

AGENDA

City of Bridgeport
Planning & Zoning Commission
Monday, January 30, 2017 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

(17-04) Text Amendment – Petition of Office of Planning & Economic Development (OPED) – Seeking to amend Table 8.A and 8.B for Citywide theater parking requirements in all zones.

(17-05) Text Amendment – Petition of Office of Planning & Economic Development (OPED) – Seeking to amend Article 11 and Figure 11-A for Citywide reduction of size of perpendicular parking spaces in all zones.

CONTINUED BUSINESS

C-1 (16-52) 1671 Fairfield Ave. – Petition of Edwin Lau d/b/a A+ Auto Service – Seeking a revised certificate of approval of location to establish a used car dealership use and the upgrade of a general repair license to a used car dealer license in the existing commercial building in an I-L zone.

DEFERRED BUSINESS

D-1 (16-53) Text Amendment – Petition of Council of Churches of Greater Bridgeport – Seeking to amend Article 2, Sec 2-2 definitions and Table 6, Sec. 6-4-5 religious institutions relating to the use of commercial kitchens by Special Permit located within houses of worship in office retail and downtown zones.

D-2 (16-58) Text Amendment – Petition of Three Corners, LLC – Seeking to amend the liquor regulations of Sec, 12-10a, 12-10b and 12-10e and eliminate Sec. 12-10c and 12-10d and have all future liquor applicants seek special permits and site plan reviews, rather than variances in all retail zones.

D-3 (16-59) 1044 Brooklawn Ave. – Petition of Three Corners, LLC – Seeking a special permit and a site plan review to permit the establishment of package store use and the issuance of a package store liquor permit in the existing retail building in an OR zone.

NEW BUSINESS

(17-01) 404 Charles St. – Petition of T-Mobile Northeast, LLC – Seeking a special permit and a site plan review to permit the installation of telecommunication antennas and equipment on the rooftop of the existing building in an R-C zone.

(17-02) 2316 Fairfield Ave. – Petition of Altezza, 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 under new ownership in an OR zone.

(17-03) 480 Bunnell St. – Petition of Sharon Holding, Inc – Seeking a special permit, site plan review and a coastal site plan review to permit the warehousing and storage of containerized household goods in the existing pre-engineered 20,000 sq. ft. metal warehouse building in an I-L zone and coastal area.

(17-06) 90 & 98 Hackley St. – Petition of Maura McNeil – Seeking a site plan review and a coastal site plan review to permit the construction of a single-family dwelling with an oversized garage in an R-B zone and coastal area.

(17-07) 112 Quarry St. – Petition of Giacobbe Construction, LLC – Seeking a zone change from R-A to R-C on a lot partially in both zones, as well as a 3-lot subdivision to be able to construct three (3) side-by-side 2-family dwellings in an R-C zone.

CONSENT AGENDA

CA-1 1500 Barnum Ave. – Petition of Community Automotive, LLC – Seeking to waive the public hearing requirement under Sec. 14-54 of the CT General Statutes to permit the issuance of an amended certificate of approval of location for a used car dealership under new ownership in an I-L zone.

CA-2 773 State St. – Petition of Coastline Transmission/Aldo Willa – Seeking to waive the public hearing requirement under Sec. 14-54 of the CT General Statutes to permit the issuance of an amended certificate of approval of location for a used car dealership under new ownership in an MU-LI zone.

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