

**STATEMENT OF USE  
SPECIAL EXCEPTION & SITE PLAN  
265 BRIDGEPORT AVENUE & 3 COTS STREET  
SHELTON, CONNECTICUT**

**Proposed by:**

**SHELTON PLAZA REALTY, LLC  
APPLICANT**

1. **INTRODUCTION:** The Property that is the subject of this application is located at 265 Bridgeport Avenue and 3 Cots Street and is in the Restricted Business District (RBD) Zone. The current proposal is for the retail sales of gasoline with a convenience store and business offices.
  
2. **SIZE OF SITE / ADJACENT PROPERTIES:** The properties total 61,260+/- s.f. (1.406 acres) and are improved with a small office building (265 Bridgeport Avenue) and a multifamily residence (3 Cots Street). The adjacent properties are commercial and medical office with residential farther west on Cots Street. The parcel also abuts the area where the extension of Constitution Boulevard will occur. The parcel is located between Constitution Boulevard and Exit 13 of Route 8.
  
3. **PROPOSED USE:**
  - a. The retail sale of gasoline with 10 two (2) sided dispensers. This use is permitted by site plan approval in the RBD Zone.
  
  - b. An 8,000 square foot, 2 story building with a 4,000 square foot convenience store on the 1<sup>st</sup> floor and 4,000 square feet of business office on the second floor. Both of these uses are permitted in the RBD zone by Special Exception.
  
  - c. The gas station and convenience store will eventually eventually operate twenty-four (24) hours a day, seven days a week. The office use will be subject tenants applying for Certificates of Zoning Compliance.
  
  - d. Parking requirements:
    - i. Convenience Store: 4,000 sf / 250 sf = 16 spaces
  
    - ii. Business Office: 4,000 sf / 200 sf = 20 spaces
  
    - iii. Gasoline Sales: 1 stacking space per 2 pumps - provided  
(No Service Bays)
  
    - iv. Parking Spaces Provided - 40 spaces with an additional 28 spaces available.