

Agenda

City of Bridgeport
Planning & Zoning Commission
Monday, January 25, 2021 at 6:30pm

<https://zoom.us/j/98015718434>

Meeting ID: 980 1571 8434

or Call In: 877-853-5257 (toll-free)

888-475-4499 (toll-free)

CONTINUED & DEFERRED BUSINESS

C-1 (20-18) Text Amendment (1862 East Main St.) – Petition of 1862 East Main, LLC – Seeking to amend Sec. 4-11 of the Zoning Regulations of the City of Bridgeport to allow the Planning & Zoning Commission to select appropriate structures for an adaptive re-use in addition to historical and architecturally unique buildings.

D-1 (20-19) 1862 East Main St. – Petition of 1862 East Main, LLC – Seeking an adaptive re-use of an existing commercial building into a self-storage facility in an OR zone.

NEW BUSINESS

(21-01) 70 Hawley Ave. & 95 Ezra St. – Petition of Hawley Avenue Associates, LLC – Seeking a zone change on a portion of a fully developed lot currently designated office retail general (OR-G) and 1-family residential zone (R-A) to now be totally classified as an OR-G zone beginning at a point on the westerly street line of Ezra Street, said point being the southeasterly most point of land now or formerly Ebrima S. Jobe (#105 Ezra Street) and the northeasterly most corner of land herein described: Thence along the westerly street line of Ezra Street at a bearing S 27°18'07" E a distance of 165.04 feet to a point which is the intersection of the westerly street line of Ezra Street and the northerly street line of Hawley Avenue; Thence along the northerly street line of Hawley Avenue at a bearing S 63°24'53" W a distance of 100.1 feet to the common property corner of the land herein described and land now or formerly Roza Maria Pal (#840 Lindley Street); Thence along land of Pal and the land of now or formerly Cipriano & Bernadette Paulo (#852 Lindley Street); land now or formerly Mary M. Thenor (#862 Lindley Street), and land now or formerly Francklin Fequiere & Anne Marie Jacinthe (#872 Lindley Street, each in part, at a bearing N 27°18'07" W a distance of 165.04 feet to the common rear property corner of the land herein described and land of Jobe: Thence along land of Jobe at a bearing N 63°24'53" E a distance of 100.01 feet to the point of beginning. Said properties have a combined area of 16504± square feet (0.38 ± acres) and is more particularly depicted on a map entitled: "Property Survey, Land of, Hawley Avenue Associates, LLC, #70 Hawley Avenue & 95 Ezra Street, Bridgeport, Connecticut". Scale: 1" = 20'. Date: 02/28/20, Revised to: 11/02/20. Said map prepared by Juliano Associates LLC.

(21-02) 70 Hawley Ave. & 95 Ezra St. – Petition of Hawley Avenue Associates, LLC – Seeking a special permit and a site plan review to legalize a vehicle repair facility in the existing commercial building in an OR-G zone.

(21-03) 225 Boston Ave. – Petition of HAN Capital – Seeking to amend table 2.A of the zone development standards of the Zoning regulations to permit self-storage facilities in OR-G zones.

(21-04) 52 Fairfield Ave. – Petition of Javier Ceja – Seeking an approval of location for a package store use as well as the issuance of a package store liquor permit in the existing commercial building in the DVD CORE zone.

(21-05) 155 Pond St. (rear) – Petition of Giacobbe Construction, LLC – Seeking a special permit, site plan review and a zone change from a 1-family residential zone (R-A) to a multi-family residential (R-C) beginning at a point in the Northwestern property corner on the eastern side of Infield Street; thence N 62°20'58" E a distance of 100.02'to a point; thence N 61°07'09" E a distance of 187.65'to a point; thence N 62°43'55" E a distance of 25.90'to a point; thence S 30°30'30" W a distance of 65.43'to a point; thence S 02°00'06" W a distance of 47.13'to a point; thence S 86°19'54" E a distance of 131.38'to a point; thence S 12°05'56" W a distance of 58.03'to a point; thence S 20°37'17" W a distance of 120.34'to a point; thence N 78°10'58" W a distance of 9.00'to a point; thence S 27°38'02" W a distance of 48.56'to a point; thence N 79°54'37" W a distance of 113.20'to a point; thence N 78°52'17" W a distance of 111.00'to a point; thence N 26°30'02" W a distance of 147.78'to the point of beginning, having an area of 67,563 square feet, more or less, or 1.551 acres, more or less to permit the construction of a 3-story, 24-unit residential apartment building with 39 on-site parking spaces in the (proposed) R-C zone.

(21-06) 541, 559 & 575 Broadbridge Rd. – Petition of John Vazzano – Seeking a site plan review to permit the establishment of an outside dining area in the existing parking lot and an approval of location for a patio liquor use and the issuance of a patio liquor permit at the existing full-service restaurant in an OR zone.

(21-07) 3550 Main St. and 45-47 Hillhouse Ave. – Petition of Anna and Rinaldo Delcego – Seeking a special permit, site plan review and a zone change for that portion of a fully developed lot currently designated as a 1-family residential zone (R-A) to an Office Retail zone (OR) commencing at a point, said point being located N58°28'15"E 60.00 feet from the easterly line of Main Street as measured along the southerly line of Hillhouse Avenue; thence N58°28'15"E 40.00 feet along the southerly line of Hillhouse Avenue; thence S31°31'45"E 74.90 feet, S61°33'48"W 2.50 feet, S28°26'12"E 50.20 feet, N61°33'48"E 4.75 feet and S38°03'58"E 4.06 feet along land of now or formerly Enrique J. Carvajal; thence S61°20'00"W41.44 feet along land of now or formerly D & P Real Estate Associates, LLC; thence N30°54'14"W 127.12 feet to the point of commencement to permit the construction of a 12' x 28' refrigerated cooler addition to the rear of the existing restaurant in the proposed OR zone.

(21-08) 800 Clinton Ave. – Petition of the Center for Family Justice, LLC – Seeking a site plan review to permit the establishment of a 15-bed social service provider for transitional living in an R-A zone.

(end of public hearing)

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

APPROVAL OF MINUTES

ADJOURNMENT

The applications and plans for the above described matters are available on the City of Bridgeport website www.bridgeportct.gov/zoning to view two weeks prior to the hearing.

PLANNING & ZONING COMMISSION
CITY OF BRIDGEPORT
DENNIS BUCKLEY, CLERK