

AGENDA

The City of Bridgeport
Planning & Zoning Commission
Monday, February 26, 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.

NEW BUSINESS

(18-07) 515 Washington Ave. – Petition of Idea for Autism, Inc – Seeking a special permit and a site plan review to permit the construction of an 18-unit, 1-bedroom apartment building addition to the existing administrative office and training facility for special needs individuals in an R-C zone.

(18-08) 1234, 1294 & 1310 Huntington Tpke. – Petition of MTM Family Limited Partnership – Seeking a zone change from a Residential zone (R-A) to an Office Retail zone (OR) for future development of a commercial use. Commencing at a point on the southeasterly street line of Huntington Turnpike, said point being the northwesterly property corner of land now or formerly of Selda R. Dworkin, et al., and said point also being the southwesterly corner of the parcel herein described; Thence N 40° 10' 54" E, along the southeasterly street line of Huntington Turnpike, a distance of 256.23 feet to a point; Thence N 72° 41' 14" E, along the southeasterly street line of Huntington Turnpike, being also the Town Line between the Town of Trumbull & the City of Bridgeport, a distance of 37.39 feet to a point; Thence N 72° 25' 20" E, along the Town Line between the Town of Trumbull & the City of Bridgeport, a distance of 335.67 feet to a point; Thence S 32° 18' 24" W, bounded southeasterly by land now or formerly of Jonathan E. Spodnick, a distance of 49.43 feet to a point; Thence S 59° 39' 06" E, bounded northeasterly by land now or formerly of Jonathan E. Spodnick and land now or formerly of Julian & Miriam Valle, each in part, a distance of 199.98 feet to a point; Thence S 25° 57' 02" W, bounded southeasterly by land now or formerly of Yovan A. Barraza & Margarita M. Aguirre, and land now or formerly of Richard M. Kochis, each in part, a distance of 187.00 feet

to a point; Thence in a southwesterly and northwesterly direction, bounded southerly by land now or formerly of Jeroldine C. Gee, the following two courses: S 88° 34' 52" W, 31.63 feet and N 87° 48' 18" W, a distance of 92.56 feet to a point; Thence S 88° 49' 38" W, bounded southerly by land now or formerly Jeroldine C. Gee, and land now or formerly of Angellena R. Meekins, each in part, a distance of 101.76 feet to a point; Thence in a northwesterly and southwesterly direction, bounded southerly by land now or formerly of Angellena R. Meekins, the following four courses: N 83° 54' 56" W, 27.54 feet, N 89° 58' 58" W, 9.94 feet, S 77° 48' 51" W, 7.86 feet, and N 81° 17' 48" W, a distance of 7.87 feet to a point; Thence N 89° 33' 44" W bounded southerly by land now or formerly of Angellena R. Meekins, and land now or formerly of Selda R. Dworkin, et al., each in part, a distance of 206.58 feet to a point; Thence S 88° 51' 15" W bounded southerly by land now or formerly of Selda R. Dworkin, et al., a distance of 100.15 feet to the point of commencement. Said described parcel contains 128,824 sq. ft. or 2.9574 acres.

(18-09) 10 Jetland St. – Petition of Allison Cooper – Seeking a special permit and a site plan review to permit the establishment of a day care center business for 32 children between the ages of 3 to 5 years old in the existing house of worship in an R-B zone.

(18-10) 522 Pequonnock St. – Petition of David Vazquez – Seeking a special permit and a site plan review to permit the establishment of a dining room/restaurant use in conjunction with the existing grocery store/delicatessen in this multi-tenant building in an OR-G zone.

(18-11) 85 Arlington St. – Petition of CLASP Homes, Inc. – Seeking a special permit and a site plan review to permit the change in use from a house of worship into administrative offices and activity rooms for a daycare/training facility for special needs individuals in an R-B zone.

(18-12) 1292 Boston Ave. – Petition of Yankee Discount Muffler, Inc – Seeking a special permit and a site plan review to permit the construction of a 2-story mixed use building containing a 1st floor restaurant and a 2-bedroom apartment above in an OR zone.

(18-13) 1140 & 1138 Connecticut Ave – Petition of NBIS, LLC – Seeking an approval of location for a used car dealership and the issuance of a used car license in the existing commercial building in an OR 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