

AGENDA

City of Bridgeport
Planning & Zoning Commission
Public Hearing
Monday, August 26, 2013 at 6:45pm
(to include July 29th rescheduled business)
In City Hall Council Chambers

CITY BUSINESS

(13-55) Text Amendment – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Seeking to amend Sec. 12-10b & c of the Bridgeport Zoning Regulations in the DVD-TOD, DVD-CORE, DVD-BLVD, DVD-CIVIC & DVD-WF zones.

(13-51) 8-24 Referral – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the State of CT a favorable recommendation for the Black Rock School Municipal Development Plan utilizing properties on both sides of School St. in an R-C ZONE.

(13-56) 8-24 Referral – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the State of CT a favorable recommendation for the sale of city owned parcels at **133-135 Wayne St.** in an R-C zone.

CONTINUED BUSINESS

C-2 (13-18) 94 Boston Ave. – Petition of Wakefern Food Corporation (Pricerite) – Seeking a coastal site plan review of the proposed loading dock addition to the existing grocery store in an OR-G zone and coastal area.

C-4 (13-36) 350 Dekalb Ave. – Petition of Michael Cortina – Seeking a site plan review and a coastal site plan review to permit the construction of a 1-story 40' x 50' warehouse building in an I-L zone and coastal area.

DEFERRED BUSINESS

D-1 (13-42) 799 Sylvan Ave. – Petition of Joseph Toto/Parkview Commons, LLC – Seeking a change of zone from an R-A to an R-C zone, and also seeking a special permit and a site plan review to permit the construction of a 3-unit townhouse style building.

D-2 (13-43) 800, 810 Sylvan Ave. & 123 Parkview Ave. – Petition of Parkview Commons, LLC/ Joseph Toto – Seeking a change of zone from an R-A to an R-C zone, and also seeking a special permit and site plan review to permit the construction of a 9-unit townhouse style building.

D-3 (13-46) 35, 45, 55, 36, 48 Down St. – Petition of Antonio Teixeira & Guy DeMaio – Seeking a re-subdivision and re-configuration of 6 parcels of property and a site plan review for development in an R-A zone.

NEW BUSINESS

(13-41) 113 East Washington Ave. – Petition of A&F Properties – Seeking a site plan and coastal site plan review to permit the construction of a 1-story 2,600 sq. ft. storage building/warehouse in an I-L zone.

(13-49) 328 Jackson Ave. – Petition of Pedro Rodriguez Omaro – Seeking a site plan review to legalize the conversion of a single-family dwelling into a 2-family dwelling in an R-A zone.

(13-50) 1943 – 1945 Commerce Dr. – Petition of Brentwood Extention, LLC – Seeking a site plan review and coastal site plan to permit the reconstruction of a 8,800 sq. ft. industrial service warehouse building in an MU-LI zone.

(13-52) 1481 (aka 1475) Noble Ave. – Petition of Primrose Companies Realty, LLC – Seeking a special permit and a site plan review to permit the construction of a 16-unit 1-bedroom apartment house for the elderly in an R-C zone.

(13-53) 547 North Ave. – Petition of 547 North Realty, LLC – Seeking a special permit and a site plan review to permit the conversion of the existing auto repair facility use into a convenience store in conjunction with the existing gas station use and to also construct a metal canopy over the new pump islands in an I-L zone.

(13-54) 375 Main St. – Petition of Housing Authority of the City of Bridgeport – **Moved to the September 30, 2013 agenda**

CONSENT AGENDA

(CA-1) 2170 Commerce Dr. – Petition of J&J Dealership – Seeking to waive the public hearing requirement and grant under Sec. 14-54 of the CT General Statutes a new certificate of approval of location for a used car dealership in an L-I zone and coastal area.

(CA-2) 340-341 Brewster St. – Petition of Brewster Street Properties, LLC – Requesting a 9-month extension of time for an approval granted 05/28/13.

(CA-3) 955 (aka 961) Main St. – Petition of Bridgeport Brewery, LLC (d/b/a The Cask Republic) – Requesting a 2nd 1-year extension of time of a coastal site plan review that is to expire 08/06/13.

(CA-4) 1103, 1115, 1135 Main St. – Petition of Bridgeport Historic Ventures, LLC – Requesting an 1-year extension of time of a coastal site plan review that is to expire 08/06/13.

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 during business hours, 9am to 5pm **(Closed 12-1pm)** Monday thru Friday.

CITY OF BRIDGEPORT
PLANNING & ZONING COMMISSION
Mel T. Riley – Acting Chairperson