

Agenda

The City of Bridgeport
Planning & Zoning Commission
Monday, March 27, 2023 at 6:15pm
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. **(Request to be deferred to April 24, 2023)**

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 for 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.

(23-17) 117 Princeton St. – Petition of V&L Properties – Seeking a site plan review and a coastal site plan review for the construction of a 2.5 story, 4-unit dwelling in the NX1 zone and coastal area.

(23-18) 855 Thorne St. – Petition of Marie Henry – Seeking a special permit and a site plan review to convert the existing 1-family into a 2-family dwelling by adding a 24' x 27' 2nd story addition in the N2 zone.

(23-19) 537 Seaview Ave. – Petition of Barnum Landing, LLC – Seeking a modification to the August 31, 2015, previously approved development plan and existing coastal site plan approval in the RX2 zone and coastal area.

(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