



**CITY OF BRIDGEPORT
ZONING BOARD OF APPEALS
REGULAR MEETING
MAY 14, 2024**

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

ATTENDANCE: Robin Shepard, Co-Chair; Mary Gaits, Secretary,
Greg Breland, Paul Miller, Reinaldo Rodriguez (Alternate)

OTHERS: Paul Boucher, Zoning Official; Atty. Michael Jiankowski;
Jackson Strong, Design Coordinator;

CALL TO ORDER

Co-Chair Shepard called the meeting to order at 6:03 p.m. and acknowledged the Commissioners in attendance. A quorum was present.

Co-Chair Shepard reviewed the rules and explained it was a process where all participants have a chance to speak and rebuttal; and following the closure of public hearing there will be discussion by the Commissioners, followed by decision session.

DEFERRED BUSINESS

#D-1 (#1) 44 Yacht St. – Petition of Adriano Guedes – Seeking variances of article 3.100 to allow a double house A building type; side and cumulative side setback reductions; overall height of 2-stories maximum and the limit of one (1) driveway to allow for a side-by-side 2-family in the N2 zone.

The applicants came forward, introduced as Adriano Guedes, 125 Fairfield Avenue, Blackrock, and presented they are seeking variances due to the hardship of the land being greater than the property line. Ms. Guedes explained they are requesting variances to allow a two-family double house and side setback reductions; overall height of 2-stories maximum and room for the driveway. Questions and comments from the Commissioners were addressed.

Mr. Jackson Strong came forward and listed recommended conditions of the construction of a sidewalk and the site plan to be amended to reflect the sidewalk.

Commissioner Miller spoke of the number of variances does not coincide with our zoning laws and may be inconsistent with the requested rationale as a hardship.

Mr. Jackson Strong came forward again and clarified that a special permit is requested, and this Board does not weigh in on the and listed conditions.

Co-Chair Commissioner Shepard asked if there was anyone who wished to speak in favor of the application. No one came forward, and then asked if there was anyone who wished to speak in opposition to the and hearing none, closed the hearing.

NEW BUSINESS

#1 4675 Main St. – Petition of Commerce Park Associates, LLC – Seeking variances of section 3.50 primary street wall, primary street build-to zone; the drive-way width parking location; minimum number of stories and the maximum ground story height allowed to permit the construction of a 21,000-sq. ft. retail grocery store in the RX2 zone. **(Request to be deferred to June 11, 2024)**

#2 129 Black Rock Ave. – Petition of 129 Black Rock, LLC – Seeking a use variance of section 3.60 to allow for an additional dwelling unit in the existing 11-unit apartment building for a total of 12 units in the NX2 zone. **(Request to be deferred to June 11, 2024)**

Co-Chair Shepard noted that the above items have been deferred to June 11, 2024.

Decision Session

#D-1 (#1) 44 Yacht St. Petition of Adriano Guedes – Seeking variances of article 3.100 to allow a double house A building type; side and cumulative side setback reductions; overall height of 2-stories maximum and the limit of one (1) driveway to allow for a side-by-side 2-family in the N2 zone.

**** COMMISSIONER BRELAND MOVED TO APPROVE THE PETITION WITH CONDITIONS AS NOTED:**

1. The side and cumulative side setback variance request is denied.
2. A sidewalk constructed to city standards shall be installed in the city right-of-way along the front property line.

REASONS:

1. There are examples of double wide and two driveways on Yacht Street.
2. There are examples of double house A building type on Yacht Street.
3. The additional height of the building is required by FEMA regulations.

**** COMMISSIONER GAITS SECONDED HE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

APPROVAL OF MINUTES

- **Approval of ZBA Minutes for March 12, 2024**

Present: Chairman: Ira NACHEM; **Secretary:** Mary Gaits; **Commissioners:** Tiheba Bain, Charles “Greg” Breland, Robin Shepard and Paul Miller. **ZBA Clerk:** Paul Boucher.

Due to not full attendance of Commissioners from that meeting, Mr. Boucher stated that the minutes should be tabled.

- ** **COMMISSIONER GAITS MOVED TO TABLE THE MINUTES OF THE MEETING OF MARCH 12, 2024.**
- ** **THE MOTION TO TABLE THE MINUTES PASSED UNANIMOUSLY.**

ADJOURNMENT

- ** **COMMISSIONER BRELAND MOVED TO ADJOURN.**
- ** **COMMISSIONER BAIN SECONDED.**
- ** **THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned was at 6:25 p.m.

Respectfully submitted,
Telesco Secretarial Services.