALONG WILLOW STREET FRONTAGE.**
- 2. BUILDING TO BE PAINTED.**
- 3. MAINTAIN NEAT LANDSCAPING AREA IN FRONT OF BUILDING.**
- 4. ALL ACTIVITIES AND REPAIRS SHALL BE INDOORS ONLY.**

ZONING MOTOR VEHICLE CONDITIONS “D”

**** COMMISSIONER SHEPARD SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

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

• August 8, 2023

**** COMMISSIONER NACHEM MOVED TO APPROVE THE MINUTES OF THE AUGUST 8, 2023 MEETING.
** COMMISSIONER SHEPARD SECONDED.
** THE MOTION TO APPROVE THE MINUTES OF THE AUGUST 8, 2023 MEETING AS SUBMITTED PASSED UNANIMOUSLY.**

ADJOURNMENT

**** COMMISSIONER GAITS MOVED TO ADJOURN.
** COMMISSIONER NACHEM SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 6:21p.m.

Respectfully submitted,

Telesco Secretarial Services