

# Agenda

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The City of Bridgeport  
Planning & Zoning Commission  
**Monday, April 22, 2024 at 6:15 pm**  
In City Hall, 45 Lyon Terrace, Bridgeport CT

## DEFERRED BUSINESS

**D-1 (24-09) Text Amendment** – Petition of Budr Holding 3, LLC – Seeking an approval of a text amendment of sec. 3.140.9 of the Bridgeport zoning regulations to permit cannabis sales in a P2 zone on property abutting a DX zone that does not abut an existing location and does not occupy more than 3,500-sq. ft. of floor area and 25% of the building footprint and is subject to a certificate of location approval from the Planning & Zoning Commission.

## NEW BUSINESS

**(24-17) 2600 Madison Ave.** – Public input regarding the court ordered settlement with Simcove, LLC for a self-storage facility at this location.

**(24-11) 790 Madison Ave.** – Petition of Luciano Martins-DeOliveira – Requesting a certificate of location approval to permit the establishment of a liquor package store in the MX1 zone.

**(24-12) 837 Seaview Ave.** – Petition Seaview Bridgeport, LLC – Requesting approvals for a coastal site plan of sec. 11.80 and a site plan of sec 11.70 for the construction of a 5,000-sq. ft. accessory vehicle wash facility with accessory parking area with vacuum pumps; double queue lane; landscaping and site improvements in the I zone and coastal area.

**(24-13) 254 Scofield Ave.** – Petition of JIJR Real Estate Holdings, LLC – Requesting approvals of a coastal site plan and a site plan of sections 11.80 and 11.70, respectively, for the construction of a 2-1/2 story double house-A building with four (4) residential units and one (1) residential unit backyard cottage in the NX1 zone and coastal area.

**(24-14) 264 Scofield Ave.** – Petition of JIJR Real Estate Holdings, LLC – Requesting approvals of a coastal site plan and a site plan of sections 11.80 and 11.70, respectively, for the construction of a 2-1/2 story double house-A building with four (4) residential units and one (1) residential unit backyard cottage in the NX1 zone and coastal area.

**(24-15) 619-625 East Main St.** – Petition of 633 East Main, LLC – Requesting approvals of a coastal site plan and a site plan of sections 11.80 and 11.70, respectively, for the construction of a residential 3-story, 24-unit apartment building in the RX1 zone and coastal area.

**(24-16) 375 Boston Ave.** – Petition of 375 Boston Ave, LLC – Requesting approvals of a coastal site plan and site plan of section 11.80 and 11.70, respectively, for the construction of a 697-sq.ft. addition to the existing 1,492-sq. ft. building for a proposed retail convenience store in connection with the existing fuel station use with a replacement canopy and 6-new fuel pumps. Also, to construct a residential 3-story, 6-unit apartment building, fronting Concord Street, all of which is in the MX2 zone and coastal area.

**(end of public hearing)**

**TABLED BUSINESS**

**T-1 (24-10) 1346-1366 Fairfield Ave. (aka 533-535 Clinton Ave.)** – Petition of LifeBridge Community Services, Inc – Seeking a modification of the special permit approval granted by the Planning & Zoning Commission on May 24, 1999, to permit the release of a restrictive covenant requiring a parking attendant when stacked parking is utilized.

**OTHER BUSINESS**

**CONSENT AGENDA**

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

**APPROVAL OF MINUTES**

**ADJOURNMENT**

MELVILLE T. RILEY, JR., ACTING CHAIRMAN