

# AGENDA

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The City of Bridgeport  
Planning & Zoning Commission  
**Monday, January 29, 2018 at 6:30pm**  
In the City Hall Common Council Chambers

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

## CONTINUED BUSINESS

**C-1 (17-44) Text Amendment** – Petition of the Office of Planning & Economic Development (OPED) – Seeking to establish a comprehensive approach to all establishments serving or selling liquor within the City limits excluding full service restaurants under Sec. 12-10 of the City of Bridgeport Zoning Regulations.

**C-2 (17-57) 580-582 North Ave.** – Petition of 580 North Avenue, LLC – Seeking a special permit and a site plan review to permit the conversion of the existing used car dealership into a six (6) pump gas station with a 2,094-sq. ft. convenience store in an I-L zone.

**C-3 (17-61) 4 Seabright Ave.** – Petition of The Holding Corporation of the Swedish Singing Society Norden, Inc. – Seeking a site plan review and a coastal site plan review to legalize the extension and paving of the parking lot and driveway in an R-B zone and coastal area.

## CITY BUSINESS

**(18-01) 8-24 Referral** – Petition of the Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the CT General Statutes a favorable recommendation to the City Council to sell two (2) City owned industrial parcels of property.

## NEW BUSINESS

**(18-03) 2253 Fairfield Ave.** – Petition of Wordin Associates, LLC – Seeking a zone change for a parcel of property currently located in the Office-Retail (OR) zone and the Residential-B (RB) zone to be located entirely in the OR zone (Block 211, Lot 8) commencing at a point in the Southeasterly street line of Fairfield Avenue; said point being located 0.05 ft. Southwesterly of a monument in said Southeasterly street line of Fairfield Avenue; said point further having the coordinates North 120,648.01 and East 470,352.95 on the Connecticut Coordinate System; thence running North 36°-3'-40" East 200.00 feet along the Southeasterly street line of Fairfield Avenue to a monument to be set; thence running South 53°-26'-20" East 321.77 feet along the Southwesterly Street line of Wordin Avenue to a monument to be set; thence running South 8°-13'-30" East 281.79 feet along the Westerly Street line of Ocean Terrace to a monument to be set; thence running North 53°-26'-20" West 520.29 ft. long land now or formerly of Walters of Bridgeport, Inc. to the point and place of commencement.

**(18-04) 1875 Noble Ave.** – Petition of Beardsley Zoo – Seeking a site plan review to permit the construction of an 1-1/2 story, 1,000-sq. ft. exhibit building in the Zoological Park (ZP) zone at Beardsley Park.

**(18-05) 848 Maplewood Ave.** – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking a site plan review to permit the construction of a single-family dwelling in an OR zone.

**(17-51) 251 Hallett St.** – Petition of Connecticut Community Renewal Associates, LLC – Seeking a site plan review and coastal site plan review to permit the construction of three 3-story buildings with a total of 93 residential units in the NCVD zone and coastal area.

## **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