

AGENDA

The City of Bridgeport
Planning & Zoning Commission
Monday, September 24, 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:

CITY BUSINESS

(18-38) 8-24 Referral – Petition of the Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the CT General Statute, a favorable recommendation to the City Council regarding the sale of four (4) city owned residential parcels of property located in an R-C zone. **(91-93, 95-97 and 99-103 Ridge Avenue & 119 Davenport Street)**

DEFERRED BUSINESS

D-1 (18-35) 547 North Ave. – Petition of 547 N Avenue Bridgeport Realty, LLC – Seeking a special permit and a site plan review to permit the establishment of a convenience store use in conjunction with the gasoline station use in an existing commercial building in an I-L zone.
(Withdrawn on 09/21/18)

NEW BUSINESS

(18-39) 4100 & 4150-4180 Park Ave. – Petition of ABS Capital Company, LLC – Seeking a zone change from a residential multi-family zone (RC) to a residential high-density zone (R-CC) to permit the construction of a 5-story 170-unit apartment building on all that certain piece or parcel of land, with the improvements thereon, situated in the City of Bridgeport, County of Fairfield, and State of Connecticut depicted on a map entitled, “Improvement Location Survey, of Property Located at 4100-4150 Park Avenue, Bridgeport, Connecticut, Prepared for ABS Capital Company, LLC, dated July 27, 2018, scale 1”=30’ by Rose-Tiso & Co., LLC”, said parcel being more particularly bounded and described as follows: Commencing at a point on the easterly street line of Park Avenue, said point being the southwesterly corner of land now or formerly of Jewish Home for the Elderly of Fairfield County, Inc., said point also being the northwesterly corner of the parcel herein described; Thence in a northeasterly direction, bounded northwesterly by land now or formerly of Jewish Home for the Elderly of Fairfield County, Inc., the following two courses: N 78° 38’ 11” E, 149.55 feet and N 77° 13’ 59” E, a distance of 106.80 feet to a point; Thence in a southeasterly and northeasterly direction, bounded northeasterly and northwesterly by land now or formerly of “Monticello Manor” Condominium, the following two courses: S 22° 11’ 30” E, 117.00 feet, and N 67° 48’ 30” E, 106.76 feet, to a point, Thence S 22° 11’ 30” E, bounded northeasterly by land now or formerly of “Monticello Manor” Condominium and by land now or formerly of “The Mews at Bridgeport” Condominium, each in part, a distance of 382.14 feet to a point; Thence in a westerly direction, bounded southerly by land now or formerly of Holy Trinity Greek Orthodox Church, the following three courses: S 79° 36’ 17” W, 100.49 feet, S 80° 26’ 33” W, 134.46 feet, and S 78°

58° 09" W, a distance of 132.18 feet to a point, Thence along the easterly street line of Park Avenue, the following two courses: N 20° 19' 53" W, 7.88 feet and N 22° 11' 30" W, a distance of 461.31 feet to the point of commencement. Said described parcel of land contains 158,505 square feet or 3.6388 acres.

(18-40) 500 Main St. – Petition of Harbor Yard Amphitheater, LLC – Seeking a site plan review and a coastal site plan review to permit the conversion of the existing baseball stadium into a 5,500 seat open-air Amphitheatre in the DVD-TOD zone and coastal area.

(18-41) 1103 Main St. – Petition of Blvd Unlimited, Inc. – Seeking an approval of location for a café liquor establishment/karaoke bar and the issuance of a café liquor permit in the existing commercial building in the DVD-CORE zone.

(18-42) 1327 Reservoir Ave. – Petition of Dimarys Cabrera – Seeking a special permit, site plan review and a zone change from a residential one-family zone (RA) to a residential multi-family zone (R-C) to permit the construction of two (2) buildings containing 12 residential units beginning at a point on the west side of Reservoir Avenue marked with an iron pin, thence S 81°29'14" W a distance of 119.96' along land now or Formerly Layne; thence S 05°19'03" E a distance of 150.00' along land now or formerly Layne and land now or formerly Logrono, each in part; thence S 81°29'17" W a distance of 105.59' along land now or formerly Crumpton and land now or formerly Banks, each in part to an iron pin; thence N 09°20'15" W a distance of 62.59'; thence N 17°26'08" W a distance of 84.93'; thence N 06°47'12" W a distance of 92.35' all along land now or formerly Second Stone Ridge Coop. Corp.; thence N 84°52'58" E a distance of 96.91' along land now or formerly Full Gospel Pentacostal Church; thence N 84°52'58" E a distance of 152.88' along land now or formerly Jones to a point on the west side of Reservoir Avenue; thence S 05°18'53" E a distance of 74.35' along Reservoir Avenue to the point and place of beginning, having an area of 37464 square feet, or 0.860 acres more or less. *(request to be deferred to 10/29/18)*

(18-44) 3777 (aka 3779) Main St. – Petition of Daniela Castellanos d/b/a Kiosko Diner Mexican Grill, LLC – Seeking a special permit and a site plan review to permit the conversion of the existing take-out restaurant into a 40-seat full service restaurant in an OR-R

(18-45) 73 River St. – Petition of Exodus Escapes, LLC – Seeking a special permit and a site plan review to permit the establishment of a recreational “escape room” adventure venue in the existing commercial building in an I-L zone.

(End of Public Hearing)

TABLED BUSINESS

T-1 (18-33) 118 Lindley St. – Petition of Carsation, LLC – Seeking a DMV certificate of approval of location for the display and sales of motor vehicles and the issuance of a used car dealership license in the existing commercial building in an I-L zone and coastal area. *(for decision only)*

OTHER BUSINESS

(OB-1) Bylaws of the Planning & Zoning Commission – The Office of Planning & Economic Development (OPED) – Vote to accept the amendments to the PZC bylaws previously proposed at the July 30th meeting.

CONSENT AGENDA

(CA-1) 3115, 3129, 3135 Fairfield Ave. & 704 Courtland Ave. – 3115 Fairfield Avenue, LLC – Seeking a **3rd** 1-year extension of time of an approved coastal site plan review to permit the construction of a 4-story, 43-unit apartment building of which the current extension expired 09/11/18.

(CA-2) 567 Seaview Ave. – The Bridgeport & Port Jefferson Steamboat Co, Inc – Seeking a **2nd** 1-year extension of time of an approved coastal site plan review to permit the construction of a ferry terminal & dock, retail/office building and a marine repair facility of which the current extension expired 09/01/18.

(CA-3) 254 & 264 Scofield Ave. – Petition of Mark L. Testani – Seeking a 1-year extension of time for both the approved special permit, and coastal site plan review to expire 10/02/18 regarding the construction of a 3-story, 6-unit apartment building in an R-C zone and coastal area.

(CA-4) 740 Stratford Avenue & 837 Seaview Ave. – Petition of Seaview Bridgeport, LLC – Seeking a **2nd** 1-year extension of time of an approved coastal site plan to expire 12/05/18 regarding the proposal to construct a retail and commercial development to include a grocery store, retail, restaurants, movie theater, entertainment venues, car wash and gasoline station, as well as a publicly accessible harbor walk and fishing pier and related parking and site improvements.

(CA-5) 1492 Fairfield Ave. – Petition of Nol Velaj d/b/a All County Auto Sales – Requesting to waive the public hearing requirement and grant under Sec. 14-54 of the CT General Statutes an amended certificate of location for a used car dealership and a used car dealership license under new ownership in an OR-G 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