

# AGENDA

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City of Bridgeport  
Planning & Zoning Commission  
**Monday, February 29, 2016 at 6:45pm**  
In the City Hall Common Council Chambers

A public hearing of the Planning & Zoning Commission of the City of Bridgeport, CT will be held in the City Hall on 45 Lyon Terrace, Bridgeport, relative to the following:

## CITY BUSINESS

**(16-07) 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 Common Council of the City of Bridgeport for the disposition of vacant land located at **77 Johnson St.** in an R-C zone.

## DEFERRED BUSINESS

**D-1 (16-03) Text Amendment** – Petition of Willinger, Willinger & Bucci, P.C. – Seeking to amend Section 12-10a and Section 12-10b of the Zoning Regulations of the City of Bridgeport to require a special permit and the reduction of the 1500 foot distance requirement for proposed package stores from houses of worship, schools, hospitals and commercial daycare centers. Also, seeking to clarify that Sec.12-10 only apply to properties within the territorial limits of the City of Bridgeport

**D-2 (16-04) 44 River St.** – Petition of Dattco, Inc – Seeking a site plan review and a coastal site plan review to permit the construction of a 15' x 40' concrete slab and the placement of a 6,000 gallon diesel fuel tank in the existing bus garage and repair facility in an I-L zone and coastal area.

## NEW BUSINESS

**(16-08) 1380 Seaview Ave.** – Petition of Mia's Motors, LLC – Seeking to grant under Sec. 14-54 of the CT General Statutes an amended Certificate of Approval of Location for a Used Car Dealership license under new ownership in an R-C zone.

**(16-09) 168 Union Ave. & 119 Carroll Ave.** – Petition of 119 Carroll Avenue, LLC – Seeking a site plan review and a coastal site plan review to legalize the warehousing and storage of household items in the existing industrial building in an R-C zone and coastal area.

**(16-11) 3030 Park Ave.** – Petition of Watermark 3030 Park, LLC – Seeking a special permit and site plan review to permit the expansion of the existing residential building to now include a 9-story, 39-unit addition, as well as permitting the construction of four (4) side-by-side 2-family dwellings at the existing senior facility in an R-C zone.

**(16-12) 1862-1864 North Ave.** – Petition of Miguel Ulloa – Seeking a site plan review to legalize a 3-floor residential use in a 2-family dwelling in an R-B zone.

**(16-13) 211 Granfield Ave.** – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking a subdivision of the existing 22,300 sq. ft. lot into four (4) nonconforming residential lots in an R-C zone.

**(16-14) 150 & 154 Clinton Ave.** – Petition of MCHAK, LLC – Seeking a zone change from R-C to MU-LI to permit the construction of a 2-story 1,280 sq. ft. warehouse building with two off-street parking spaces.

## **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 – 5pm Monday thru Friday.

**CITY OF BRIDGEPORT  
PLANNING & ZONING COMMISSION  
Mel T. Riley – Acting Chairperson**