

**CITY OF BRIDGEPORT  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
JUNE 27, 2016**

ATTENDANCE: Melville Riley, Chair; Tom Fedele; Anne Pappas Phillips; Carlos Moreno; Bob Filotei; Reginald Walker

STAFF: Dennis Buckley, Zoning Official; Atty. Ed Schmidt, Associate City's Attorney; Diego Guevara, Design Review Coordinator

**CALL TO ORDER**

Chairman Riley called the meeting to order at 6:47 p. m. A quorum was present.

**CITY BUSINESS**

**(16-40) 8-24 REFERRAL – Requesting under Sec. 8-24 of the Connecticut General Statutes a favorable recommendation to the City of Bridgeport Council for the sale of eight (8) city-owned parcels (167 Steuben St./95 Gilmore St., 156 Clarence St., 321 Remington St., 398 Waterview Ave., 408 Waterview Ave., 420 Waterview Ave.; 39 Carroll Ct., 1 Buena Wy.)**

**IN FAVOR**

Mr. Bill Coleman standing in for Mr. Max Perez testified in favor of the item. He said 167 Steuben Street is a vacant building that is not in good shape. 156 Clarence Street and 321 Remington Street are row houses. 39 Carroll Court is a single family home. He said 1 Buena Way is a strange little island. It is land locked and has sometimes been used as a dumping ground.

Chairman Riley asked if anyone wished to speak in opposition. Hearing none, he closed the hearing on Item (16-40).

**(16-41) RE: 8-24 REFERRAL – Requesting under Sec. 8-24 of the Connecticut General Statutes a favorable recommendation to the City of Bridgeport Council to grant the United Illuminating Company temporary/permanent easements to construct monopoles proposed on designated City-owned properties on Bishop Ave., Waterview Ave., Crescent Ave., East Main St., Seaview Ave., Barnum Ave. and other City-owned properties that may be part of the project.**

**IN FAVOR**

Atty. Ron Pacacha said that the item moves catenary lines. Lines and poles currently go over various properties. He said the lines will be moved and may have to go higher in order to go over a pedestrian bridge that may go up.

Chairman Riley asked if anyone wished to speak in opposition. Hearing none, he closed the hearing on Item (16-41).

**CONTINUED BUSINESS**

**(16-23) TEXT AMENDMENT – Seeking to amend Article 2 (definitions) and Table 6.4.5, to permit the leasing of commercial kitchen facilities within houses of worship and other non-profit agencies, which are not located in residential or industrial zones for limited commercial use to small food based local businesses.**

**IN FAVOR**

Atty. Joel Green, Ms. Michelle McCabe, and Ms. Landon Horan came forward to speak on the item. Atty. Green stated that the item fills a deficit in zoning regulations, and bridges a gap between personal kitchens and full scale kitchens. He stated that each church would have to come before the commission to apply individually for approval of the use of a kitchen.

Ms. McCabe stated that the item promotes small business and creates employment opportunities. The kitchens would be available to businesses with ten or fewer employees.

Ms. Debbie Green stated that without a kitchen, her business cannot move forward. Her plan is to outgrow a church kitchen and turn into a tax revenue generator for the city.

Ms. Michelle Margo of the Farmers Market Collaborative stated that many people cannot afford kitchen space and this item serves as a business accelerator.

Ms. Heidi Greenwald stated that she does not have commercial space for her business. She said she sells jams and jellies and would use the church kitchens to help her business. She would love to generate tax revenue.

Ms. Debbie Simms said the item would help people change their lives. She stated it would bring families together.

Ms. Marcella Loward stated that the item would improve economic opportunity for people starting small businesses.

Mr. Bill Coleman of the City Economic Development Office stated that he supported the item and the potential new business activity it would bring to the city.

Chairman Riley asked if anyone wished to speak in opposition. Hearing none, he closed the hearing on Item (16-23).

**C-2 (16-33) 255 KOSSUTH STREET – Seeking a change of zone from OR-G to DVD-WF (Block 804, Lot 1X). The parcels contain 788,371.03 SF or 18.1 Acres.**

Chairman Riley asked if anyone wished to speak in favor or opposition. Hearing none, he closed the hearing on Item (16-23).

#### **DEFERRED BUSINESS**

**D-1 (16-21) TEXT AMENDMENT – Seeking to amend Section 12-10a and Section 12-10b of the Zoning Regulations of the City of Bridgeport to require a special permit and the reduction of the 1500 foot distance requirement for proposed package stores from houses of worship, schools, hospitals and commercial daycare centers. Also, seeking to clarify that Sec.12-10 only apply to properties within the territorial limits of the City of Bridgeport.**

#### **IN FAVOR**

Atty. Charles Willinger came forward in favor of the item. He stated that Michael DeFilippo, the owner of the store, had invested his life savings into the store. He stated Mr. DeFilippo had improved the landscaping, sidewalks, lighting etc.

Atty. Willinger provided thirteen letters of support in favor of the store from local businesses and churches.

Atty. Willinger said he thought it was not right for a package store owner in Fairfield to use a Bridgeport citizen as a front to appeal the variance that was granted for the store.

Atty. Willinger stated that the 1,500 foot requirement should be measured door to door instead of using the distance from lot to lot as the measurement.

The Commission recessed between 8:40 and 8:45 p. m.

Joe Steffa came forward in favor of the item. He spoke of Mr. DeFilippo's good character. He spoke of Mr. DeFilippo taking a chance in pursuit of the American dream. If given a chance the store will do a lot to help the area.

## **AGAINST**

Richard Augustynowic, owner of Bev Max package store, came forward in opposition. He provided a petition against the store with 2,000 names signed on to it. He also referenced a letter from the Board of Education against the store.

Mr. Augustynowic stated that White Papers can be Googled that speak to the higher number of package stores in a given area leads to higher rates of crime and homicides. He stated that he polices his store but at other package stores people open bottles in the stores, loiter outside the stores, and drink in their cars outside the stores.

Mr. Augustynowic stated that improvements Atty. Willinger claimed were made to the sidewalk and landscaping made by Mr. DeFillippo were not done.

Mr. Richard Ledger, a package store owner in Bridgeport came forward against the item. He stated he entered this business because he would be protected by the laws in place. Now that protection is in question. He stated that this change would set a precedent to satisfy one store owner.

Ms. Tracy Yang, a package store owner in Bridgeport, stated that she purchased a package store one year ago with the assurances that the law would protect her investment. This item would jeopardize her ability to support her family.

Mr. Buckley took a head count and there were seventeen people present in opposition to the item.

Atty. Joel Green spoke in opposition to the item. He stated that Mr. DeFilippo claiming hardship was an atrocity. There was no hardship. He stated that there must be uniformity in the law. Everyone must be treated the same. He stated that nowhere in Bridgeport's Master Plan was there a call for more package stores. He stated that package stores do not have an open and free market. They have minimum pricing as per state regulations and sell the same products.

Landscaping and paving were conditions of the variance granted to Mr. DeFilippo. Paving and resealing were not done. Landscaping was not done. He stated that it is impractical to measure the distance between stores door to door. The GIS maps go by lot, and tracking where doors were located on any given lot is impractical.

Chairman Riley asked if anyone else wished to speak in opposition. Hearing none, he closed the hearing on Item (16-23).

## NEW BUSINESS

**(16-34) 171 & 173 DEFOREST AVENUE – Seeking a site plan review and coastal site plan review to permit the construction of a side-by-side, 2-family dwelling in an R-BB zone and coastal area.**

Mr. Kevin Moore, Director of Construction for Habitat for Humanity, came forward to present on the item. He stated that the proposal is a typical, side by side two family home with three bedrooms and two and ½ baths in each unit, with off-street parking.

Chairman Riley asked if anyone wished to speak in opposition. Hearing none, he closed the hearing on Item (16-34).

**(16-36) 3710 & 3758 MAIN STREET & 611 BEECHMONT AVENUE – Seeking a special permit and a site plan review to permit the construction of a 1-story, 3,000 sq. ft. addition to the existing retail building in an OR-R zone.**

Atty. Willinger came forward in favor of the item. He stated the building was acquired in 2008 and it was demolished. The reason was for expansion and remodel of retail space.

Commissioner Pappas Phillips asked if the driveway on the north side would be narrowed. Atty. Willinger responded saying that the driveway would not be narrowed.

Chairman Riley asked if anyone wished to speak in opposition. Hearing none, he closed the hearing on Item (16-36).

**(16-37) 306 CANFIELD AVENUE – Seeking a special permit and a site plan review to permit the dispensing of alcoholic beverages and the issuance of a café liquor permit in the existing multi-screen movie theatre in the R-CC zone and coastal area.**

Atty. David Quatrella came forward with Mr. Bruce Forshee in favor of the item. Mr. Forshee stated that all staff at the theater will be given Training for Intervention Procedures. All employees will be required to sign an alcohol service policy. There will be zero tolerance for passing fraudulent IDs. UVID technology will be used to check IDs, and alcohol will be served in unique plastic containers.

Chairman Riley asked if anyone wished to speak in opposition to the item. Hearing none, he closed the hearing on Item (16-37).

**(16-38) 101 & 111 BOSTON AVENUE – Seeking a site plan review and a coastal site plan review to permit the construction of a 2-story, 4,726 sq. ft. commercial/office building with 9 off-street parking spaces in an OR-G zone.**

Atty. Ray Rizio came forward in support of the item. He stated two buildings would be torn down and one would remain standing. He stated the item adds parking and he had gotten a variance.

Chairman Riley asked if anyone wished to speak in opposition. Hearing none, he closed the hearing on Item (16-38).

**(16-39) 921 – 923 BRIARWOOD AVENUE – Seeking a special permit and a site plan review to legalize the conversion of a 2-family home into a 3-family home with 5 off-street parking spaces in an R-A zone.**

Atty. Ray Rizio came forward in support of the item. He stated that parking and landscaping will be added to the location, and that he has gotten all of the variances.

Chairman Riley asked if anyone wished to speak in opposition. Hearing none, he closed the hearing on Item (16-39).

#### **CONSENT AGENDA**

**(CA-1) 371 Orange St. – Petition of FLR Automotive, LLC – Seeking to waive the public hearing requirement and grant under Sec. 14-54 of the CT. General Statutes an amended certificate of approval of location for the continued use of the existing used car dealership and the issuance of license under new ownership in an I-L zone.**

**\*\* COMMISSIONER WALKER MOVED TO APPROVE ITEM (CA-1) 371 ORANGE STREET – SEEKING TO WAIVE THE PUBLIC HEARING REQUIREMENT AND GRANT UNDER SEC. 14-54 OF THE CT. GENERAL STATUTES AN AMENDED CERTIFICATE OF APPROVAL OF LOCATION FOR THE CONTINUED USE OF THE EXISTING USED CAR DEALERSHIP AND THE ISSUANCE OF LICENSE UNDER NEW OWNERSHIP IN AN I-L ZONE WITH THE FOLLOWING CONDITIONS:**

**CONDITIONS:**

- 1. ANY DISPLAY OF VEHICLES ON THE CITY SIDEWALK OR STREET IS STRICTLY PROHIBITED AT ANY TIME FOR ANY REASON.**
- 2. APPLICANT SHALL ALSO FOLLOW MOTOR VEHICLE CONDITIONS “D”**

**\*\* COMMISSIONER FEDELE SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE COMMISSION**

No other matters were brought forward.

**DECISION SESSION**

**(16-40) Requesting under Sec. 8-24 of the Connecticut General Statutes a favorable recommendation to the City of Bridgeport Council for the sale of eight (8) city-owned parcels (167 Steuben St./95 Gilmore St., 156 Clarence St., 321 Remington St., 398 Waterview Ave., 408 Waterview Ave., 420 Waterview Ave.; 39 Carroll Ct., 1 Buena Wy.)**

**\*\* COMMISSIONER WALKER MOVED TO APPROVE ITEM # (16-24) REQUESTING UNDER SEC. 8-24 OF THE CONNECTICUT GENERAL STATUTES A FAVORABLE RECOMMENDATION TO THE CITY OF BRIDGEPORT COUNCIL FOR THE SALE OF EIGHT (8) CITY-OWNED PARCELS (167 STEUBEN ST./95 GILMORE ST., 156 CLARENCE ST., 321 REMINGTON ST., 398 WATERVIEW AVE., 408 WATERVIEW AVE., 420 WATERVIEW AVE.; 39 CARROLL CT., 1 BUENA WY.)**

**\*\* COMMISSIONER FEDELE SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**(16-41) Requesting under Sec. 8-24 of the Connecticut General Statutes a favorable recommendation to the City of Bridgeport Council to grant the United Illuminating Company temporary/permanent easements to construct monopoles proposed on designated City-owned properties on Bishop Ave., Waterview Ave., Crescent Ave., East Main St., Seaview Ave., Barnum Ave. and other City-owned properties that may be part of the project.**

**\*\* COMMISSIONER FEDELE MOVED TO APPROVE ITEM # (16-41) REQUESTING UNDER SEC. 8-24 OF THE CONNECTICUT GENERAL STATUTES A FAVORABLE RECOMMENDATION TO THE CITY OF BRIDGEPORT COUNCIL TO GRANT THE UNITED ILLUMINATING COMPANY TEMPORARY/PERMANENT EASEMENTS TO CONSTRUCT MONOPOLES PROPOSED ON DESIGNATED CITY-OWNED PROPERTIES ON BISHOP AVE., WATERVIEW AVE., CRESCENT AVE., EAST MAIN ST., SEAVIEW AVE., BARNUM AVE. AND OTHER CITY-OWNED PROPERTIES THAT MAY BE PART OF THE PROJECT.**

**\*\* COMMISSIONER MORENO SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**(16-23) TEXT AMENDMENT – Seeking to amend Article 2 (definitions) and Table 6.4.5, to permit the leasing of commercial kitchen facilities within houses of worship and other non-profit agencies, which are not located in residential or industrial zones for limited commercial use to small food based local businesses.**

**COMMISSIONER MORENO MOVED TO APPROVE ITEM # (16-23) TEXT AMENDMENT – SEEKING TO AMEND ARTICLE 2 (DEFINITIONS) AND TABLE 6.4.5, TO PERMIT THE LEASING OF COMMERCIAL KITCHEN FACILITIES WITHIN HOUSES OF WORSHIP AND OTHER NON-PROFIT AGENCIES, WHICH ARE NOT LOCATED IN RESIDENTIAL OR INDUSTRIAL ZONES FOR LIMITED COMMERCIAL USE TO SMALL FOOD BASED LOCAL BUSINESSES.**

**\*\* COMMISSIONER WALKER SECONDED THE MOTION.**

**\*\* MOTION TO APPROVE FAILED WITH THREE OBJECTIONS (FEDELE, PAPPAS PHILLIPS, AND FILOTEI).**

**REASONS:**

**THOSE IN FAVOR:**

- **ITEM PROMOTES THE ESTABLISHMENT OF A SMALL BRIDGEPORT BUSINESS.**
- **WILL TURN A PORTION OF A TAX EXEMPT STATUS INTO SOME TAX REVENUE FOR THE CITY.**

**THOSE AGAINST:**

- **TEXT AMENDMENT NEEDS FINE TUNING CONCERNING STOREFRONT CHURCHES AND THOSE IN MIXED USE ZONES ALLOWING RESIDENTIAL USES.**

**(16-33) 255 KOSSUTH STREET – Seeking a change of zone from OR-G to DVD-WF (Block 804, Lot 1X). The parcels contain 788,371.03 SF or 18.1 Acres.**

**\*\* COMMISSIONER WALKER MOVED TO APPROVE ITEM # (16-33) 255 KOSSUTH STREET – SEEKING A CHANGE OF ZONE FROM OR-G TO DVD-WF (BLOCK 804, LOT 1X). THE PARCELS CONTAIN 788,371.03 SF OR 18.1 ACRES.**

**\*\* COMMISSIONER FEDELE SECONDED THE MOTION.**

**\*\* MOTION APPROVED UNANIMOUSLY WITH EFFECTIVE DATE OF TUESDAY JULY 5, 2016.**

**(16-21) TEXT AMENDMENT – Seeking to amend Section 12-10a and Section 12-10b of the Zoning Regulations of the City of Bridgeport to require a special permit and the reduction of the 1500 foot distance requirement for proposed package stores from houses of worship, schools, hospitals and commercial daycare centers. Also, seeking to clarify that Sec.12-10 only apply to properties within the territorial limits of the City of Bridgeport.**



**\*\* COMMISSIONER FILOTEI MOVED TO DENY ITEM # (16-21) TEXT AMENDMENT – SEEKING TO AMEND SECTION 12-10A AND SECTION 12-10B OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT TO REQUIRE A SPECIAL PERMIT AND THE REDUCTION OF THE 1500 FOOT DISTANCE REQUIREMENT FOR PROPOSED PACKAGE STORES FROM HOUSES OF WORSHIP, SCHOOLS, HOSPITALS AND COMMERCIAL DAYCARE CENTERS. ALSO, SEEKING TO CLARIFY THAT SEC.12-10 ONLY APPLY TO PROPERTIES WITHIN THE TERRITORIAL LIMITS OF THE CITY OF BRIDGEPORT.**

**\*\* COMMISSIONER MORENO SECONDED THE MOTION.**

**\*\* MOTION PASSED WITH THREE OBJECTIONS (FEDELE, PAPPAS PHILLIPS, AND WALKER).**

**REASONS:**

**Those in Favor:**

- Promotes the establishment of a small Bridgeport business.
- Some of the opposition are not Bridgeport residents and all of them do not want any more competition.
- An opposing speaker was arrogant and compared Bridgeport to Harlem.
- Attorney representing the opposition was condescending.

**Those Against:**

- The 100' proposal for a small portion of an OR zone violates the uniformity rule of Sec. 8-2 of the CT General Statutes.
- The amendment, which would be City wide, is actually site specific.
- The proposal as presented did not warrant a change in the regulation.

**(16-34) 171 & 173 DEFOREST AVENUE – Seeking a site plan review and coastal site plan review to permit the construction of a side-by-side, 2-family dwelling in an R-BB zone and coastal area.**

**\*\* COMMISSIONER WALKER MOVED TO APPROVE ITEM # (16-34) 171 & 173 DEFOREST AVENUE – SEEKING A SITE PLAN REVIEW AND COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A SIDE-BY-SIDE, 2-FAMILY DWELLING IN AN R-BB ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

1. APPLICANT SHALL SATISFY THE CONCERNS OF THE OFFICE OF THE LONG ISLAND SOUND PROGRAMS' ANALYST IN HIS CORRESPONDENCE DATED MAY 26, 2016.
2. THE APPLICANT SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.
3. ALL CONSTRUCTION ACTIVITY SHALL COMPLY WITH THE BASIC BUILDING CODE OF THE STATE OF CT

**FOR THE FOLLOWING REASONS:**

- 1. THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**
- 2. THE APPROVAL OF THIS APPLICATION WILL HAVE NO ADVERSE IMPACT ON THE COASTAL AREA.**

**\*\* COMMISSIONER MORENO SECONDED THE MOTION.  
\*\* MOTION PASSED UNANIMOUSLY.**

**The expiration date of the Coastal Site Plan Review, as required under Sec. 14-3-4 of the Zoning Regulations of the City of Bridgeport, CT has been established as July 5, 2017.**

**(16-36) 3710 & 3758 MAIN STREET & 611 BEECHMONT AVENUE – Seeking a special permit and a site plan review to permit the construction of a 1-story, 3,000 sq. ft. addition to the existing retail building in an OR-R zone.**

**COMMISSIONER PAPPAS PHILLIPS MOVED TO APPROVE ITEM # (16-36) 3710 & 3758 MAIN STREET & 611 BEECHMONT AVENUE – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 1-STORY, 3,000 SQ. FT. ADDITION TO THE EXISTING RETAIL BUILDING IN AN OR-R ZONE WITH THE FOLLOWING CONDITION:**

**THE PROPOSED ADDITION TO THE EXISTING RETAIL FACILITY SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE COMMISSION.**

**FOR THE FOLLOWING REASON: THE PROJECT IS IN COMPLIANCE WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4, AS WELL AS THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**

**\*\* COMMISSIONER FILOTEI SECONDED THE MOTION.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**The expiration date of the Special Permit approval, as required under Sec. 14-4-5 of the Zoning Regulations of the City of Bridgeport, CT has been established as July 5, 2017.**

**(16-37) 306 CANFIELD AVENUE – Seeking a special permit and a site plan review to permit the dispensing of alcoholic beverages and the issuance of a café liquor permit in the existing multi-screen movie theatre in the R-CC zone and coastal area.**

**COMMISSIONER WALKER MOVED TO APPROVE ITEM # (16-37) 306 CANFIELD AVENUE – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE DISPENSING OF ALCOHOLIC BEVERAGES AND THE ISSUANCE OF A CAFÉ LIQUOR PERMIT IN THE EXISTING MULTI-SCREEN MOVIE THEATRE IN THE R-CC ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

1. ALL OF THE STATE OF CT DEPARTMENT OF LIQUOR CONTROL REGULATIONS ARE TO BE STRICTLY ENFORCED.
2. THE SERVING OF ALCOHOLIC BEVERAGES IS TO BE BY CONCESSION-STAND EMPLOYEES ONLY.

**FOR THE FOLLOWING REASON:**

**THE AVAILABILITY OF ALCOHOLIC BEVERAGES IS A CUSTOMARY USE WITH LARGE ENTERTAINMENT VENUES.**

- \*\* COMMISSIONER FILOTEI SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

**The expiration date of the Special Permit approval, as required under Sec. 14-4-5 of the Zoning Regulations of the City of Bridgeport, CT has been established as July 5, 2017.**

**(16-38) 101 & 111 BOSTON AVENUE – Seeking a site plan review and a coastal site plan review to permit the construction of a 2-story, 4,726 sq. ft. commercial/office building with 9 off-street parking spaces in an OR-G zone.**

**COMMISSIONER MORENO MOVED TO APPROVE ITEM # (16-38) 101 & 111 BOSTON AVENUE – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 2-STORY, 4,726 SQ. FT. COMMERCIAL/OFFICE BUILDING WITH 9 OFF-STREET PARKING SPACES IN AN OR-G ZONE FOR THE FOLLOWING REASONS:**

1. THE PROJECT AS APPROVED WILL HAVE NO NEGATIVE IMPACT ON THE COASTAL AREA.
2. AS TO THE SITE PLAN REVIEW THE COMMISSIONS FELT THE PROJECT WAS IN COMPLIANCE WITH SEC. 14-2-5 OF THE ZONING REGULATIONS.

- \*\* COMMISSIONER WALKER SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

**The expiration date of the Coastal Site Plan Review, as required under Sec. 14-3-4 of the Zoning Regulations of the City of Bridgeport, CT has been established as July 5, 2017.**

**(16-39) 921 – 923 BRIARWOOD AVENUE – Seeking a special permit and a site plan review to legalize the conversion of a 2-family home into a 3-family home with 5 off-street parking spaces in an R-A zone.**

**\*\* COMMISSIONER FEDELE MOVED TO APPROVE ITEM # (16-39) 921 – 923 BRIARWOOD AVENUE – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO LEGALIZE THE CONVERSION OF A 2-FAMILY HOME INTO A 3-FAMILY HOME WITH 5 OFF-STREET PARKING SPACES IN AN R-A ZONE FOR THE FOLLOWING REASON:**

**THE PROJECT AS APPROVED COMPLIES WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4, AS WELL AS THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**

**\*\* COMMISSIONER PAPPAS PHILLIPS SECONDED THE MOTION.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**The expiration date of the Special Permit approval, as required under Sec. 14-4-5 of the Zoning Regulations of the City of Bridgeport, CT has been established as July 5, 2017.**

**ADJOURNMENT**

**\*\* COMMISSIONER WALKER MOVED TO ADJOURN.**

**\*\* COMMISSIONER MORENO SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

Chairman Riley adjourned the meeting at 12:00 a. m.

Respectfully submitted

Tom Blaney

Telesco Secretarial Services