

Agenda

City of Bridgeport
Planning & Zoning Commission
Monday, February 22, 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)

The City of Bridgeport Planning & Zoning Commission will hold a public hearing via **Zoom** video/teleconferencing, relative to the following:

CITY BUSINESS

(21-11) 8-24 Referral – Petition of the Office of Planning & Economic Development (OPED) – Seeking a favorable recommendation to the City Council for the discontinuance and disposition of Allen Street to facilitate the redevelopment of **South Frontage Road** development.

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.

C-2 (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.

D-1 (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.

D-2 (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.

D-3 (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.

NEW BUSINESS

(21-09) 399 Mill Hill Ave. – Petition of Friends of LMG Programs, Inc – Seeking a modification of a May 31, 2017 approval to permit the development of 2,329-sq. ft. of the lower level of the existing office building in the MU-EM zone.

(21-10) 27 Bywaty (aka Bywater) – Petition of Brennan Builders, LLC – Seeking a site plan review and a coastal site plan review to permit the construction of a 2-family dwelling in an R-B zone and coastal area.

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