

# AGENDA

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City of Bridgeport  
Planning & Zoning Commission  
Public Hearing  
**Monday, September 30, 2013 at 6:45pm**  
**to reconvene Tuesday, October 15, 2013**  
**at 6:00pm**  
In City Hall Council Chambers

## CITY BUSINESS

**(13-64) 8-24 Referral** – Petition of the City of Bridgeport Office of Planning & Economic Development – Regarding the abandonment of city streets to facilitate the advancement of the Planned Development District #1.

## 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-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.

## DEFERRED BUSINESS

**D-1 (13-42) 799 Sylvan Ave.** – Petition of Joseph Toto/Parkview Commons, LLC – **WITHDRAWN 09/18/13**

**D-2 (13-43) 800, 810 Sylvan Ave. & 123 Parkview Ave.** – Petition of Parkview Commons, LLC/ Joseph Toto – **WITHDRAWN 09/18/13**

**D-3 (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.

**D-4 (13-53) 547 North Ave.** – Petition of 547 North Realty, LLC – Seeking a special permit and a site plan review to permit the conversion of the existing auto repair facility use into a convenience store in conjunction with the existing gas station use and to also construct a metal canopy over the new pump islands in an I-L zone.

## NEW BUSINESS

**(13-47) 545 Brewster St.** – Petition of City of Bridgeport Board of Education – Seeking a change of zone, a special permit, and a site plan review to permit the construction of a 2-1/2 story addition to the existing elementary school building located in an R-B zone.

**(13-54) 375 Main St.** – Petition of Housing Authority of the City of Bridgeport – Seeking a site plan review and a coastal site plan review to permit the construction of a mixed income community complex with 74-residential units, in an NCVD zone.

**(13-57) 425-485 North Ave. and 133 Evergreen St.** – Petition of Victory Auto Sales – Seeking under Sec. 14-54 of the CT General Statutes a used car dealer license and an approval of location in a portion of the existing automotive wholesale and retail parts and supplies facility in an MU-LI zone.

**(13-59) 16-46 Columbia Court** – Petition of Bridgeport Neighborhood Trust – Seeking a special permit and a site plan review to permit the construction of a 6-unit 3-story apartment building in an R-C zone.

**(13-60) 1793-1823 Stratford Ave.** – Petition of Bridgeport Neighborhood Trust – Seeking a special permit and a site plan review to permit the construction of a 3-story mixed use building with retail on the 1<sup>st</sup> floor and 30 one-bedroom apartments above in an OR zone.

**(13-61) 620-660 Lindley St.** – Petition of Kyle Pearson – Seeking a change of zone from an I-L to an OR-G to accommodate a mixed use development.

## **RECESS**

**RECONVENE**  
**Tuesday, October 15, 2013**  
**6:00pm**

**(13-63) 118 Burr Court** – Petition of 118 Burr Court, LLC – Seeking a site plan review, and coastal site plan review to permit the establishment of a medical marijuana production facility in an I-L zone.

## **CONSENT AGENDA**

**(CA-1) 725-727 Laurel Ave.** – Petition of Keith Vo – Seeking a site plan review for a 2-family dwelling being legalized and changed into a 3-family dwelling in an R-B zone.

**(CA-2) 1289 Railroad Ave.** – Petition of Industrial Park Associates – Seeking a 1-year extension for a multi-unit housing project which was approved by the Planning & Zoning Commission on 08/27/12.

**(CA-3) 674 Madison Ave.** – Petition of J&H Auto Body, LLC – Seeking to waive the public hearing requirement and grant under Sec. 14-54 of the CT General Statutes an amended certificate of location for a general auto repair facility under new ownership in an OR-G zone.

**(CA-4) 24 Whittier St.** – Petition of Anthony Venturino – Seeking to waive the public hearing requirement and grant under Sec. 14-54 of the CT General Statutes an amended certificate of location for a used car dealership under new ownership in an OR zone.

## **OTHER BUSINESS**

- Zoning re-write materials
- Marijuana dispensaries
- Modification of an approved plan of development (site plan)

## **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