

AGENDA

The City of Bridgeport
Planning & Zoning Commission
Monday, January 28, 2019 at 6:30pm
In the City Hall Council Chambers

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

CITY BUSINESS

(19-08) Text Amendment – Petition of the Planning & Zoning Commission – Seeking a modification of Sec. 12-10 a & b of the City of Bridgeport Zoning Regulations regarding the approval of location for all uses that involve the sale of alcohol.

(19-09) Text Amendment – Petition of the Planning & Zoning Commission – Seeking to amend Sec. 14-9 to permit the Zoning Administrator, the Planning Director and the Director of Planning and Economic Development to submit for consideration map changes and text amendments to the Planning & Zoning Commission.

(19-10) Text Amendment – Petition of the Office of Planning & Economic Development (OPED) – Seeking to introduce the new term “Civic Use” with a definition, as well as sign regulations for that use under Sec. 11-7 of the City of Bridgeport Zoning Regulations.

(19-11) Text Amendment – Petition of the Office of Planning & Economic Development (OPED) – Seeking to remove the R-C Development Standards in OR & OR-G zones of Sec. 4-10-2 of the City of Bridgeport Zoning Regulations.

CONTINUED BUSINESS

C-2 (18-43) 1308 & 1320 Madison Ave. – Petition of Quince Street, LLC & JI Real Estate Holding, Inc – Seeking a special permit, site plan review and a zone change from a residential two-family zone (RB) to a residential multi-family zone (R-C) to permit the construction of four (4) 2-story buildings containing 8-residential units.

NEW BUSINESS

(19-01) 1044 Brooklawn Ave. – Petition of Vitro’s LLC – Seeking an approval of location to permit a package store use and the issuance of a package store liquor license in an OR zone

(19-02) 2226 Fairfield Ave. (aka 24 Whittier St.) – Petition of Jubilee Christian Sanctuary/Kofi Kudowor – Seeking to permit the establishment of a house of worship use in the existing commercial building in an OR zone.

(19-03) 118-120 & 128 Beardsley St. – Petition of Morton Family, LLC – Seeking a site plan review to permit the establishment of a parking lot use in conjunction with the existing mortuary business in an R-BB zone.

(19-04) 133 Evergreen St. – Petition of M&M Auto Repair, LLC – Seeking to reestablish a used car lot use and the issuance of a used car dealership license in the previously established used car facility in an MU-LI zone.

(19-05) 72 Knowlton St. – Petition of Perez Auto Sales and Service, Inc. – Seeking to permit the establishment of an in-door used car facility and the issuance of a used car dealership license in the existing industrial warehouse in an MU-LI zone and coastal area.

(19-06) 173 Atlantic St. – Petition of Vi Home Corporation – Seeking a site plan review and a coastal site plan review to permit the construction of a 3-family dwelling in an NCVD zone and coastal area.

(19-07) 35-69 Benham Ave. – Petition of New Vision International Ministries – Seeking an adaptive reuse, a special permit and a site plan review to permit the establishment of a house of worship use on the 2nd floor of the existing manufacturing facility in an R-B zone.

(End of public hearing)

CONSENT AGENDA

TABLED BUSINESS

T-1 (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 4-story 179-unit apartment building. *(for DECISION ONLY)*

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