

Agenda

The City of Bridgeport
Planning & Zoning Commission
Monday, February 27, 2023 at 6:30pm
In City Hall, 45 Lyon Terrace, Bridgeport CT

The City of Bridgeport Planning & Zoning Commission will hold a public hearing relative to the following:

CITY BUSINESS

(23-15) 8-24 REFERRAL – Petition of the Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the Connecticut General Statute, a favorable recommendation to the City Council for a lease agreement for a portion of “Post Office Square”, also known as **1136-1160 Main Street**.

DEFERRED BUSINESS

D-1 (23-07) 206 & 222 Huntington Tpk. – Petition of YTD Enterprises, LLC – Seeking a zone change from the N2 zone to the NX4 zone beginning at a point (**222 Huntington Turnpike**) along the Southerly line of Huntington Turnpike, said point being the intersection of Huntington Turnpike and land of n/f United States of America, said point being S 214° 3' 20" W of the intersection of Huntington Turnpike and Knoll Place; Thence S 135 ° 2' 9" E a distance of 150' along land of n/f United States of America; Thence S 219° 3' 23" W a distance of 150' along land n/f United States of America; Thence N 309° 5' 5.4" W a distance of 150' along n/f Verna M. Muller, Thence N 37° 0' 22.2" E a distance of 150' along the Southerly line of Huntington Turnpike to the point and place of beginning.

D-2 (23-08) 2600 Madison Ave. – Petition of SIMCOVE, LLC – Seeking a special permit and a site plan review to allow a self-storage facility in the previous retail supermarket building in the MX2 zone.

NEW BUSINESS

(23-11) 22-96 Williston St. – Petition of Madl Coleman Holding Company, LLC – Seeking a coastal site plan review and a site plan review approval for the construction of a 4-story, 60-unit residential apartment building in the RX2 zone.

(23-12) 1797 Main St. & 36 Frank St. – Petition of 1797 Main Street, LLC – Seeking a zone change from NX2 to MX2 a certain portion of land, situated in the City of Bridgeport, County of Fairfield, State of Connecticut for **36-38 Frank Street**, beginning at a point on the northerly street line of Frank Street a distance of 231.46' west of Main Street; thence running S 85°10'17" W, a distance of 24.78' to the intersection of Hurd Avenue. Said course abutting the northerly street line of Frank Street; thence running N 36°00'03" W, a distance of 80.61' to a point. Said course abutting the northeasterly street line of Hurd Avenue; thence running N 62°45'55" E, a distance of 64.50' to a point. Said course abutting land, now or formerly, of JROD, LLC; thence running S 12°48'51" E, a distance 45.40' to a point; thence running S 05°29'51" E, a distance of 48.60' to the true point and place of beginning. Said course abutting land, now or formerly, of 1797 Main Street, LLC, more particularly depicted as 36-38 Frank Street on a map entitled: “Property Survey and Lot Line Revision Map, prepared for VIP Group, LLC, parcels now known as, 1797 Main Street, 1839 Main Street, 1849-1857 Main Street, 48 Hurd Avenue (rear) and 36-38 Frank Street, Bridgeport, Connecticut, Sheet 1 of 1, August 30, 2022, Scale: 1"=20' and prepared by Cabezas DeAngelis, Engineers & Surveyors. Said map filed in the City of Bridgeport Town Clerk’s Office as map Volume 56 Page 242.

(23-13) 1849-1857 Main St. & 48 Hurd Ave. (rear) – Petition of 1849 Main Street, LLC – Seeking a zone change from MX1 to MX2 and a certificate of location approval to construct a 6,600-sq. ft. auto detailing business permitted as a light vehicle service use in the proposed MX2 zone for **1849 thru 1857 Main Street**, a certain portion of land, situated in the City of Bridgeport, County of Fairfield, State of Connecticut beginning at a point on the southwesterly street line of Main Street a distance of 271.44 feet northerly of Frank Street. Said point also being the southeasterly corner; thence running S 63°32'01" W, a distance of 268.94' feet to a point. Said course abutting land, now or formerly, of JROD, LLC; thence running N 36°00'03" W, distance of 32.18' to a point. Said course abutting the northeasterly street line of Hurd Avenue; thence running N 62°34'00" E, a distance of 130.00' to a point. Said course abutting land, now or formerly, of Pinho, LLC and other land of 1849 Main Street LLC, each in part; thence running N 22°57'01" W, a distance of 65.25' to a point. Said course abutting land, now or formerly, other land of 1849 Main Street LLC; thence running N 62°49'18" E, a distance of 140.68' to a point. Said course abutting land, now or formerly, of Maria Pereira and Orchard Hill Development, LLC, each in part; thence running S 26°14'53" E, a distance of 100.81' to the true point and place of beginning; and for **48 Hurd Avenue (Rear)**, a certain portion of land, situated in the City of Bridgeport, County of Fairfield, State of Connecticut, commencing at a point on the southwesterly street line of Main Street a distance of 372.25' feet northerly of Frank Street; thence running S 62°49'18" W, a distance of 140.68' to the northeasterly corner of herein described parcel and point of beginning; thence running S 22°57'01" E, a distance of 65.25' to a point; thence running S 62°34'00" W, a distance of 30.00' to a point. The previous two courses abutting land, now or formerly, of 1849 Main Street LLC; thence running N 36°03'34" W, a distance of 66.00 feet to a point. Said course abutting land, now or formerly, of Pinho, LLC; thence running N 62°49'18" E, a distance of 45.00' to the true point and place of beginning. Said course abutting lands, now or formerly, of Maria Pereira, each in part, more particularly depicted as on a map entitled: "Property Survey and Lot Line Revision Map, prepared for VIP Group, LLC, parcels now known as, 1797 Main Street, 1839 Main Street, 1849-1857 Main Street, 48 Hurd Avenue (rear) and 36-38 Frank Street, Bridgeport, Connecticut, Sheet 1 of 1, August 30, 2022, Scale: 1"=20' and prepared by Cabezas DeAngelis, Engineers & Surveyors. Said map filed in the City of Bridgeport Town Clerk's Office as map Volume 56 Page 242.

(23-14) 99 Elm St. (aka 202 Fairfield Ave.) – Petition of Club Cohiba, LLC – Seeking a certificate of location approval for a tobacco bar/cigar club with retail sales of cigars and tobacco in the DX1 zone.

(23-16) 4000 Park Ave. – Petition of Sacred Heart University, Inc. – Seeking an approval of a Master Plan Development (MPD) to allow for the construction of an attached parking garage and a 60,000-sq. ft., 3-story addition for non-residential collegiate uses in the RX2 zone.

(end of public hearing)

OTHER BUSINESS

CONSENT AGENDA

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 between the business hours of 9am – 4pm Monday thru Friday.

MELVILLE T. RILEY, JR., ACTING CHAIRMAN