

# AGENDA

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City of Bridgeport  
Planning & Zoning Commission  
Public Hearing  
**Monday, June 24, 2013 at 6:45pm**  
In City Hall Council Chambers

## CITY BUSINESS

**(13-38) 8-24 Report** – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the CT. General Statute a favorable recommendation for the acquisition of two (2) commercial lots in an OR-G zone.

## CONTINUED BUSINESS

**C-2 (13-18) 94 Boston Ave.** – Petition of Wakefern Food Corporation (Pricerite) – Seeking a coastal site plan review of the proposed loading dock addition to the existing grocery store in an OR-G zone and coastal area.

**C-3 (13-23) 10 Boston Ave.** – Petition of 10 Boston Avenue, LLC d/b/a BMW of Bridgeport – Seeking a coastal site plan review for an approval of location for a new automobile sales and service facility in an I-L zone and coastal area.

**C-4 (13-36) 350 Dekalb Ave.** – Petition of Michael Cortina – Seeking a site plan review and a coastal site plan review to permit the construction of a 1-story 40' x 50' warehouse building in an I-L zone and coastal area.

## NEW BUSINESS

**(13-37) 2101 Commerce Dr.** – Petition of Self Storage Commerce Fairfield, LLC – Seeking a subdivision of an existing 65,555 sq. ft. parcel of land into a 34,554 sq. ft. lot and a 30,701 sq. ft. lot in an I-L zone and coastal area.

**(13-40) 53-55 Bronx Ave.** – Petition of Virginia Aguilar – Seeking a site plan review to legalize the establishment of a 3-family dwelling in an R-A zone.

**(13-42) 799 Sylvan Ave.** – Petition of Joseph Toto/Parkview Commons, LLC – Seeking a change of zone from an R-A to an R-C zone, and also seeking a special permit and a site plan review to permit the construction of a 3-unit townhouse style building.

**(13-43) 800, 810 Sylvan Ave. & 123 Parkview Ave.** – Petition of Parkview Commons, LLC/ Joseph Toto – Seeking a change of zone from an R-A to an R-C zone, and also seeking a special permit and site plan review to permit the construction of a 9-unit townhouse style building.

**(13-44) 186 North Ave.** – Petition of Hussein Berry – Seeking a special permit and a site plan review to establish a retail fast food take-out business in a former used car dealership facility in an I-L zone.

**(13-45) 1830 Barnum Ave.** – Petition of Alexandria Ruffin – Seeking a special permit and a site plan review to permit the establishment of a jazz club with a beer/wine café license in the existing mixed use commercial building in an OR zone.

**(13-46) 35, 45, 55, 36, 48 Down St.** – Petition of Antonio Teixeira & Guy DeMaio – Seeking a re-subdivision and re-configuration of 6 parcels of property and a site plan review for development in an R-A zone.

**(13-48) 365 Seaview Ave.** – Petition of John Szyszka – Seeking a special permit and a site plan review and a coastal site plan review to establish a 36 seat outdoor seasonal dining facility with beer & wine table service in an I-L zone and coastal area.

#### **TABLED ITEM**

**T-1 (13-26) 375 Main St.** – Petition of Housing Authority of the City of Bridgeport – Seeking a change of zone from an OR to an NCVD (Neighborhood Center Village District) zone to facilitate housing development in the south Main Street area.

#### **CONSENT AGENDA**

**(CA-1) 938 Crescent Ave.** – Petition of Cirillo Southern Enterprises, LLC – Requesting an extension of time for a special permit which was approved on July 30, 2012.

#### **OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE COMMISSION**

#### **APPROVAL OF MINUTES**

#### **ADJOURNMENT**

The applications & plans for all the above described matters are on file in the Zoning Department, Room 210, 45 Lyon Terrace and may be inspected during business hours, 9am to 5pm (**Closed 12-1pm**) Monday thru Friday.

CITY OF BRIDGEPORT  
PLANNING & ZONING COMMISSION  
Mel T. Riley – Acting Chairperson