



PLANNING & ZONING COMMISSION APPLICATION

1. **NAME OF APPLICANT:** Javier Ceja

2. Is the Applicant's name Trustee of Record? Yes _____ No X

If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.

3. Address of Property: 52 Fairfield Ave, Bridgeport, CT 06604

(number) (street) (state) (zip code)

4. Assessor's Map Information: Block No. 913 Lot No. 55

5. Amendments to Zoning Regulations: (indicate) Article: N/A Section: N/A

(Attach copies of Amendment)

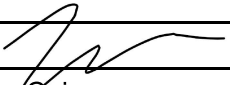
6. Description of Property (Metes & Bounds): NORTHERNLY SIDE OF THE STREET ABOUT 100 FT
EASTERLY FROM MIDDLE ST

7. Existing Zone Classification: DVD CORE

8. Zone Classification requested: N/A

9. Describe Proposed Development of Property: PUT A LIQUOR PACKAGE STORE

Approval(s) requested: LIQUOR PACKAGE STORE PERMIT

Signature:  **Date:** 12/21/20
Print Name: Javier Ceja

If signed by Agent, state capacity (Lawyer, Developer, etc.) **Signature:** _____
Print Name: _____

Mailing Address: 1540 IRANISTAN AVE, BRIDGEPORT, CT 06604

Phone: _____ Cell: 203-515-7035 Fax: _____

E-mail Address: INFO@PLAYRMG.COM

\$ _____ Fee received **Date:** _____ **Clerk:** _____

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- Completed & Signed Application Form
- Completed Site / Landscape Plan
- Written Statement of Development and Use
- Cert. of Incorporation & Organization and First Report (Corporations & LLC's)
- A-2 Site Survey
- Drainage Plan
- Property Owner's List
- Building Floor Plans
- Building Elevations
- Fee

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

<u>DWNTWN STRATEGIC GROUP LLC</u>	<u></u>	<u>12/21/2020</u>
Print Owner's Name	Owner's Signature	Date
_____	_____	_____
Print Owner's Name	Owner's Signature	Date

December 21, 2020

To whom it may concern:

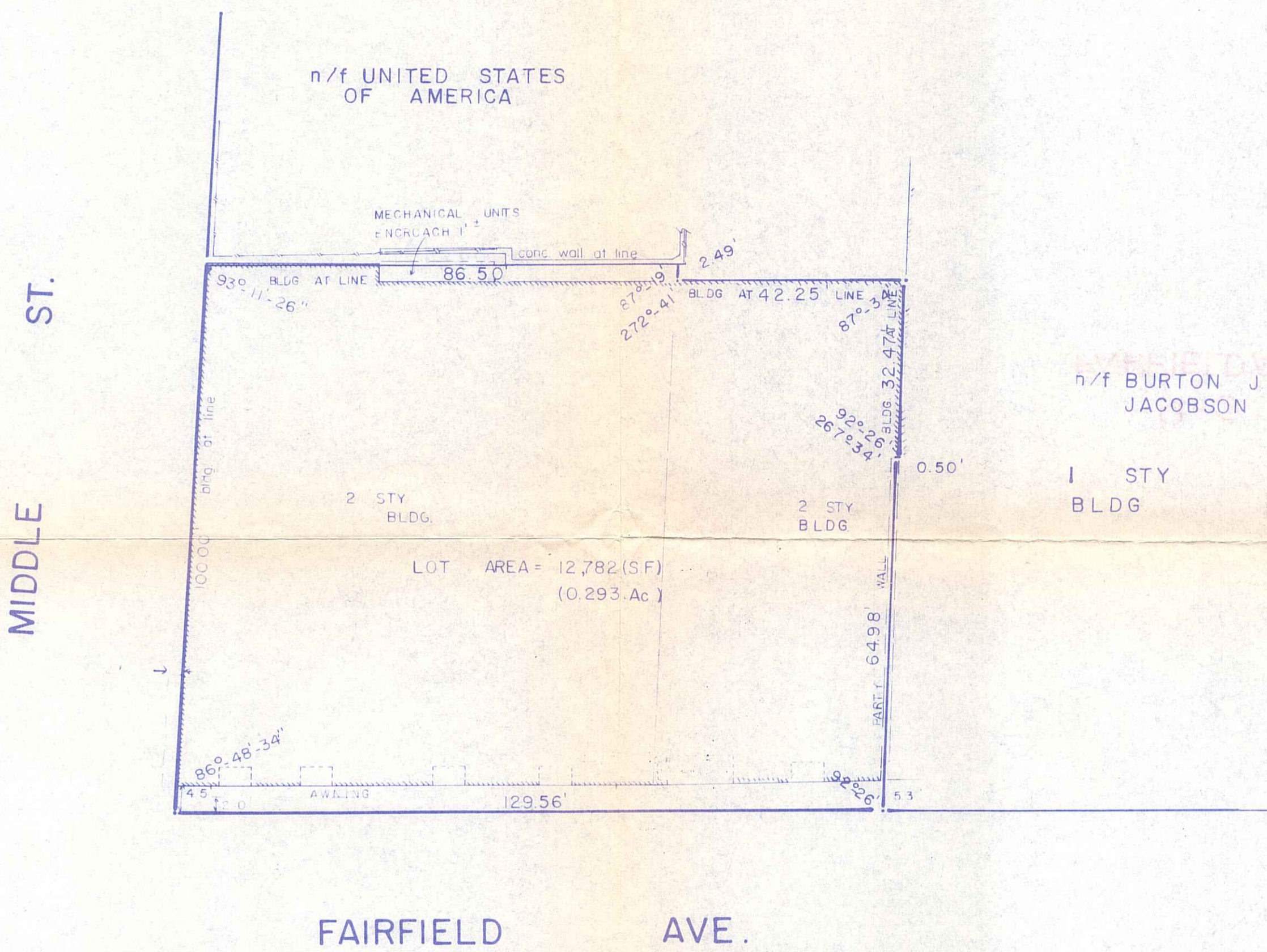
We are looking to open a liquor package store called The Tiny Cellar at 52 Fairfield Ave (full property address is 38 – 52 Fairfield Avenue, Bridgeport, CT 06604).

The store will mainly feature a diverse wine selection with some liquors as well. The store itself will have a cellar theme with barrels as tables, wooden shelves, and brick accent features. The idea is to make it a cool and edgy retail location that will bring people to the downtown area. We are excited to bring this store to downtown Bridgeport to continue the growth of the city.

Thank you,

A handwritten signature in black ink, appearing to be 'Javier Ceja', written in a cursive style.

Javier Ceja



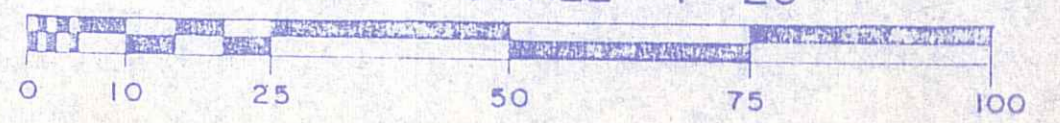
APPROVED
 DATE: 6-25-91
 CITY PLANNING COMMISSION
 BRIDGEPORT, CONN.
 ATTEST *Edward [Signature]*
 CHMN. SECR'Y PLAN'G. ENG.

APPROVED FOR
 ZONING COMPLIANCE ONLY
 ZONING DEPARTMENT
 CITY OF BRIDGEPORT, CONN.
 BY: *D. Buckley* DATE: 6-24-91

APPROVED *06/24/91* BY
[Signature] ASST. CITY ENG.

PLAN OF SURVEY
 OF PROPERTY IN
 BRIDGEPORT, CT.
 PREPARED FOR:
**CARLYLE LAND LP 12,
 LIMITED PARTNERSHIP**

SCALE: 1" = 20' JUNE 17, 1991
 BAR SCALE 1" = 20'

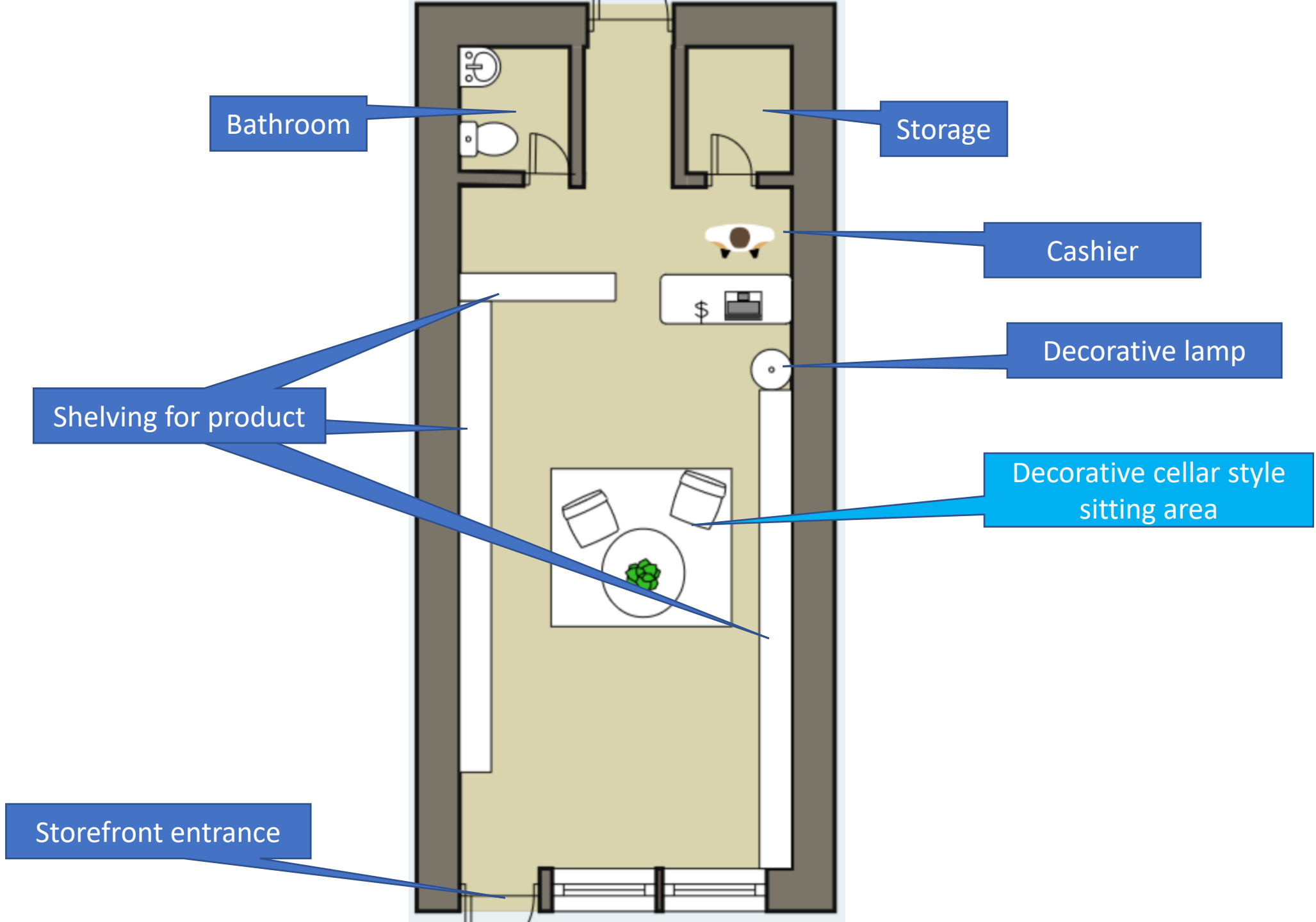


FULLER & CO., INC.
 ENGINEERS - SURVEYORS
 1301 WOOD AVE.
 BRIDGEPORT, CONN.

I HEREBY CERTIFY THAT THIS MAP, BASED UPON A CLASS "A-2" SURVEY IS SUBSTANTIALLY CORRECT.

[Signature]
 R.L.S. # 12154

1239/66



**PETITION TO THE PLANNING & ZONING COMMISSION
CITY OF BRIDGEPORT, CONNECTICUT**

- NAME OF PETITIONER:** Hawley Avenue Associates, LLC
- Is the Petitioner's name Trustee of Record? Yes _____ No X
If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.
- Address of Property: 70 Hawley Avenue & 95 Ezra Street, Bridgeport, CT 06606
(number) (street) (state) (zip code)
- Assessor's Map Information: Block No. 59/2125 Lot No. 21/25
- Amendments to Zoning Regulations: (indicate) Article: _____ Section: _____
(Attach copies of Amendment)
- Description of Property (Metes & Bounds): 100.01' x 165.04' x 100.01' x 165.04'
- Existing Zone Classification: OR-G
- Zone Classification requested: N/A
- Describe Proposed Development of Property: Vehicle repair facility within existing industrial building

Approval(s) requested: Special Permit and Site Plan Review

Signature: _____ Date: 10/30/2020
Print Name: _____

If signed by Agent, state capacity (Lawyer, Developer, etc.) Signature: _____
Print Name: _____

Mailing Address: c/o Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Rd, Fairfield, CT 06824
Phone: 203-528-0590 Cell: 203-520-4603 Fax: 203-255-6618
E-mail Address: Chris@russorizio.com

\$ _____ Fee received Date: _____ Clerk: _____

THIS PETITION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- Completed & Signed Application Form
- Completed Site / Landscape Plan
- Written Statement of Development and Use
- Cert. of Incorporation & Organization and First Report (Corporations & LLC's)
- A-2 Site Survey
- Drainage Plan
- Property Owner's List
- Building Floor Plans
- Building Elevations
- Fee

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

<u>Hawley Avenue Associates, LLC</u>		<u>10/30/2020</u>
Print Owner's Name	Owner's Signature	Date
_____	_____	_____
Print Owner's Name	Owner's Signature	Date



Colin B. Connor
 Elizabeth A. Falkoff*
 Robert G. Golger
 Michael C. Jankovsky
 David K. Kurata
 Katherine M. Macol
 Leah M. Parisi
 William M. Petroccio*
 Raymond Rizio*
 Christopher B. Russo
 Robert D. Russo
 John J. Ryan
 Vanessa R. Wambolt
 (*Also Admitted in NY)

November 16, 2020

Dennis Buckley
 Zoning Administrator
 Zoning Department
 45 Lyon Terrace
 Bridgeport, CT 066044

Re: Special Permit and Site Plan Review – 70 Hawley Avenue and 95 Ezra Street

Dear Mr. Buckley:

Please accept the following narrative and enclosed application materials as part of the application for Special Permit and site plan review under the Bridgeport Zoning Regulations (the “Regulations”), for the property located at 70 Hawley Avenue and 95 Ezra Street (the “Site”), as detailed below.

Narrative

The Petitioner requests approval of a special permit and site plan review under the Regulations for a vehicle repair facility to convert the interior of an existing commercial building to a self-storage facility with accessory retail sales on the Site.

The Site has frontages on Hawley Avenue and Ezra Street and the Petitioner has submitted a concurrent petition to locate the entire Site, which is currently split-zoned, into the OR-G Zone. It is located in a commercial/industrial section of Hawley Avenue. In fact, a vehicle repair facility already exists at the corner of Hawley Avenue and Lindley Street only a couple properties from the Site. A warehouse is also located directly across the street from the Site. The Site itself contains an existing industrial/commercial building, which was built in 1960.

Under Section 6-3-1 of the Regulations, it is clear that the OR-G Zone is intended for non-residential uses, which “allows a full range of retail and service businesses with a large local or city-wide market.” This is the appropriate zone for this commercial/industrial area, which extends from Hawley Avenue south to the Routes 8/25 Connector. This area is not the main retail corridor of Main Street and East Main Street, but it is in an area easily accessible to locals and City residents. It is also the appropriate zone for the existing building.

1 Post Road
 Fairfield, CT 06824

Tel 203-255-9928
 Fax 203-255-6618

The Petitioner proposes to locate a vehicle repair facility within the one-story 8,540 SF commercial/industrial building. The submitted site plan contains off-street parking spaces along its frontage on Hawley Avenue and in its rear parking area. The Petitioner will not place any vehicles for repair along the frontage in the Site, but either within the building or in a screened rear parking area. The Petitioner does not propose any changes to the exterior of the building. The street elevation of the existing building contain a multitude of windows along its Hawley Avenue frontage.

Within the building, Four (4) car lifts will be used to service vehicles with an additional large open work area and loading area for vehicles about to be repaired. Therefore, the vehicle repair work will be located entirely within the building eliminating any possible negative impact on the surrounding neighborhood. In addition, the Hawley Avenue frontage and main entrance will feature the main offices and a waiting area for those customers waiting for quick repairs.

The proposed use is an appropriate use of the existing building. The Site has contained the existing commercial/industrial building since 1960 in an area of Hawley Avenue that has been dominated by similar uses, including another vehicle repair facility in close proximity to the Site. The building will have four (4) car lifts within the building as well as a loading area along with a screened rear parking area to ensure vehicles for repair will not be visible from Hawley Avenue. A front parking area will be available for customers. The Site easily satisfies the off-street parking requirements under the Regulations. A vehicle repair facility is a Special Permit use in the OR-G zone and fits the Site and neighborhood.

For the reasons stated above, the Petitioner respectfully requests approval of its Petition for Special Permit and Site Plan Review under the Regulations.

Sincerely,

A handwritten signature in black ink that reads "Christopher Russo". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Christopher Russo

LIST OF PROPERTY OWNERS WITHIN 100' OF 70 HAWLEY AVE & 95 EZRA ST

PROPERTY ADDRESS	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE
115 EZRA ST	VALLEJO JUAN	115 EZRA ST	BRIDGEPORT	CT	06606
35 HAWLEY AV	MAKHRAZ PIERRE	35 HAWLEY AVE	BRIDGEPORT	CT	06606
65 HAWLEY AV	HAWLEY AVENUE ASSOCIATES LLC	375 MOUNTAIN GROVE	BRIDGEPORT	CT	06605
70 HAWLEY AV	HAWLEY AVENUE ASSOCIATES LLC	375 MOUNTAIN GROVE	BRIDGEPORT	CT	06605
852 LINDLEY ST #854	PAULO CIPRIANO & BERNADETTE PAULO	852 LINDLEY ST	BRIDGEPORT	CT	06606
840 LINDLEY ST #842	PAL ROZA MARIA	840 LINDLEY ST	BRIDGEPORT	CT	06606
130 EZRA ST	BRIDGEPORT EDUCATION CITY OF	45 LYON TERRACE	BRIDGEPORT	CT	06604
820 LINDLEY ST #822	ACA RAUL CUAHUJIZO ET AL	820 LINDLEY ST	BRIDGEPORT	CT	06606
105 EZRA ST	JOBE EBRIMA S	105 EZRA STREET	BRIDGEPORT	CT	06606
876 LINDLEY ST #880	876 LS COMPANY LLC	81 TRANQUILITY DR	EASTON	CT	06612
872 LINDLEY ST #874	FEQUIERE FRANCKLIN & ANN MARIE JACINTHE	872-874 LINDLEY ST	BRIDGEPORT	CT	06606
810 LINDLEY ST #812	CECUNJANIN SUKRIJA	53 WILLOUGHBY RD	SHELTON	CT	06484
862 LINDLEY ST #864	THENOR MARY M	520 EAST 52ND ST	BROOKLYN	NY	11203
95 EZRA ST	HAWLEY AVENUE ASSOCIATES LLC	375 MOUNTAIN GROVE	BRIDGEPORT	CT	06605
125 EZRA ST	ROBERTS MIKE ET AL	8021 ROSWELL RD, APT A	SANDY SPRINGS	GA	30350
884 LINDLEY ST #888	COSTA ANGELA	24 HOPEWELL WOODS RD	REDDING	CT	06896-1725

Business Inquiry

Business Details

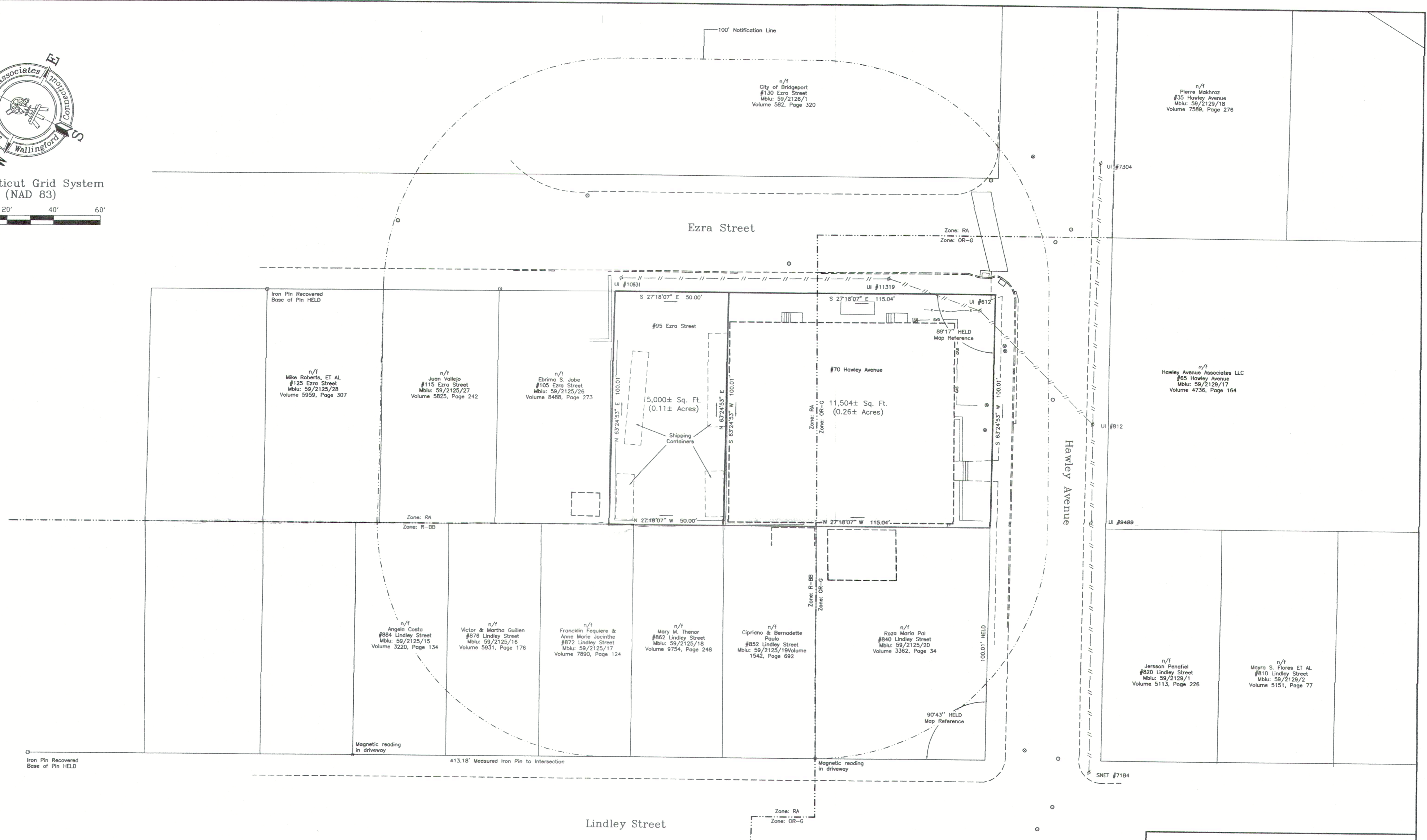
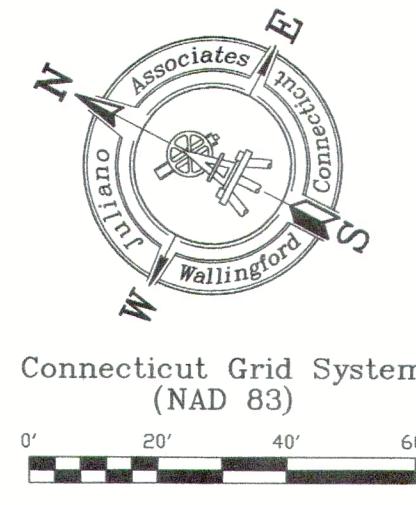
Business Name:	HAWLEY AVENUE ASSOCIATES, LLC	Citizenship/State Inc:	Domestic/CT
Business ID:	0693383	Last Report Filed Year:	2020
Business Address:	375 MOUNTAIN GROVE ST, BRIDGEPORT, CT, 06605, USA	Business Type:	Domestic Limited Liability Company
Mailing Address:	375 MOUNTAIN GROVE ST, BRIDGEPORT, CT, 06605, USA	Business Status:	Active
Date Inc/Registration:	Oct 15, 2001		
Annual Report Due Date:	03/31/2021		
NAICS Code:	Real Estate and Rental and Leasing (53)	NAICS Sub Code:	Lessors of Nonresidential Buildings (except Miniwarehouses) (531120)

Principals Details

Name/Title	Business Address	Residence Address
SCOTT POLATSEK SOLE MEMBER	375 MOUNTAIN GROVE ST, BRIDGEPORT, CT, 06605	41 ELEVEN O'CLOCK RD, FAIRFIELD, CT, 06824

Agent Summary

Agent Name	CHARLES POLASTEK
Agent Business Address	25 FOREST PARKWAY, SHELTON, CT, 06484, USA
Agent Residence Address	15 MORNING GLORY DRIVE, EASTON, CT, 06612, USA
Agent Mailing Address	25 FOREST PARKWAY, SHELTON, CT, 06484, USA



SURVEYOR'S NOTES:

- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS DEFINED IN THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20, AS AMENDED OCTOBER 26, 2018.
- THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY AND IS INTENDED TO DEPICT BOUNDARIES, EASEMENTS, RIGHTS AND PRINCIPAL IMPROVEMENTS (ONLY) ON AND ADJACENT TO THE PROPERTY.
- THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY OF BLOCK C LOTS 11 THROUGH 13 AS DEPICTED ON THE MAP REFERENCE.
- THIS SURVEY CONFORMS TO A HORIZONTAL ACCURACY STANDARD OF CLASS A-2.
- BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983.
- THE PROPERTY DESIGNATED AS #70 HAWLEY AVENUE IS LOCATED WITHIN AN OR-G (OFFICE/RETAIL GENERAL) ZONING DISTRICT AND A RA (RESIDENTIAL - A SINGLE FAMILY) ZONING DISTRICT. THE PROPERTY DESIGNATED AS #95 EZRA STREET IS LOCATED IN A RESIDENTIAL (RA) ZONING DISTRICT.
- THE AREA OF #70 HAWLEY AVENUE IS 11,504± SQUARE FEET (0.26± ACRES). THE AREA OF #95 EZRA STREET IS 5,000± SQUARE FEET (0.11± ACRES). THE COMBINED PROPERTY AREA IS 16,504± SQUARE FEET (0.37± ACRES).
- REFERENCE IS MADE TO THE FOLLOWING MAP(S):
MAP A OF ANSON HAWLEY EST., BRIDGEPORT, CONN., DATE: OCTOBER 1896. SCALE: 1" = 100'. MAP PREPARED BY SCOFIELD & STARR, SURVEYORS. SAID MAP ON FILE (MAP #48) IN THE BRIDGEPORT TOWN CLERK'S OFFICE.
- THE PROPERTIES ARE SUBJECT/PRIVILEGED TO: RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS THE RECORD MAY APPEAR.
- THIS BOUNDARY OPINION WAS MADE AND SURVEY MAP PREPARED FROM INFORMATION CONTAINED IN DEEDS AND MAPS OF RECORD, ALONG WITH PHYSICAL EVIDENCE LOCATED DURING THE FIELD SURVEY.
- THE PURPOSE OF THIS SURVEY AND MAP IS FOR THE SOLE PURPOSE OF REQUESTING A ZONE CHANGE FOR #95 EZRA STREET AND A PORTION OF #70 HAWLEY AVENUE.
- THE FIELD CARD FOR #70 HAWLEY AVENUE NOTES THE PROPERTY IS IN AN IJ ZONING DISTRICT, HOWEVER ACCORDING TO THE CITY OF BRIDGEPORT ONLINE ZONING MAP #70 HAWLEY AVENUE IS LOCATED IN BOTH AN OR-G (OFFICE/RETAIL GENERAL) AND RA (RESIDENTIAL). ZONES DEPICTED BASED UPON THE ZONING MAP.

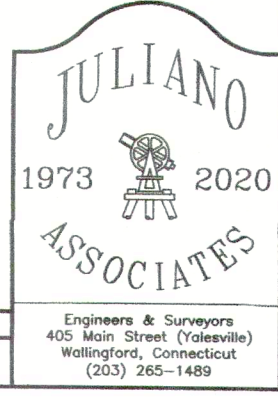
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

David W. Juliano PELS #08033
Christopher S. Juliano PELS #19725

This document is valid only if it bears an original signature and embossed seal of the designated licensed professional. If this document is stamped with a colored ink seal it has been issued for land use permitting purposes and is not to be used for any other purpose. Any alterations render this document null and void.

NOT VALID, WITHOUT ORIGINAL SEAL AND SIGNATURE

DATE	DESCRIPTION

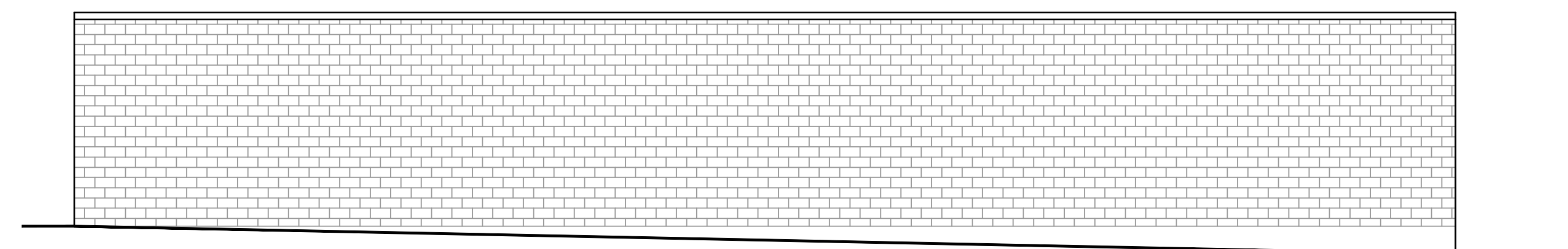
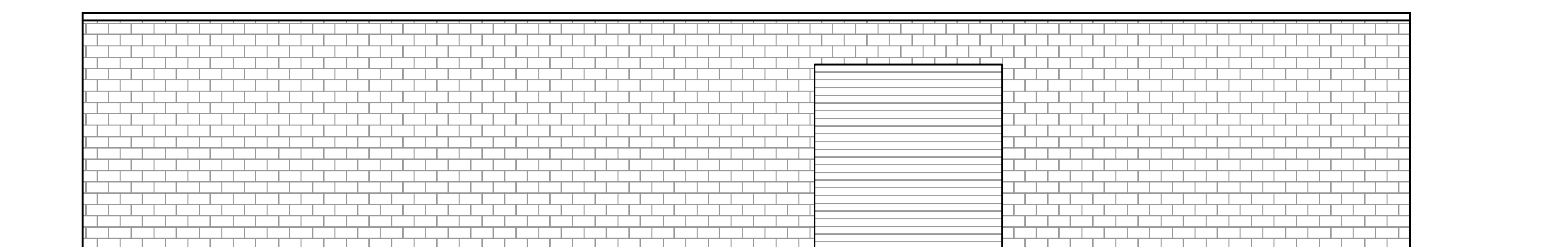
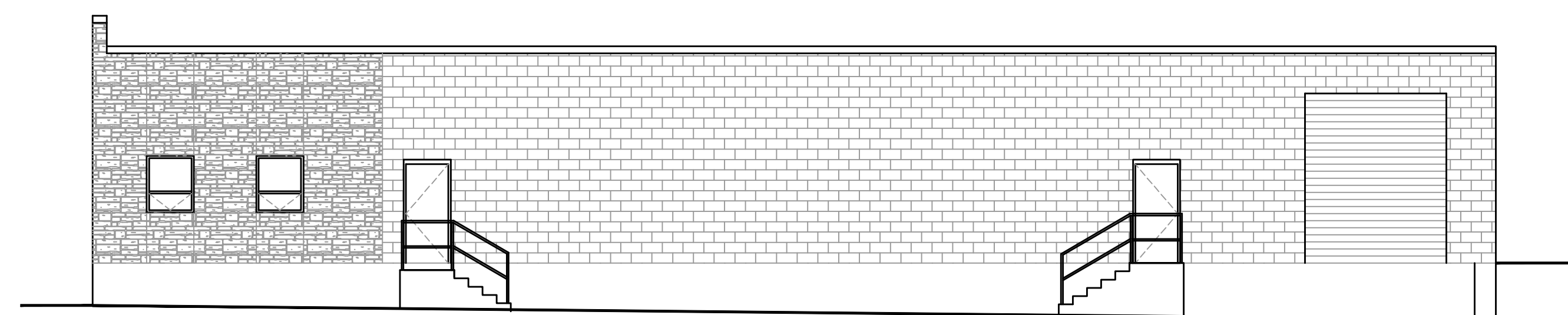
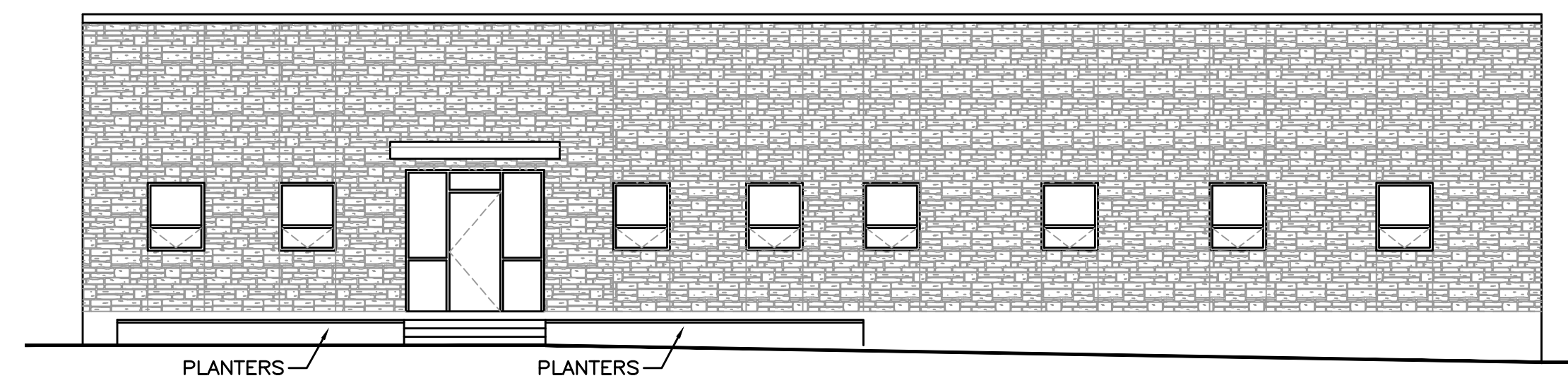
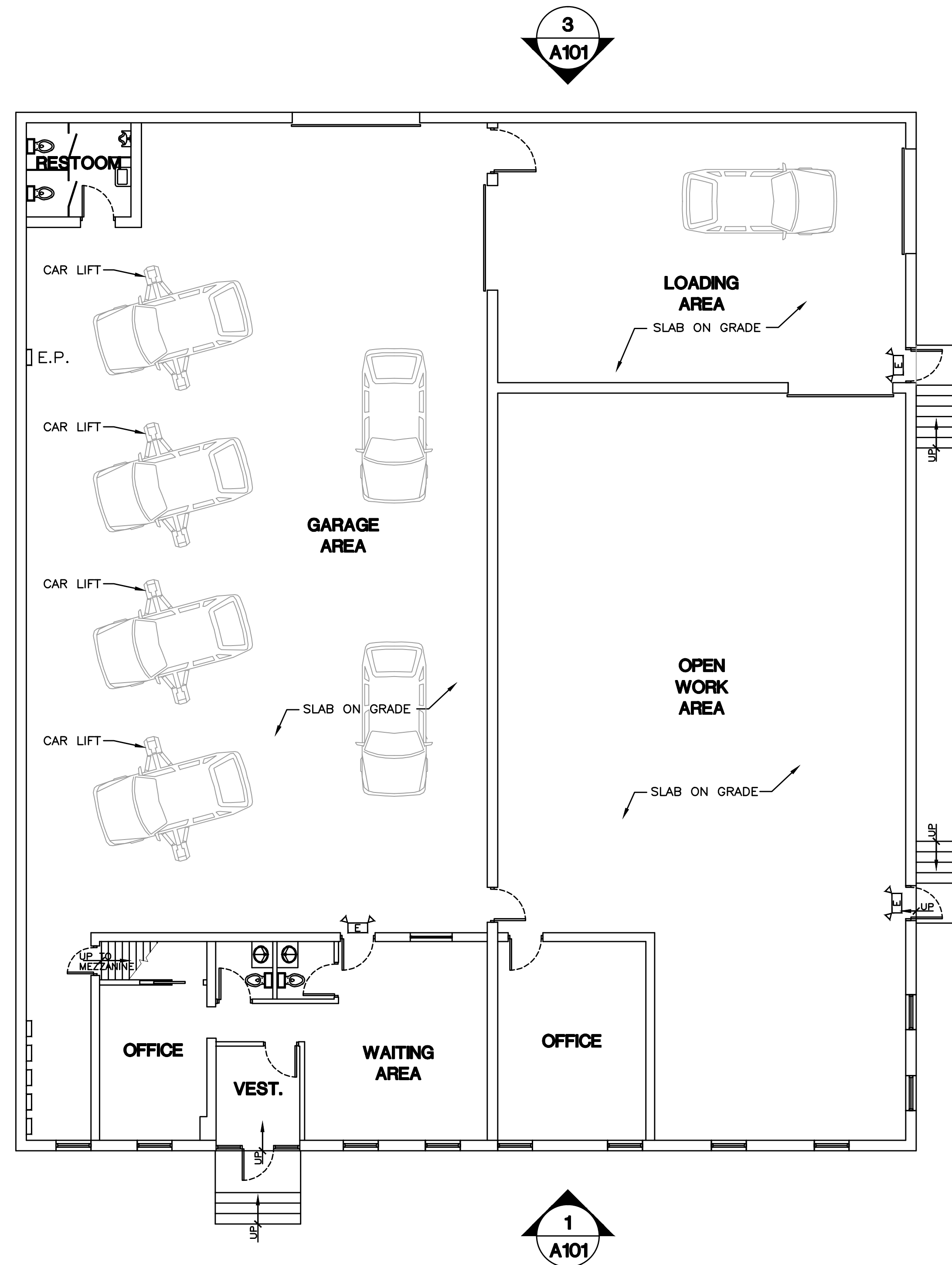


Property Survey
Land of
Hawley Avenue Associates, LLC
#70 Hawley Avenue &
#95 Ezra Street
Bridgeport, Connecticut

Drawn: JHARVEY	Date: 02/28/20	Scale: 1" = 20'
Designed: CJULIANO	Project no.: 20-115	Sheet: 1 of 1
Checked: MNISKI	Released: CJULIANO	Revision: 0

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MSUBMITTED\2020\115002-1-0.DWG 3/4/2020 1:51 PM CJ



REVISIONS			
NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

**AS-BUILT
PLAN & ELEVATIONS**

70 HAWLEY AVENUE
& 95 EZRA STREET
BRIDGEPORT, CT 06606

Prepared For:
HAWLEY AVENUE ASSOCIATES, LLC

SHEET TITLE
**EXISTING FLOOR PLAN
AND EXTERIOR ELEVATIONS**

DESIGNED BY: MS	SCALE: AS NOTED
DRAWN BY: MS	DATE: 10-30-2020
CHECKED BY: PMR	PROJECT NUMBER: 2539
CAD FILE: R:/2539/ARCH	

SEAL	SHEET NUMBER
	A-101



Colin B. Connor
Elizabeth A. Falkoff*
Robert G. Golger
David K. Kurata
Katherine M. Macol
Leah M. Parisi
William M. Petroccio*
Raymond Rizio*
Christopher B. Russo
Robert D. Russo
John J. Ryan
Vanessa R. Wambolt
(*Also Admitted in NY)

December 28, 2020

Dennis Buckley
Zoning Administrator
Zoning Department
45 Lyon Terrace, Room 210
Bridgeport, CT 06604

Re: Petition for Zone Change, Special Permit and Site Plan Review – 155 Pond St #Rear

Dear Mr. Buckley:

Please accept the following narrative and enclosed application materials as part of an application for the property located at 155 Pond St #Rear (the “Site”) for a Zone Change, Special Permit and Site Plan Review approval to construct a single multi-family dwelling containing Twenty-four (24) residential dwelling units with associated site improvements on a vacant lot in the proposed R-C Zone.

Narrative

The Petitioner requests a zone change under Section 14-9 of the Zoning Regulations of the City of Bridgeport (the “Regulations”) for the Site from the R-A Zone to the proposed R-C Zone. The Site is located in a neighborhood with a mix of multi-family dwellings on the border of the R-A to R-B Zone. The Site itself is a vacant lot that is significantly oversized for even the proposed R-C Zone with significant buffering. It contains 67,563 SF of lot area. It is an extremely large Site with almost 7.5x the required lot area of an R-C Zone. The Site is located off the main roads, Pond St. and Summit St., but it has access at the end of Infield Street. The Site has plenty of area for buffering neighboring properties. Such buffering and the Site’s size make it an ideal location for a residential multi-family dwelling. To its immediate south lies the Ukranian Orthodox Church and then Park Cemetery. Another vacant parcel lies to the Site’s immediate north, Infield Street lies to its west, and Slawson Street and Island Brook borders its eastern property line. So, in addition to the significant buffering available on the Site, the Site is also buffered around its borders. Such buffering and the Site’s lot area make it an ideal location for a residential multi-family dwelling.

10 Sasco Hill Road
Fairfield, CT 06824
Tel 203-255-9928
Fax 203-255-6618

The proposed change in zone from R-A to R-C is appropriate as it satisfies the purpose of the R-C Zone under Section 5-4 of the Regulations, which specifically states that it is “designed and intended to provide residential neighborhoods with a safe and vital residential character by promoting a maximum variety of housing types, including multifamily structures.” As described above, the Site contains the necessary buffer to protect the surrounding neighborhood while providing a different housing type for this residential neighborhood fulfilling the intent of the Regulations. The Site is the perfect location to allow higher residential densities. Zoning has frequently located the R-C Zone within the R-A Zone in close proximity to Main Street, where Pond Street also lies. The R-C Zone is located at 194 Beechmont Avenue, 30 & 45 Stevens Street, 112 Quarry Street, 175 Bretton Street, 446 Goldenrod Avenue, 150 Anton Street, 50 Greenhouse Road, and 368 Anton Drive surrounded by the R-A Zone on oversized parcels. None of those properties provide the buffering available to the Site.

The Petitioner also requests a Special Permit and Site Plan Review under Sections 14-4 and 14-2 of the Zoning Regulations of the City of Bridgeport (the “Regulations”) to construct a single multi-family dwelling containing Twenty-four (24) residential dwelling units. The Site is located on Infield Street. The Petition is fully conforming to the R-C Zone Regulations and requires no variances.

The Site is currently a vacant lot. The Petitioner proposes to significantly enhance the Site with landscaping, off-street parking and drainage systems built to current standards. Access to the Site is proposed through a single driveway at the dead end of Infield Street. The parking area will contain Thirty-nine (39) off-street parking spaces in conformity with the Regulations. The landscaped area will still be Sixty-eight percent (68%) of the Site’s lot area, which is more than double the zoning standard. The dwelling will be oriented towards Infield Street. It will comply with setbacks and exceed them greatly in relation to existing dwellings on the opposite side of Slawson Street and Island Brook.

The dwelling will be sit between Twelve (12) two-bedroom dwelling units and Twelve (12) one-bedroom dwelling units. Each dwelling unit will contain a full kitchen, living and dining room and a full bath. A laundry will be located on the ground floor. The residential floors will be located on the Three (3) stories above the ground parking floor.

Special Permit and Site Plan Review Standards

The Petition satisfies all Special Permit and Site Plan Review standards under Section 14-4 and 14-2 of the Regulations as the proposed improvements will develop a vacant and overgrown property with a proposed multi-family dwelling use. The proposed use is in

conformity with the neighborhood and the Regulations by constructing a different housing type to offer Bridgeport residents and is similar to other large properties in proximity to Main Street, which are located in the R-C Zone, but surrounded by the R-A Zone. The Petition proposes Twenty-four (24) dwelling units with a density of Two thousand eight hundred and fifteen square feet (2,815 SF) of lot area per dwelling unit in excess of the requirements of the Regulations.

The Petition satisfies the intent of the Regulations and Master Plan of Conservation and Development by developing a vacant and overgrown vacant lot and creating new housing stock to an area that has an extensive aging housing stock. It will not impair the future development of the surrounding area, but instead spur development in the surrounding area by removing blight from a vacant lot in the midst of a residential neighborhood and creating new, quality housing stock for City residents. The project fully conforms to the standards of the Regulations. The Petition includes extensive landscaping and setbacks well in excess of the zoning standards to separate and contain the proposed use. The Site will adequately park the proposed use, so it will have no impact on the abutting properties. The proposed use will not depreciate nearby property values, but rather, enhance them by developing a vacant and overgrown lot in this neighborhood.

For the reasons stated above, the Petitioner respectfully requests approval of the application for Special Permit and Site Plan Review.

Sincerely,

Christopher Russo

Business Inquiry

Business Details

Business Name:	GIACOBBE CONSTRUCTION LLC	Citizenship/State Inc:	Domestic/CT
Business ID:	0592293	Last Report Filed Year:	2020
Business Address:	23 ROCKY RIDGE DRIVE, TRUMBULL, CT, 06611, USA	Business Type:	Domestic Limited Liability Company
Mailing Address:	23 ROCKY RIDGE DRIVE, TRUMBULL, CT, 06611, USA	Business Status:	Active
Date Inc/Registration:	May 11, 1998		
Annual Report Due Date:	03/31/2021		
NAICS Code:	Construction (23)	NAICS Sub Code:	New Single-Family Housing Construction (except For-Sale Builders) (236115)

Principals Details

Name/Title	Business Address	Residence Address
JOSEPH GIACOBBE MEMBER	23 ROCKY RIDGE DRIVE, TRUMBULL, CT, 06611, USA	23 ROCKY RIDGE DRIVE, TRUMBULL, CT, 06611, USA

Agent Summary

Agent Name	JOSEPH GIACOBBE
Agent Business Address	23 ROCKY RIDGE DRIVE, TRUMBULL, CT, 06611, USA
Agent Residence Address	23 ROCKY RIDGE DRIVE, TRUMBULL, CT, 06611, USA
Agent Mailing Address	23 ROCKY RIDGE DRIVE, TRUMBULL, CT, 06611, USA

PROPERTIES WITHIN 100' OF 155 POND ST #REAR

LOCATION	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE
205 POND ST #207	JERRY A BUTLER	205 POND ST #207	BRIDGEPORT	CT	06606
107 POND ST	LTS PROPERTIES LLC	107 POND ST	BRIDGEPORT	CT	06606
117 POND ST	CHANG SIRODENNE T	883 JUDSON PL	STRATFORD	CT	06615
49 INFIELD ST	SZYMANSKI ELAINE	600 BOND ST	BRIDGEPORT	CT	06610
15 OAKWOOD ST	UKRAINIAN ORTHODOX CHURCH OF	15 OAKWOOD ST	BRIDGEPORT	CT	06606
115 POND ST	LEWIS NONA	20 TIMBER RIDGE RD	STRATFORD	CT	06615
135 POND ST	RESTO MARIE L & JASMINE RESTO	135 POND ST	BRIDGEPORT	CT	06606
155 POND ST	COUNTS MINDY	155 POND ST	BRIDGEPORT	CT	06606
39 INFIELD ST	WILSON VERNETTE	39 INFIELD ST	BRIDGEPORT	CT	06606
29 INFIELD ST	PRO TECH HOME LLC	640 SHELTON RD	TRUMBULL	CT	06611
145 POND ST	BRIDGEPORT REAL ESTATE LLC	122 ASYLUM ST	BRIDGEPORT	CT	06610
175 POND ST	SIMPLICE DJENANN	175 POND ST	BRIDGEPORT	CT	06606
19 INFIELD ST	PRO TECH HOME LLC	640 SHELTON RD	TRUMBULL	CT	06611
137 POND ST	BARKLEY TANYA	137 POND ST	BRIDGEPORT	CT	06606
197 POND ST	ISIDORO ANTONIO	267 SPRING HILL RD	MONROE	CT	06468
195 POND ST	BROWN IVA L	195 POND ST	BRIDGEPORT	CT	06606
155 POND ST #REAR	GIACOBBE CONSTRUCTION, LLC	90 ARDEN RD	TRUMBULL	CT	06611
177 POND ST	BEAUVAIS RACHELLE	177 POND ST	BRIDGEPORT	CT	06606
64 SLAWSON ST #66	SANTOS ARNALDO F	64 SLAWSON ST	BRIDGEPORT	CT	06606
147 POND ST	CHERY MIRELLE & ANTENOR	147 POND ST	BRIDGEPORT	CT	06604

December 8, 2020

Mr. Joe Giacobbe
Giacobbe Construction, LLC
23 Rocky Ridge Drive
Trumbull, CT 06611

**RE: Traffic Engineering Services
Proposed Residential Development
155 Pond Street
Bridgeport, Connecticut
MMI #17406.00001**

Dear Mr. Giacobbe:

At your request, we have undertaken this study to evaluate the traffic impact associated with the proposed residential development to be located at 155 Pond Street in Bridgeport, Connecticut. The site is currently vacant. Site access is to be provided via a new site driveway at the end of Infield Street in the western portion of the parcel. The work comprising the study consisted of a number of tasks including field reconnaissance, data collection, review of roadway and traffic conditions, estimation of site-development-generated traffic volumes, and assessment of future traffic operations at and near to the site. **Figure 1** shows the site location and surrounding roadway network.

EXISTING CONDITIONS

The key intersection analyzed as part of this study is Summit Street at Infield Street, which is an unsignalized two-way stop.

Summit Street runs approximately east/west with one travel lane in each direction; there are sidewalks along both sides of Summit Street. The speed limit is 25 miles per hour (mph). **Infield Street** is a residential street that runs approximately north/south with one travel lane in each direction and on-street parking along both sides of the road. South of Summit Street, Infield Street ends in a cul-de-sac. At the intersection with Summit Street, Infield Street is stop controlled while traffic along Summit Street is free flowing. Sight lines from Infield Street onto Summit Street were reviewed and are sufficient.

Land use in this area of Bridgeport is primarily a mix of residential and commercial. Approximately 0.3 miles east of the proposed site, Summit Street provides access to the on- and off-ramps of CT-8 at exit 5.

Crash Data Summary

Data on traffic crashes near the site for the recent 3-year period of March 1, 2017, through February 29, 2020 (pre-COVID-19), was obtained via the Connecticut Crash Data Repository. This data is summarized in Table 1 by location, crash severity, and collision type.

TABLE 1
Crash Data Summary

LOCATION:	CRASH SEVERITY					TYPE OF COLLISION				
	SERIOUS INJURY	SUSPECTED MINOR INJURY	POSSIBLE INJURY	PROPERTY DAMAGE ONLY	TOTAL	ANGLE	FIXED-OBJECT	FRONT-TO-REAR	SIDESWIPE, OPPOSITE DIRECTION	TOTAL
Summit Street at Infield Street		1	1	1	3	1	1	1		3
Along Infield Street				1	1				1	1
TOTAL	0	1	1	2	4	1	1	1	1	4

Source: University of Connecticut Crash Data Repository from March 1, 2017 to February 29, 2020

A total of four crashes were reported for the study area during this period. Two of the four crashes resulted in property damage only. No crashes resulted in serious injury. There do not appear to be any unusual trends in the crash data for this area.

Crash history following the COVID-19 outbreak was separately investigated for the study area. No crashes were reported during this period.

Existing Traffic Volumes

Traffic counts were conducted at the study intersection on Tuesday, November 16, 2020, during the morning and afternoon peak periods. The peak hours were found to be 7:45 a.m. to 8:45 a.m. and 4:30 p.m. to 5:30 p.m. for the weekday morning and afternoon, respectively. **Figure 2** shows the existing peak-hour traffic volumes.

To account for the COVID-19 pandemic and its overall effect on traffic patterns, these volumes were then adjusted based on review of the Connecticut Department of Transportation (CTDOT) nearby continuous count data from 2019. Based on this comparison, the 2020 turning movement counts were increased by 15% during the morning peak hour (the 2020 afternoon peak-hour volumes were consistent with the 2019 data); **Figure 2** shows the adjusted peak-hour traffic volumes.

PROPOSED DEVELOPMENT

The site is located at 155 Pond Street and is currently undeveloped. The proposed residential development will comprise of three floors and will have 24 units total. Site access will be provided via a new driveway, which will connect to the cul-de-sac at the end of Infield Street.

SITE-GENERATED TRAFFIC

Site-generated peak-hour vehicle trips from the proposed 24-unit residential development were estimated using statistical data published by the Institute of Transportation Engineers (ITE).¹ ITE Land Use Code (LUC) #221, multifamily housing (mid-rise) was used to estimate the site-generated traffic for the proposed development during the study peak hours; these traffic estimates can be seen in Table 2.

TABLE 2
Site Development Traffic Estimates

LAND USE	ITE LAND USE #	NUMBER OF VEHICLE TRIPS					
		WEEKDAY MORNING PEAK HOUR			WEEKDAY AFTERNOON PEAK HOUR		
		IN	OUT	TOTAL	IN	OUT	TOTAL
Multifamily Housing, Mid-Rise (24 units)	221	2	7	9	6	5	11

Trip Generation, 10th Edition. Institute of Transportation Engineers, 2017

The geographic distribution of the site-generated traffic was estimated based on review of the roadway traffic patterns in the vicinity of the site and Journey-to-Work census data. It is estimated that approximately 25% of the site traffic will be oriented to/from the west toward Main Street via Summit Street and 75% to/from the east toward the Route 8 ramps via Summit Street. **Figure 3** shows the estimated site-generated traffic that is routed through the study intersections based on this distribution for the weekday morning and afternoon peak hours.

FUTURE TRAFFIC VOLUMES

Future roadway traffic volumes were estimated both with and without the proposed residential development in place in order to determine possible traffic impacts. This proposed development is anticipated to open in year 2022.

The background traffic scenario is reflective of future conditions before the new development is built, and was estimated by expanding the baseline traffic volumes to the estimated opening year of 2022 using an annual growth rate of 0.6%, per input from CTDOT. Correspondence with the City of Bridgeport and CTDOT finds that there are currently no other upcoming developments in the area that might contribute to future traffic volumes near the site. The resultant estimated 2022 volumes reflect conditions just before the proposed development would open and can be seen on **Figure 3** as the background traffic volumes.

The combined traffic scenario is reflective of future conditions after the proposed residential development is built and opened, and was estimated by adding the estimated new traffic generated by the residential

¹*Trip Generation, 10th Edition, Institute of Transportation Engineers, 2017*

development to the future background traffic. The resultant estimated 2022 future combined traffic volumes are shown on **Figure 3**.

Intersection Capacity Analysis

The future background and combined traffic scenarios were evaluated by means of capacity analysis techniques. These analyses were used to determine the quality of operations at the study intersections, and a comparison of background versus combined traffic operations allows for a determination of possible traffic impacts from the proposed development. The quality of operations is measured and expressed as a level of service (LOS). LOS is defined as a measure of inconvenience that motorists experience. The levels are expressed with letter designations of A through F. In urban areas, LOS D or better during peak hours is considered acceptable. Table 3 summarizes the results of the capacity analysis.

**TABLE 3
 Capacity Analysis Summary**

MOVEMENTS	WEEKDAY MORNING PEAK HOUR		WEEKDAY AFTERNOON PEAK HOUR	
	BACKGROUND	COMBINED	BACKGROUND	COMBINED
<i>Unsignalized</i>				
Summit Street at Infield Street				
Northbound Left/Through/Right	B	B	B	B
Southbound Left/Through/Right	C	C	C	C

As can be seen, traffic conditions are expected to be good at LOS C or better during both the background and combined scenarios for both peak hours. No traffic mitigation is necessary as part of this development.

SUMMARY

This study was conducted to assess the transportation implications of the proposed residential development to be located at 155 Pond Street in Bridgeport, Connecticut. To determine a profile of existing conditions, detailed field reconnaissance and data assembly efforts were undertaken. Estimates of traffic that will be generated by the proposed development were developed based on industry statistical data, and intersection capacity analyses were performed, comparing existing and future conditions adjacent to the site. Analysis of the estimated traffic added to the study intersections from the proposed residential development finds that the additional traffic can be accommodated with little to no perceptible impact. All movements are expected to operate at LOS B or C, and there is no change in LOS between the background and combined conditions for any movements at the study intersections.

We hope this report is useful to you and the City of Bridgeport. If you have any questions or need anything further, please do not hesitate to contact either of the undersigned.

Very truly yours,

MILONE & MACBROOM, INC.



David G. Sullivan, PE, Associate
Manager of Traffic & Transportation Planning



Neil C. Olinski, MS, PTP
Lead Transportation Planner

Enclosures

17406.00001-d420-ltr

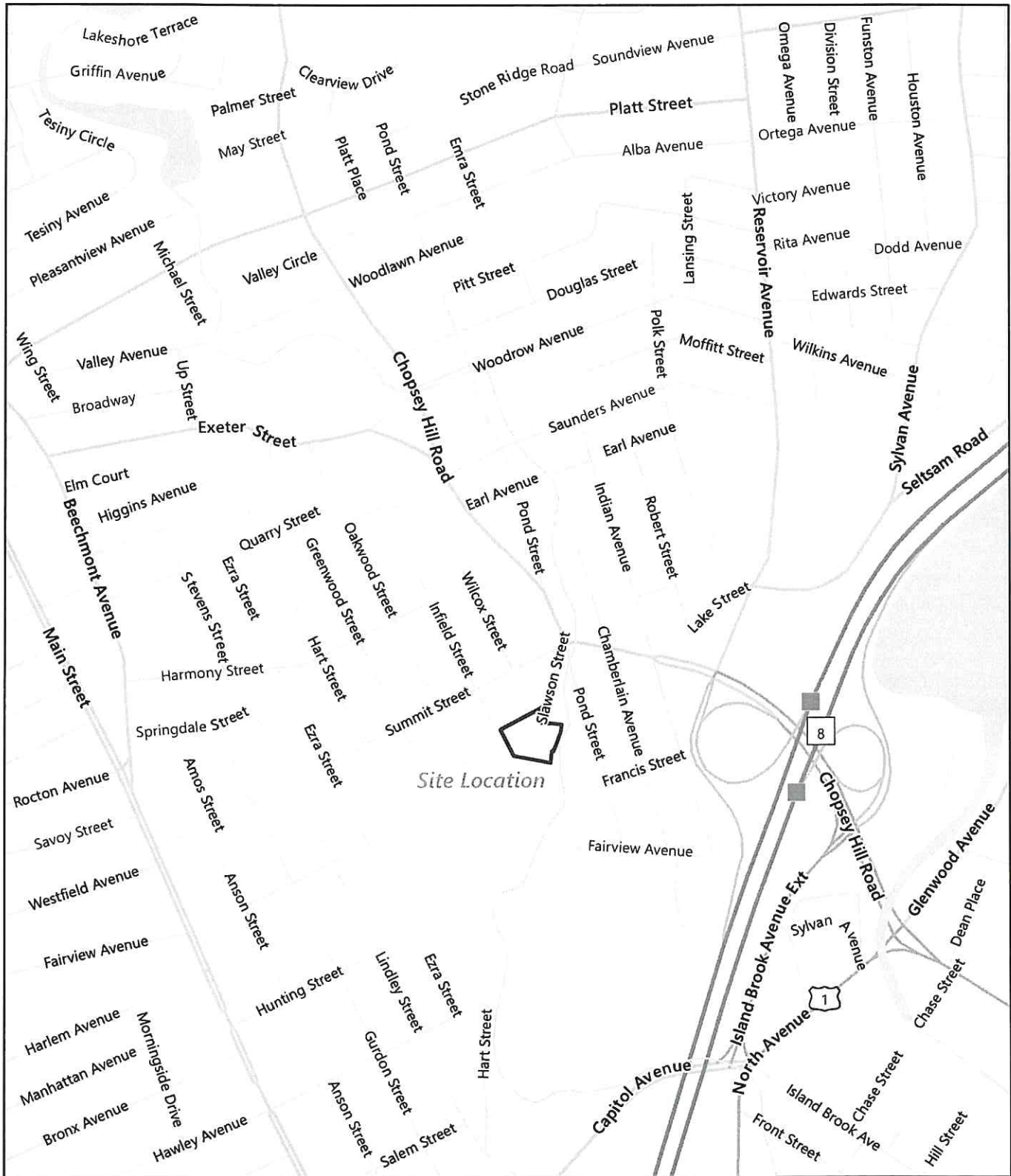


FIGURE 1



FIGURE 2

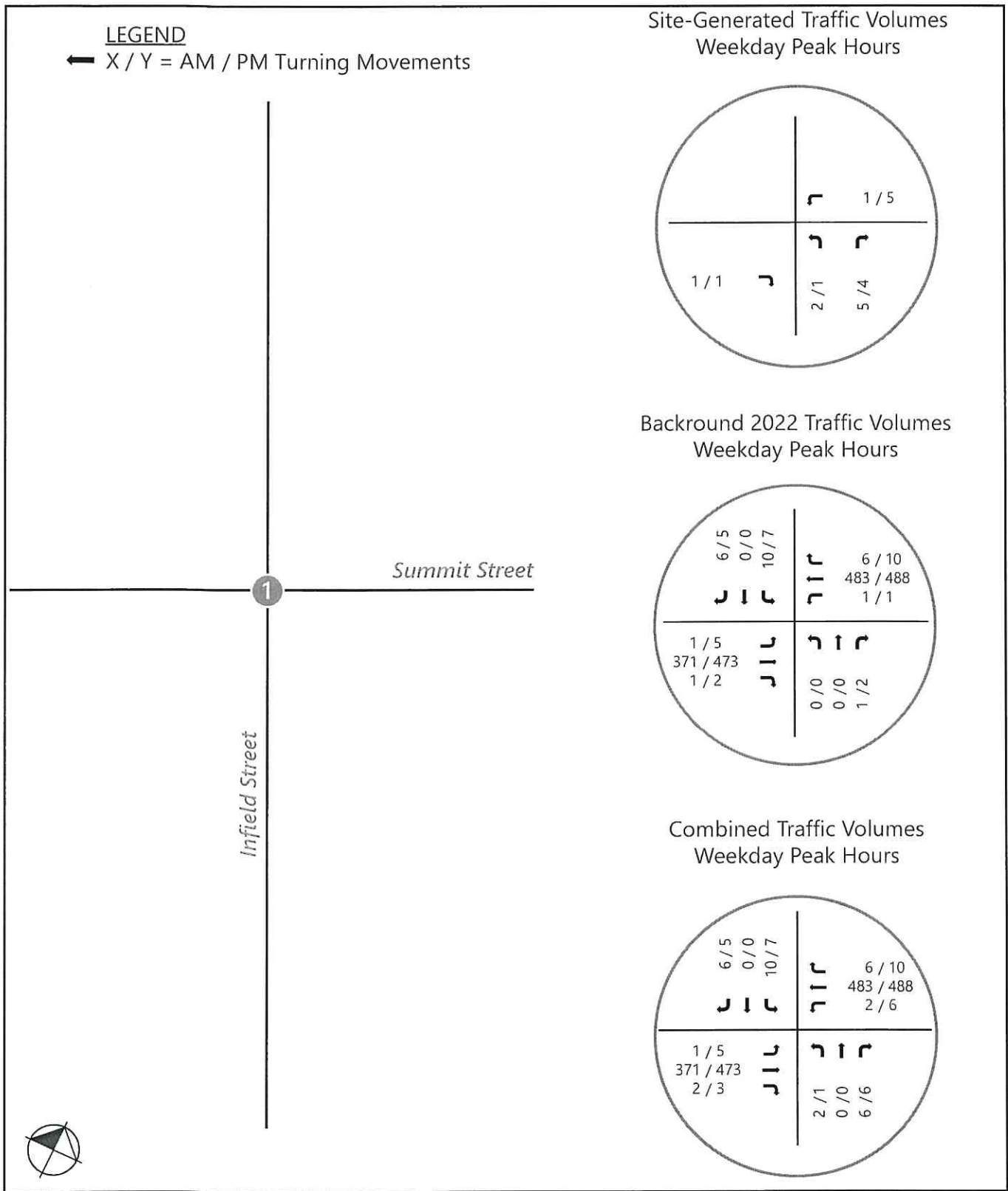


FIGURE 3

APPENDIX

LEVEL OF SERVICE FOR TWO-WAY STOP SIGN CONTROLLED INTERSECTIONS

The level of service for a TWSC (two-way stop controlled) intersection is determined by the computed or measured control delay and is defined for each minor movement. Level of service is not defined for the intersection as a whole. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. LOS criteria are given in the Table. LOS criteria are given below:

LEVEL-OF SERVICE CRITERIA FOR AWSC INTERSECTIONS	
LOS¹	CONTROL DELAY (s/veh)
A	≤ 10
B	> 10 AND ≤ 15
C	> 15 AND ≤ 25
D	> 25 AND ≤ 35
E	> 35 AND ≤ 50
F	> 50

Note: LOS criteria apply to each lane on a given approach and to each approach on the minor street.
 LOS is not calculated for major-street approaches or for the intersection as a whole.
 LOS F is assigned to a movement if the volume-to-capacity ratio exceeds 1.0, regardless of the control delay

Reference: Highway Capacity Manual Version 6.0, Transportation Research Board, 2016.

HCS7 Two-Way Stop-Control Report

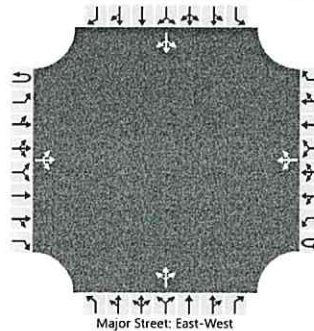
General Information

Analyst	FMF
Agency/Co.	MMI
Date Performed	11/16/2020
Analysis Year	2022
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	Background AM Peak Hour

Site Information

Intersection	Infield St at Summit St
Jurisdiction	
East/West Street	Summit St
North/South Street	Infield St
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12	
Priority																	
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0	
Configuration			LTR				LTR				LTR				LTR		
Volume (veh/h)		1	371	1		1	483	6		0	0	1		10	0	6	
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3	
Proportion Time Blocked																	
Percent Grade (%)										0				0			
Right Turn Channelized																	
Median Type Storage	Undivided																

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1					7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13					7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2					3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23					3.53	4.03	3.33		3.53	4.03	3.33

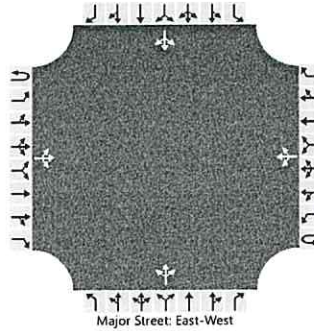
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		1				1					1					18		
Capacity, c (veh/h)		1026				1145					641					303		
v/c Ratio		0.00				0.00					0.00					0.06		
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.0					0.2		
Control Delay (s/veh)		8.5				8.1					10.6					17.6		
Level of Service (LOS)		A				A					B					C		
Approach Delay (s/veh)		0.0				0.0					10.6				17.6			
Approach LOS											B				C			

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	FMF	Intersection	Infield St at Summit St
Agency/Co.	MMI	Jurisdiction	
Date Performed	11/16/2020	East/West Street	Summit St
Analysis Year	2022	North/South Street	Infield St
Time Analyzed	AM	Peak Hour Factor	0.91
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Combined AM Peak Hour		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		1	371	2		2	483	6		2	0	6		10	0	6
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1					7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13					7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2					3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23					3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		1				2					9					18	
Capacity, c (veh/h)		1026				1144					447					298	
v/c Ratio		0.00				0.00					0.02					0.06	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.1					0.2	
Control Delay (s/veh)		8.5				8.2					13.2					17.8	
Level of Service (LOS)		A				A					B					C	
Approach Delay (s/veh)		0.0				0.1				13.2				17.8			
Approach LOS										B				C			

HCS7 Two-Way Stop-Control Report

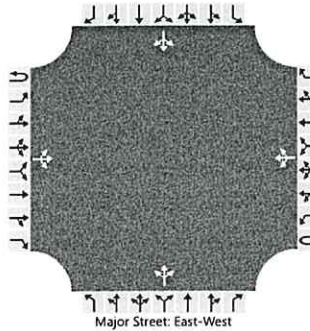
General Information

Analyst	FMF
Agency/Co.	MMI
Date Performed	11/16/2020
Analysis Year	2022
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	Background PM Peak Hour

Site Information

Intersection	Infield St at Summit St
Jurisdiction	
East/West Street	Summit St
North/South Street	Infield St
Peak Hour Factor	0.88
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		5	473	2		1	488	10		0	0	2		7	0	5
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		6				1					2					14	
Capacity, c (veh/h)		1001				1024					541					251	
v/c Ratio		0.01				0.00					0.00					0.05	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.0					0.2	
Control Delay (s/veh)		8.6				8.5					11.7					20.2	
Level of Service (LOS)		A				A					B					C	
Approach Delay (s/veh)		0.2				0.0				11.7				20.2			
Approach LOS										B				C			

HCS7 Two-Way Stop-Control Report

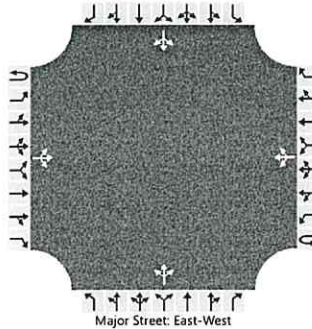
General Information

Analyst	FMF
Agency/Co.	MMI
Date Performed	11/16/2020
Analysis Year	2022
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	Combined PM Peak Hour

Site Information

Intersection	Infield St at Summit St
Jurisdiction	
East/West Street	Summit St
North/South Street	Infield St
Peak Hour Factor	0.88
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12	
Priority																	
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0	
Configuration			LTR				LTR				LTR				LTR		
Volume (veh/h)		5	473	3		6	488	10		1	0	6		7	0	5	
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3	
Proportion Time Blocked																	
Percent Grade (%)										0				0			
Right Turn Channelized																	
Median Type Storage	Undivided																

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		6				7					8					14		
Capacity, c (veh/h)		1001				1023					417					243		
v/c Ratio		0.01				0.01					0.02					0.06		
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.1					0.2		
Control Delay (s/veh)		8.6				8.5					13.8					20.7		
Level of Service (LOS)		A				A					B					C		
Approach Delay (s/veh)		0.2				0.2					13.8				20.7			
Approach LOS											B				C			

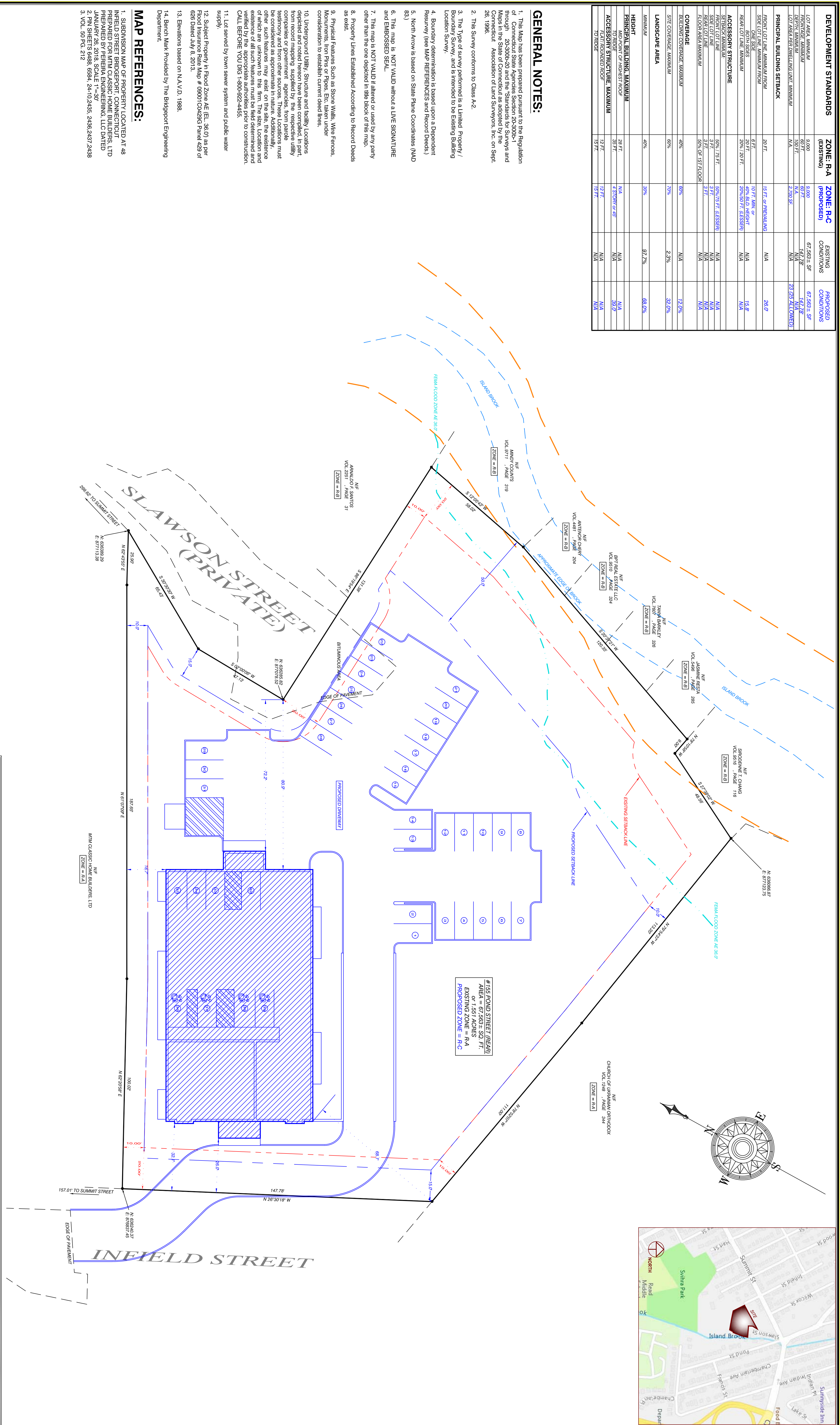
DEVELOPMENT STANDARDS	ZONE: R-A (EXISTING)	ZONE: R-C (PROPOSED)	EXISTING CONDITIONS	PROPOSED CONDITIONS
LOT AREA MINIMUM	8,000	8,000	67,583 ± SF	67,583 ± SF
DEPTH MINIMUM	N/A	N/A	141.78'	141.78'
LOT AREA REE DEVELOPING LIMIT MINIMUM	N/A	N/A	N/A	23,725 ± (ALLOWED)
PRINCIPAL BUILDING SETBACK				
FRONT LOT LINE MINIMUM FROM	20 FT.	15 FT. or PREVAILING	N/A	26.0'
REAR LOT LINE MINIMUM FROM	6 FT.	10 FT. MIN. or FRONT	N/A	15.0'
ONE SIDE	20 FT. or 20 FT.	20 FT. (LESSER)	N/A	N/A
ACCESSORY STRUCTURE				
FRONT LOT LINE MINIMUM	20 FT. or 20 FT.	20 FT. (LESSER)	N/A	N/A
REAR LOT LINE MINIMUM	6 FT.	10 FT. MIN. or FRONT	N/A	15.0'
DEPTH MINIMUM	N/A	N/A	N/A	N/A
HEIGHT MINIMUM	50% 175 FT.	60%/25 FT. (LESSER)	N/A	N/A
REAR LOT LINE	3 FT.	3 FT.	N/A	N/A
FLOOR AREA MAXIMUM	50% OF 1ST FLOOR	50% OF 1ST FLOOR	N/A	N/A
COVERAGE				
BUILDING COVERAGE MAXIMUM	40%	60%	N/A	72.0%
SITE COVERAGE MAXIMUM	60%	70%	2.3%	32.0%
LANDSCAPE AREA				
MINIMUM	40%	30%	97.7%	68.0%
HEIGHT				
PRINCIPAL BUILDINGS MAXIMUM	28 FT.	N/A	N/A	N/A
MIN. POINT OF HIGHEST ROOF	30 FT.	45.0 FT. or 45'	N/A	39.0'
ACCESSORY STRUCTURE MAXIMUM	12 FT.	12 FT.	N/A	N/A
FLAT ROOFED ROOF TO RIDGE	15 FT.	15 FT.	N/A	N/A

GENERAL NOTES:

- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 28, 1998.
- This Survey conforms to Class A-2.
- The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Existing Building Location Survey.
- Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds).
- North Arrow is based on State Plane Coordinates (NAD 83).
- This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
- This map is NOT VALID if altered or used by any party other than the one depicted in the block of this map.
- Property Lines Established According to Record Deeds as exists.
- Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
- Underground Utility, Structure and Facility Locations are shown as they exist. Locations are established from record mapping supplied by the respective utility companies or government agencies, from parole testimony and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The true Location and existence of all such features should be determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.
- Lot served by town sewer system and public water supply.
- Subject Property in Flood Zone AE (Elev. 36.0) as per Flood Insurance Rate Map # 0900100428G Panel 429 of 626 Dated July 8, 2013.
- Elevations based on N.A.V.D., 1988.
- Bench Mark Provided by The Bridgeport Engineering Department.

MAP REFERENCES:

- SUBDIVISION MAP OF PROPERTY LOCATED AT 48 INFIELD STREET BRIDGEPORT, CONNECTICUT PREPARED BY MINN CLASSIC HOME BUILDERS, LTD. JANUARY 26, 2018, SCALE 1"=30'
- PIN SHEETS 6488, 6594, 24-10-2435, 2436, 2437, 2438 3, VOL. 50 PG. 212



LAND SURVEYING SERVICES, LLC
LAND SURVEYING SERVICES, LLC
 135 FAIRCHILD AVENUE
 FAIRFIELD, CONNECTICUT 06825
 TEL: (203) 522-4177
 FAX: (203) 615-0123
 EMAIL: info@realteam.com

TITLE BLOCK

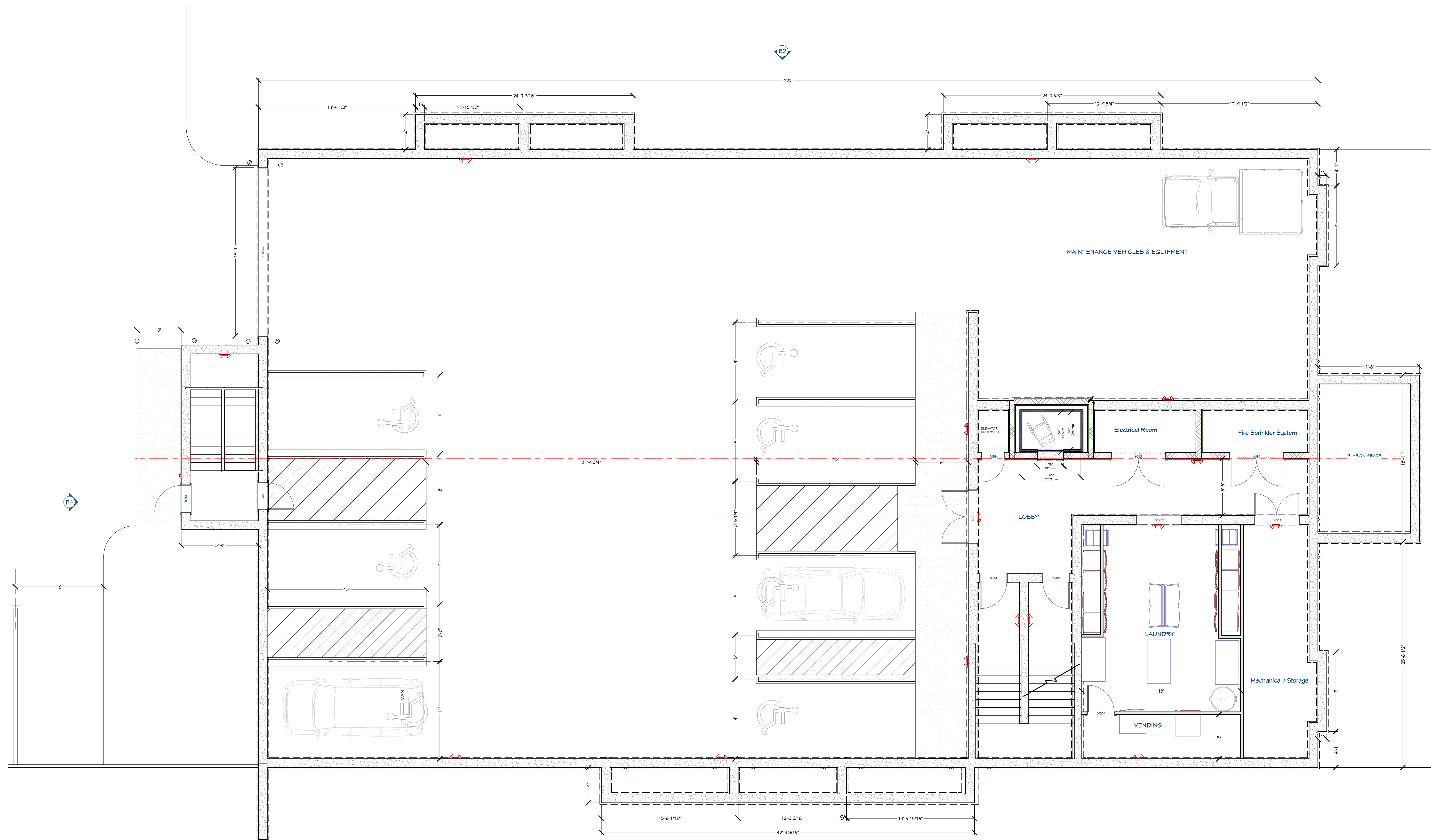
ASSESSOR MAP # 07444 FASCED # 92
 APPLICANT: SHM'S OWNER
 ZONE: R-A

DESCRIBING TITLE: ZONE CHANGE MAP
 To the best of my knowledge and belief this map is substantially correct and ready for filing.

TRIAL K. JAM - L.S. # 38339

ZONE CHANGE MAP
 PREPARED FOR
GIACOBBE CONSTRUCTION LLC
 155 POND STREET #REAR, BRIDGEPORT, CONNECTICUT

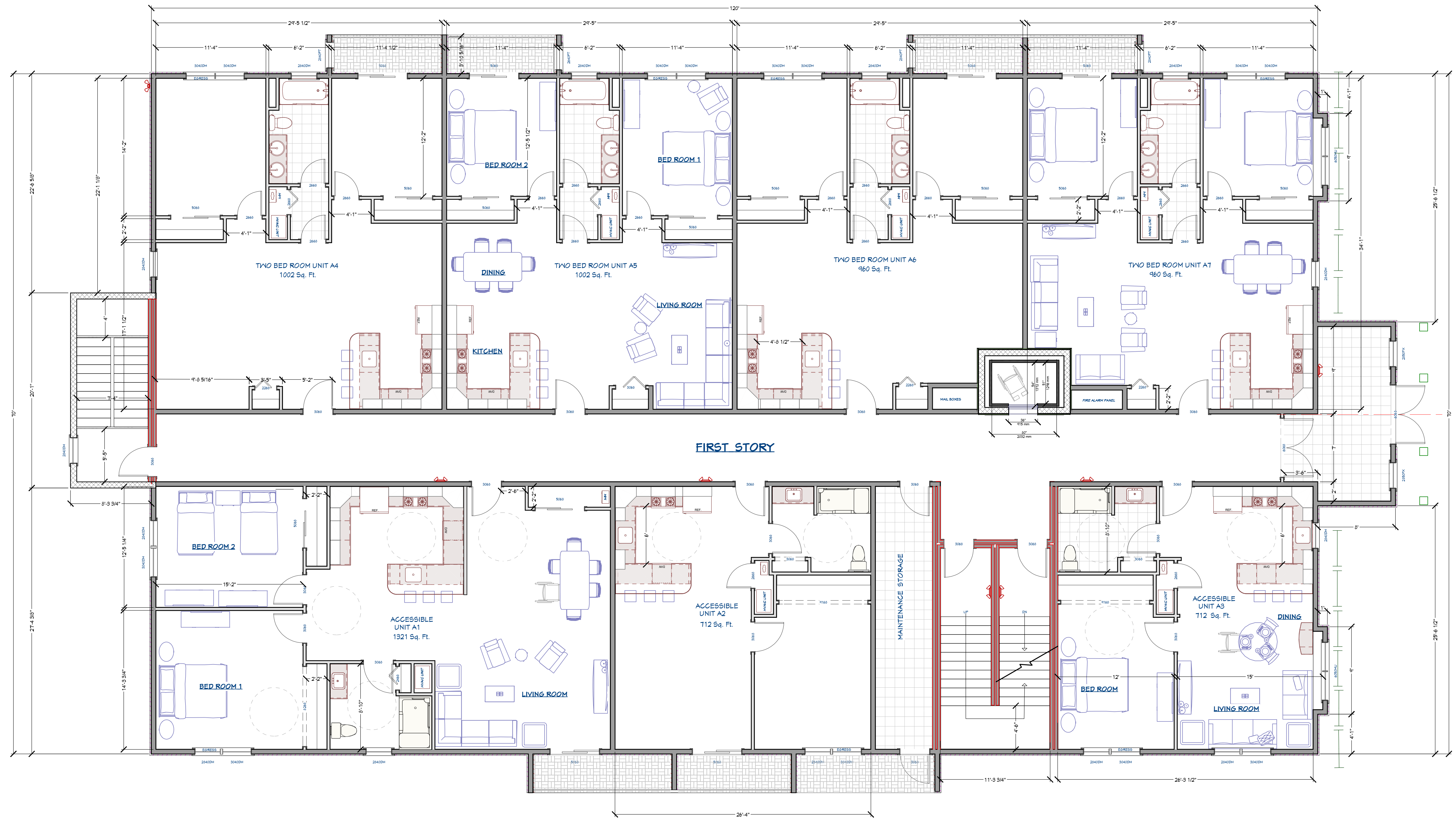
SCALE: 1" = 20'
 DATE: DEC. 18, 2020



GARAGE FLOOR PLAN

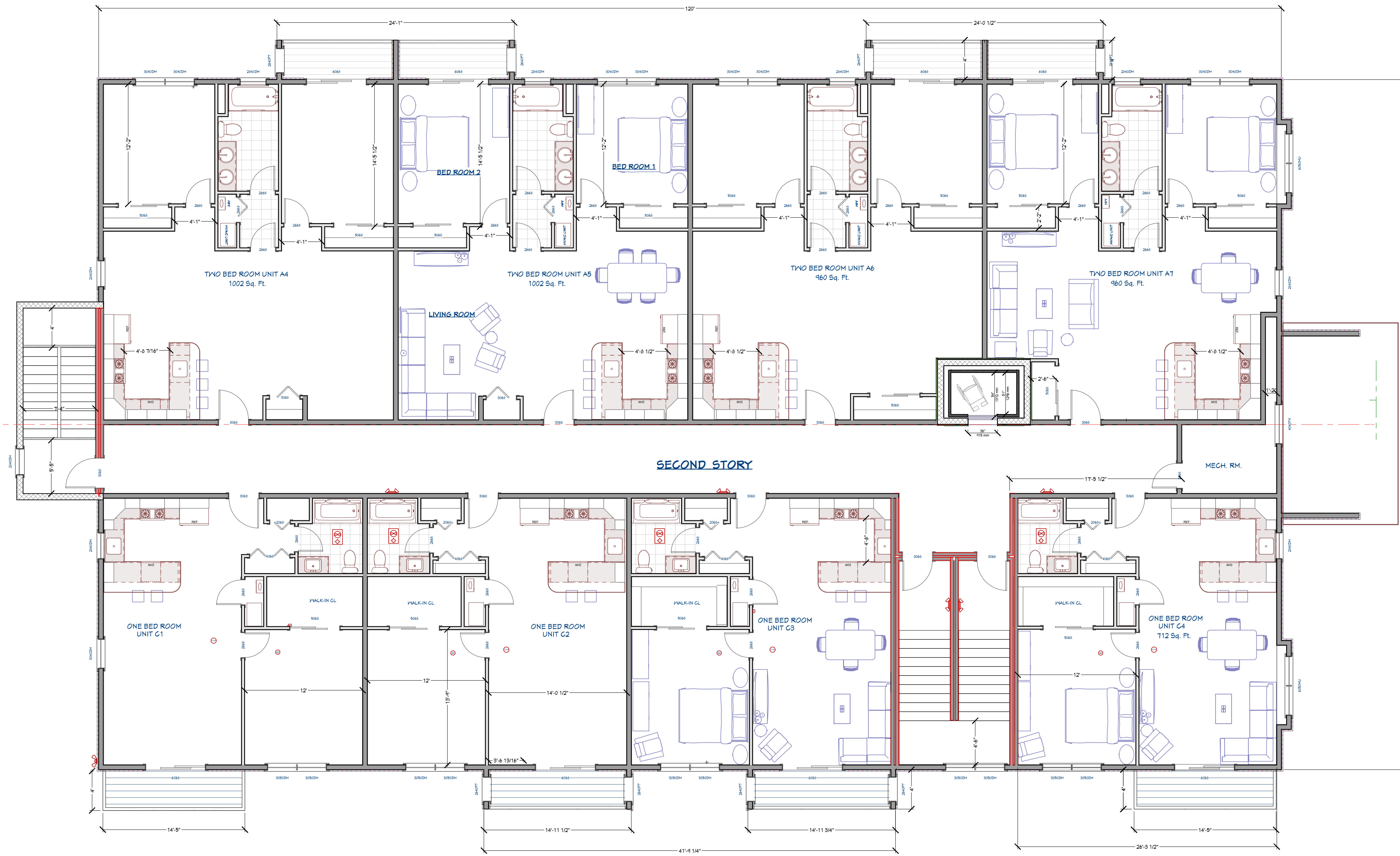
PROPOSED APARTMENT BUILDING

PROPOSED APARTMENT BUILDING



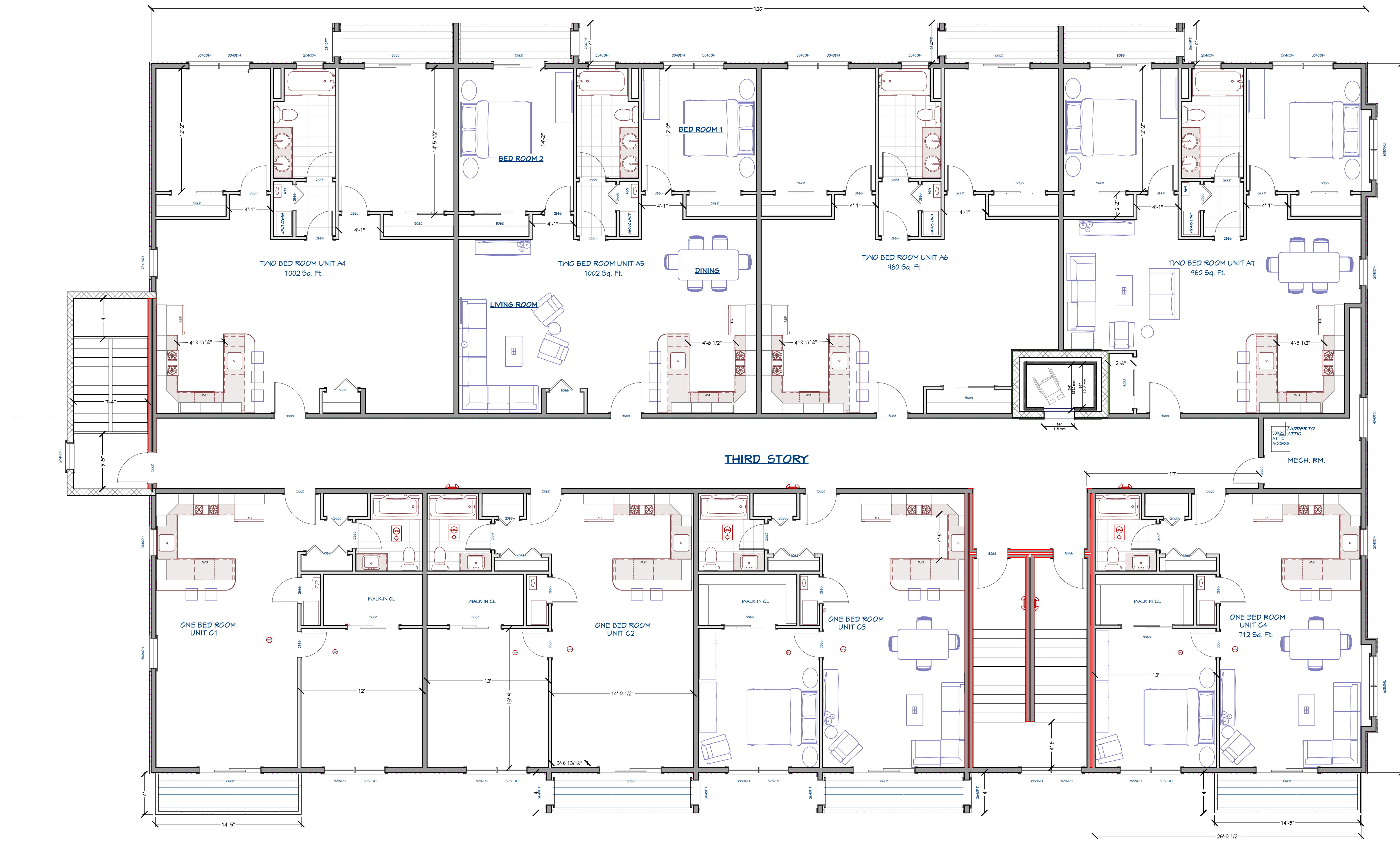
- UL Des U336 2 HR, FIRE RATED WALL
- 2" x 6" 1 HR, FIRE RATED WALL
- 2" x 4" 1 HR, FIRE RATED WALL

PROPOSED FIRST FLOOR PLAN



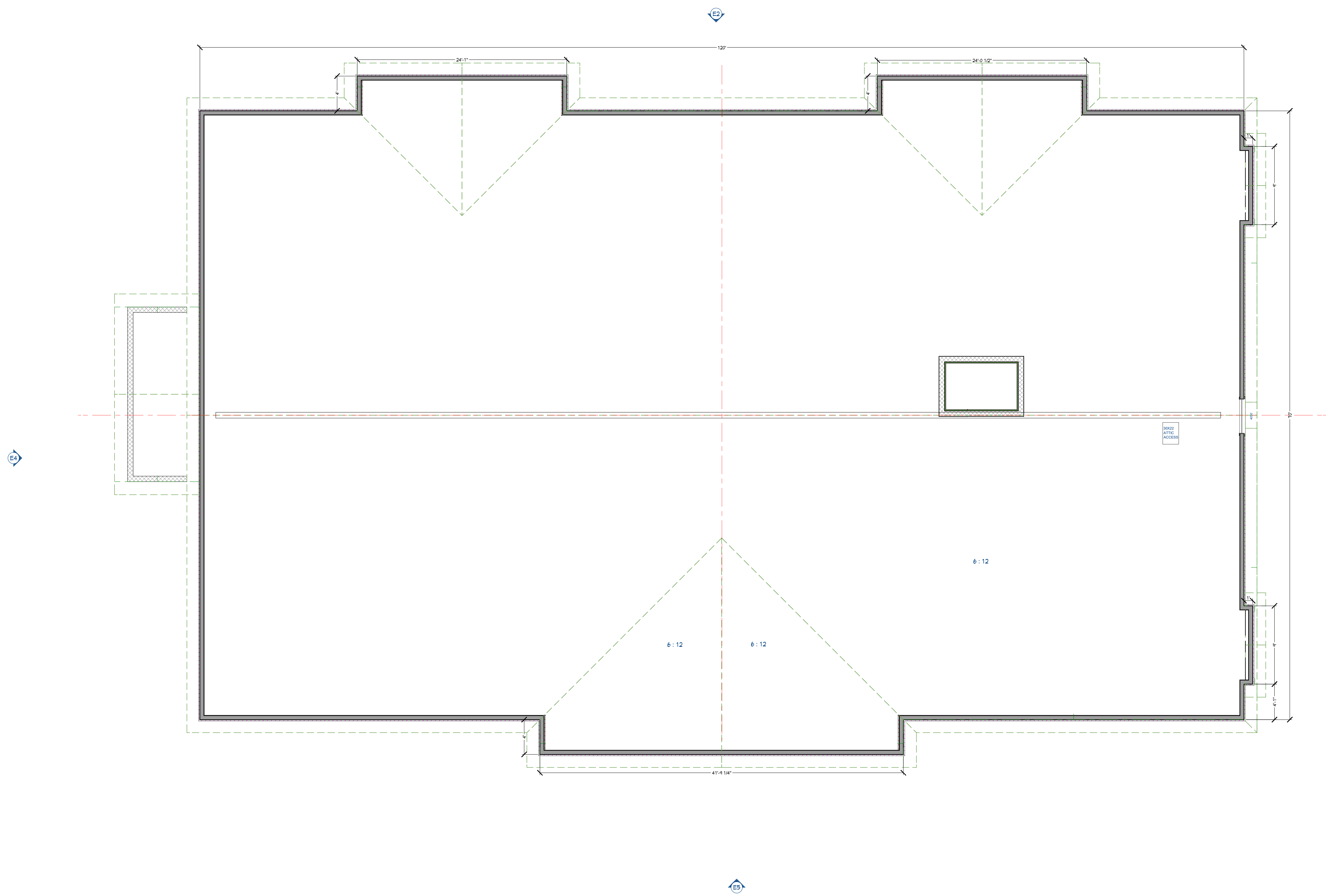
PROPOSED SECOND FLOOR PLAN

PROPOSED APARTMENT BUILDING



PROPOSED THIRD FLOOR PLAN

PROPOSED APARTMENT BUILDING



PROPOSED APARTMENT BUILDING
DATE:
SCALE:



Elevation 4



Elevation 3

PROPOSED APARTMENT BUILDING

DATE:
SCALE:



Elevation 2

PROPOSED APARTMENT BUILDING



Elevation 5

PROPOSED APARTMENT BUILDING

DATE:
SCALE:



PLANNING & ZONING COMMISSION APPLICATION

1. NAME OF APPLICANT: HAN Capital
2. Is the Applicant's name Trustee of Record? Yes _____ No X
If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.
3. Address of Property: 225 Boston Avenue, Bridgeport, CT 06610
(number) (street) (state) (zip code)
4. Assessor's Map Information: Block No. 2002 Lot No. 17
5. Amendments to Zoning Regulations: (indicate) Article: Zone Development Standards Section: _____
(Attach copies of Amendment)
6. Description of Property (Metes & Bounds): n/a
7. Existing Zone Classification: n/a
8. Zone Classification requested: n/a
9. Describe Proposed Development of Property: To amend the Zone Development Standards to allow self-service storage facilities in the Or-G Zone

Approval(s) requested: Amendment to the Bridgeport Zoning Regulations

Signature: _____ Date: _____

Print Name: _____

If signed by Agent, state capacity (Lawyer, Developer, etc.) Signature: Patricia C. Sullivan

Print Name: Patricia C. Sullivan

Mailing Address: Atty for the Applicant, Cohen & Wolf, PC, 1115 Broad St., Bpt., CT 06604

Phone: 203-337-4124 Cell: 203-414-6455 Fax: 203-337-5524

E-mail Address: psullivan@cohenandwolf.com

\$ _____ Fee received Date: _____ Clerk: _____

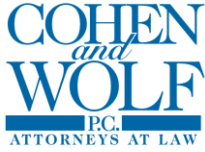
THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Completed & Signed Application Form | <input type="checkbox"/> A-2 Site Survey | <input type="checkbox"/> Building Floor Plans |
| <input type="checkbox"/> Completed Site / Landscape Plan | <input type="checkbox"/> Drainage Plan | <input type="checkbox"/> Building Elevations |
| <input checked="" type="checkbox"/> Written Statement of Development and Use | <input type="checkbox"/> Property Owner's List | <input type="checkbox"/> Fee |
| <input type="checkbox"/> Cert. of Incorporation & Organization and First Report (Corporations & LLC's) | | |

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

Print Owner's Name Owner's Signature Date

Print Owner's Name Owner's Signature Date



PATRICIA C. SULLIVAN

Please Reply To Bridgeport
Writer's Direct Dial: (203) 337-4124
E-Mail: psullivan@cohenandwolf.com

December 15, 2020

Dennis Buckley
Zoning Administrator
Zoning Department
45 Lyon Terrace
Bridgeport, Connecticut 06604

**Re: Text Amendment to Zone Development Standards for Non Residential Zone Table 2.A
of the Bridgeport Zoning Regulations**

Dear Mr. Buckley:

Please accept the following narrative and attached materials as part of the application to amend the Bridgeport Zoning Regulations to allow Self-Service Storage Facilities in the OR-G Zone.

Proposed Text Amendment

Change Zone Development Standards for Non Residential Zone Table 2.A to permit Self-Service Storage Facilities in the OR-G Zone

Narrative

Under the Bridgeport Zoning Regulations “Self-Service Storage Facilities” are currently categorized as Warehouse and Freight Handling, as set forth under Table 6 Section 6.35 of the Zoning Regulations. Existing Self-Service Storage Facilities in the OR-G Zone are nonconforming. Any further development of existing facilities or any new facilities would require a variance. The Self-Service Storage Facility use is compatible with the uses already permitted in the OR-G zone.

1115 Broad Street
P.O. Box 1821
Bridgeport, CT 06601-1821
Tel: (203) 368-0211
Fax: (203) 394-9901

158 Deer Hill Avenue
Danbury, CT 06810
Tel: (203) 792-2771
Fax: (203) 791-8149

320 Post Road West
Westport, CT 06880
Tel: (203) 222-1034
Fax: (203) 227-13373

December 15, 2020

Page 2

HAN Capital, a national company that develops and invests in self-storage facilities, is under contract to purchase the Budget Storage facility at 225 Boston Ave in Bridgeport. The use is currently nonconforming in the zone. This would be HAN Capital's first investment in Connecticut. They currently have Self-Service Storage Facilities in six other states. Their investment depends on their ability to upgrade and expand the Self-Service Storage Facility.

I am attaching a letter from HAN Capital along with a snapshot of their plans and pictures that show the location of the property and its existing condition. We shared this information, in a Concept Review session, with the Land Use and Economic Development Offices in Bridgeport. We are trying to move forward quickly to try to secure the necessary approvals to move this investment forward. If Self-Service Storage were a permitted use throughout the OR-G zone it would greatly improve the viability of these types of facilities and provide the incentive for upgrading and expanding these facilities. If HAN Capital is unable to secure the necessary approvals to move this investment forward, they may decide not to move forward with investing in Bridgeport.

Passage of the proposed amendment would make the Self-Service Storage Facility use, which already exists in the OR-G zone, conforming. That conformity will make upgrades and expansions possible and encourage investment.

The Applicant respectfully requests that the Commission amend the Zone Development Standards for Non Residential Zone Table 2.A of the Bridgeport Zoning Regulations to permit Self-Service Storage Facilities in the OR-G Zone.

Sincerely,



Patricia C. Sullivan

PCS:rpr

2417 W. Lawrence Ave. Chicago, IL 60625
p: (872) 208-7614 f: (773) 966-2528
e: management@hancapitalgroup.com



November 23, 2020

To the Members of the Conceptual Urban Design Review Committee:

My name is John Cooper and I am one of the owners of HAN Capital. My company recently entered into a purchase agreement to acquire a self-storage facility located at 225 Boston Ave. We have been in the storage industry for a dozen years and we own and operate 27 storage facilities across 6 states, including New York and Pennsylvania. We are excited to expand into Connecticut!

This particular facility will require a significant financial investment and will benefit from new management. Currently, it is only half full and in need of major repairs. Specifically, we plan on investing over \$150,000 into a new roof, as well as making a sizable investment to modernize the elevator, amongst other things.

Along with the upgrades we will be making to the building, we would like to add additional self-storage capacity behind the facility. The property fronts on Boston Avenue with a long vacant tail in the rear, approximately 60 feet wide and 400 feet long. We realize that the property is in an OR-G zone and self-storage is not currently a permitted use in the zone. Ideally, for us, the regulations would be changed to make self-storage a permitted use in the zone. Otherwise our planned additional self-storage units would require a variance and the resulting development would be legal, but nonconforming.

Currently the land in the rear is unused, overgrown with weeds coming through the broken pavement and walls full of graffiti. The unique long and narrow dimensions of the area, along with its hidden location behind the building, make it hard to find any good use for the land. Since the property is already used for storage, it makes perfect sense to continue the use into the back with a row of drive-up storage units on both sides, with a lane through the middle. This would give the back part of the property an attractive appearance, make it productive and enhance its value.

We have successfully completed over half a dozen similar builds of drive-up storage on vacant land in Indiana and Illinois. We are hopeful to have all necessary applications filed by the end of 2020, so that we can secure approvals early in 2021. We would appreciate the scheduling of our meeting with the City to discuss this project as soon as possible. Please let us know if you need any additional information. We look forward to meeting with you.

Thank you,

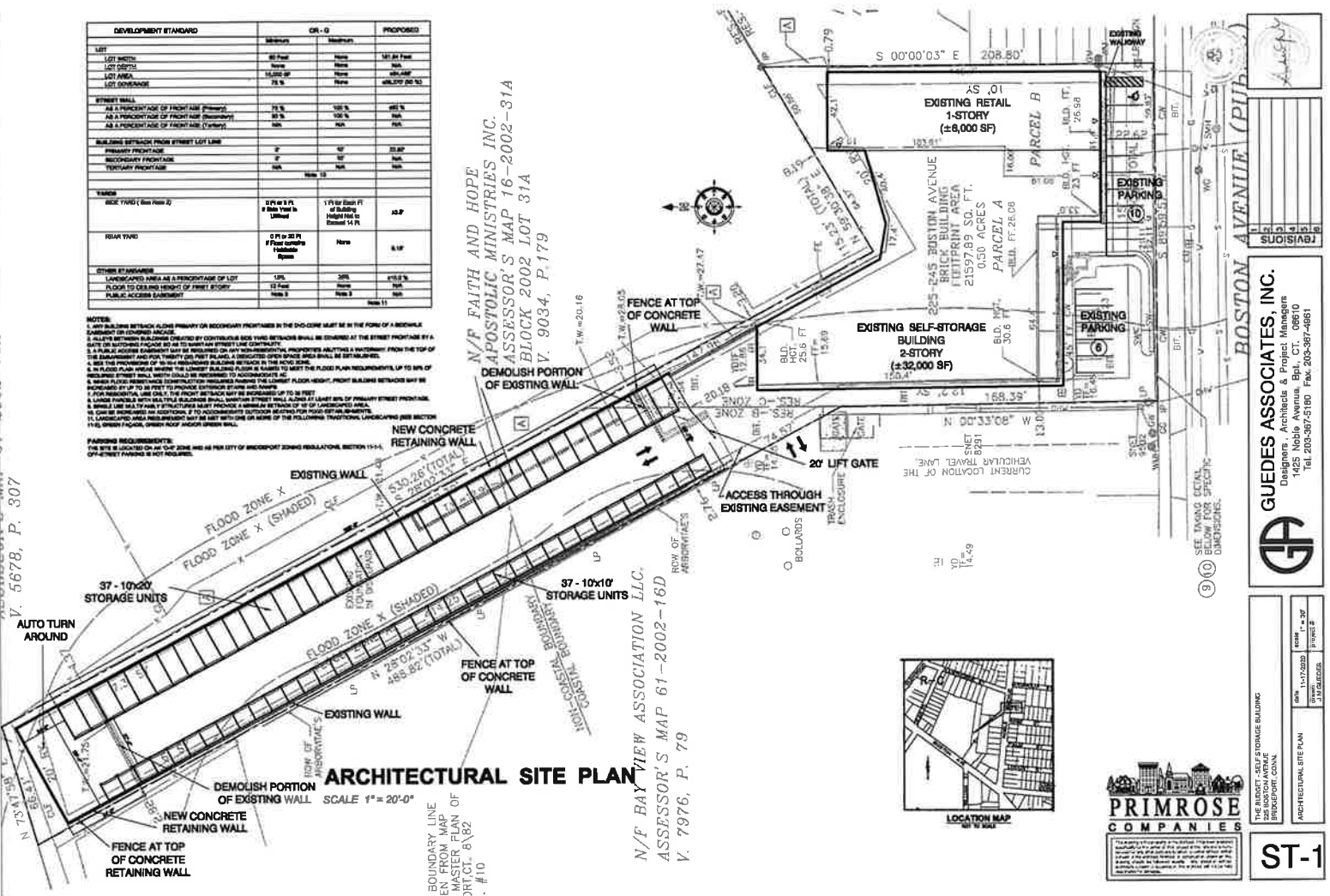
John

DEVELOPMENT STANDARD	Minimum	CR - G	PROPOSED
LOT	40 Feet	None	40 Feet
LOT WIDTH	None	None	None
LOT AREA	15,000 SF	None	10,000 SF
LOT COVERAGE	75 %	None	40.00 % (20.75)
STREET WALL	AS A PERCENTAGE OF FRONT YARD (MINIMUM)	75 %	100 %
AS A PERCENTAGE OF FRONT YARD (MAXIMUM)	85 %	100 %	100 %
AS A PERCENTAGE OF FRONT YARD (MINIMUM)	None	None	None
BUILDING SETBACK FROM STREET LOT LINE	5'	5'	5.00'
FRONT YARD SETBACK	5'	5'	5.00'
REAR YARD SETBACK	5'	5'	5.00'
OTHER BY NUMBER	195	205	195.00
FLOOD ZONE OR OTHER SPECIAL REQUIREMENTS	None	None	None
PUBLIC ACCESS EQUIPMENT	None	None	None

NOTES:

1. ALL BUILDING SETBACKS SHALL BE MEASURED FROM THE EXISTING OR PROPOSED STREET FRONTAGE BY A MEASUREMENT LINE PARALLEL TO THE STREET FRONTAGE.
2. ALL BUILDING SETBACKS EXCEPT FOR CONTIGUOUS SIDE YARD SETBACKS SHALL BE MEASURED AT THE STREET FRONTAGE BY A MEASUREMENT LINE PARALLEL TO THE STREET FRONTAGE.
3. A PUBLIC ACCESS EQUIPMENT MAY BE REQUIRED ON ANY NON-RESIDENTIAL PROPERTIES ADJACENT TO A HIGHWAY FROM THE TOP OF THE BUILDING AND FROM THE TOP OF THE STREET TO THE TOP OF THE DRIVEWAY OR OVER-SIDE AREA SHALL BE DETAILABLE.
4. THE PROVISIONS OF 19-104 REGULATORY BUILDING SETBACKS IN THE ZONING CODE.
5. IN FLOOD PLAIN AREAS WHERE THE EXISTING BUILDING FLOOR IS HIGHER THAN THE FLOOD PLAIN REQUIREMENTS UP TO 60% OF THE EXISTING FLOOR AREA, THE EXISTING BUILDING SHALL BE DEMOLISHED AND RECONSTRUCTED TO MEET THE FLOOD PLAIN REQUIREMENTS.
6. IN FLOOD PLAIN AREAS WHERE THE EXISTING BUILDING FLOOR IS LOWER THAN THE FLOOD PLAIN REQUIREMENTS, THE EXISTING BUILDING SHALL BE DEMOLISHED AND RECONSTRUCTED TO MEET THE FLOOD PLAIN REQUIREMENTS.
7. ALL BUILDING SETBACKS SHALL BE MEASURED FROM THE EXISTING OR PROPOSED STREET FRONTAGE BY A MEASUREMENT LINE PARALLEL TO THE STREET FRONTAGE.
8. ALL BUILDING SETBACKS SHALL BE MEASURED FROM THE EXISTING OR PROPOSED STREET FRONTAGE BY A MEASUREMENT LINE PARALLEL TO THE STREET FRONTAGE.
9. ALL BUILDING SETBACKS SHALL BE MEASURED FROM THE EXISTING OR PROPOSED STREET FRONTAGE BY A MEASUREMENT LINE PARALLEL TO THE STREET FRONTAGE.
10. ALL BUILDING SETBACKS SHALL BE MEASURED FROM THE EXISTING OR PROPOSED STREET FRONTAGE BY A MEASUREMENT LINE PARALLEL TO THE STREET FRONTAGE.
11. LANDSCAPING AREA REQUIREMENTS MAY BE MET WITH ONE OR MORE OF THE FOLLOWING: TRADITIONAL LANDSCAPING AND BOLLARDS, TREES, PLANTS, OR OTHER LANDSCAPING METHODS.
12. LANDSCAPING AREA REQUIREMENTS MAY BE MET WITH ONE OR MORE OF THE FOLLOWING: TRADITIONAL LANDSCAPING AND BOLLARDS, TREES, PLANTS, OR OTHER LANDSCAPING METHODS.
13. LANDSCAPING AREA REQUIREMENTS MAY BE MET WITH ONE OR MORE OF THE FOLLOWING: TRADITIONAL LANDSCAPING AND BOLLARDS, TREES, PLANTS, OR OTHER LANDSCAPING METHODS.

FLOODING REQUIREMENTS:
 THE SITE IS LOCATED ON AN 100-YEAR FLOOD AND AS PER CITY OF BOSTON ZONING REGULATIONS SECTION 15-11.1, ALL STREET FRONTAGE IS NOT REQUIRED.



V. 5678, P. 307

N/F FAITH AND HOPE
 APOSTOLIC MINISTRIES INC.
 ASSESSOR'S MAP 16-2002-31A
 BLOCK 2002 LOT 31A
 V. 9034, P.179

N/F BAY VIEW ASSOCIATION LLC.
 ASSESSOR'S MAP 61-2002-16D
 V. 7976, P. 79

ARCHITECTURAL SITE PLAN
 SCALE 1" = 20'-0"

BOUNDARY LINE
 EN FROM MAP OF
 MASTER PLAN OF
 ART. CL. 8/82
 #10



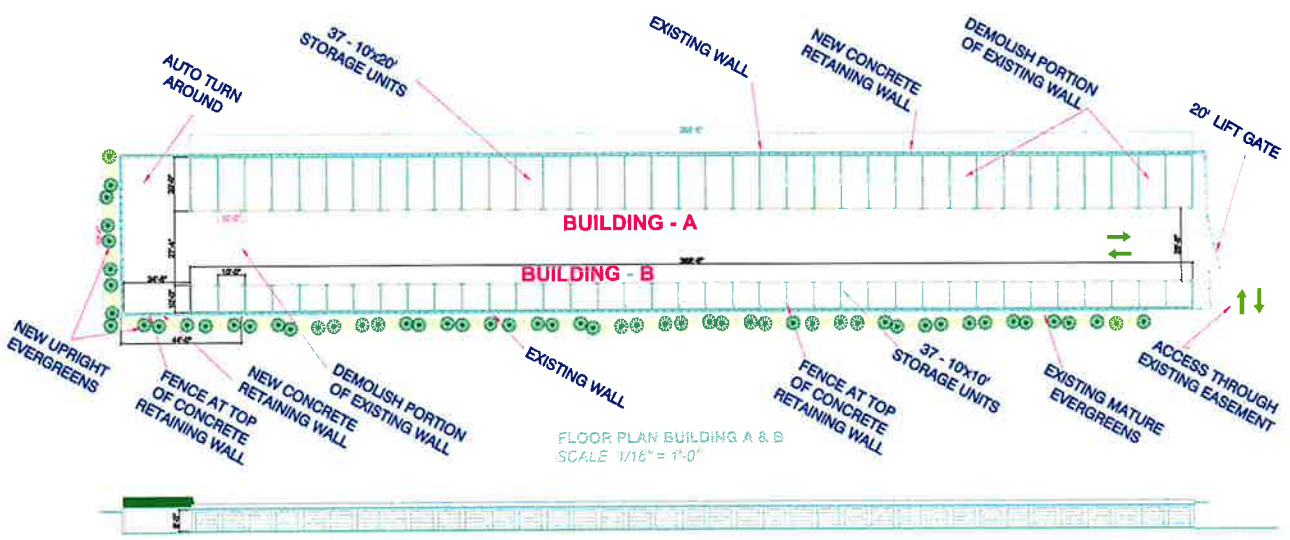
PRIMROSE COMPANIES
 225 BOSTON AVENUE
 BOSTON, MASSACHUSETTS 02110
 TEL: 617-552-1000
 FAX: 617-552-1001

GUEDES ASSOCIATES, INC.
 Designers & Architects
 1000 Massachusetts Ave., Suite 1000
 Boston, MA 02110
 Tel: 203-367-5180 Fax: 203-367-4881

PROJECT: N/F BAY VIEW ASSOCIATION LLC
 ASSESSOR'S MAP 61-2002-16D
 V. 7976, P. 79
 ARCHITECTURAL SITE PLAN

DATE: 11/17/2020
 DRAWN BY: J. GUEDES
 CHECKED BY: J. GUEDES

ST-1



FRONT ELEVATION PLAN BUILDING A & B
SCALE 1/16" = 1'-0"



Left Side of Site

- EXISTING FENCE
- EXISTING EVERGREENS
- EXISTING GRADE
- EXISTING RETAINING WALL
- GALVANIZED METAL WALL PANELS & TRIM



STREET ELEVATION PLAN BUILDING A & B
SCALE 1/4" = 1'-0"



- EXISTING FENCE
- EXISTING TREES & SHRUBS
- EXISTING GRADE
- GALVANIZED METAL WALL PANELS & TRIM



Right Side of Site

THIS DOCUMENT IS THE PROPERTY OF GUEDES ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF GUEDES ASSOCIATES, INC. IS STRICTLY PROHIBITED.

GUEDES ASSOCIATES, INC.
 1455 North Guilford Street, Suite 100
 Danbury, CT 06810
 Tel: 203-387-5180 Fax: 203-387-4881

PROJECT NAME	STORAGE BUILDING
CLIENT	BRIDGEMOUNT CORP.
DATE	11/17/2022
SCALE	AS NOTED
PROJECT NO.	22-001

A-1



CITY OF BRIDGEPORT

File No. _____

PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: John Vazzano
2. Is the Applicant's name Trustee of Record? Yes No X
3. Address of Property: 541, 559 & 575 Broadbridge Road, Bridgeport, CT 06610
4. Assessor's Map Information: Block No. 85/2805 Lot No. 29
5. Amendments to Zoning Regulations: (indicate) Article: Section:
6. Description of Property (Metes & Bounds): 457.31' x 28.07' x 177.53' x 282.64' x 88.17' x 79.13' x 100.56' x 84.00'
7. Existing Zone Classification: O-R
8. Zone Classification requested: O-R
9. Describe Proposed Development of Property: Proposed outdoor dining patio for existing restaurant

Approval(s) requested: Approval of Location for Patio Liquor, Special Permit and Site Plan Review

Signature: Date: 12/28/2020
Print Name:

If signed by Agent, state capacity (Lawyer, Developer, etc.) Signature: Print Name:

Mailing Address: Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Road, Fairfield, CT 06824
Phone: 203-528-0590 Cell: 203-528-0590 Fax: 203-255-6618
E-mail Address: Chris@russorizio.com

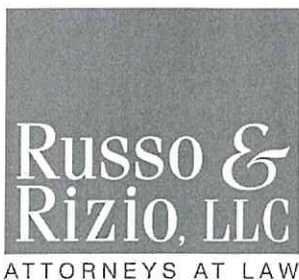
\$ Fee received Date: Clerk:

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- Completed & Signed Application Form A-2 Site Survey Building Floor Plans
Completed Site / Landscape Plan Drainage Plan Building Elevations
Written Statement of Development and Use Property Owner's List Fee
Cert. of Incorporation & Organization and First Report (Corporations & LLC's)

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

Beardsley Plaza Limited Partnership 12/28/2020
Print Owner's Name Owner's Signature Date
Print Owner's Name Owner's Signature Date



Colin B. Connor
Elizabeth A. Falkoff*
Robert G. Golger
Michael C. Jankovsky
David K. Kurata
Katherine M. Macol
Leah M. Parisi
William M. Petroccio*
Raymond Rizio*
Christopher B. Russo
Robert D. Russo
John J. Ryan
Vanessa R. Wambolt
(*Also Admitted in NY)

December 28, 2020

Dennis Buckley
Zoning Administrator
Zoning Department
45 Lyon Terrace
Bridgeport, CT 06604
HAND-DELIVERED

**Re: Petition for Special Permit, Site Plan Review and Certificate of Location for Patio Liquor
541, 559 & 575 Broadbridge Road**

Dear Mr. Buckley:

Please accept, on behalf of John Vazzano, (the “Petitioner”), the following narrative and enclosed application materials as part of an application for Special Permit, Site Plan Review and Approval of Certificate of Location for Patio Liquor under the Bridgeport Zoning Regulations (the “Regulations”) for the property located at 541, 559 & 575 Broadbridge Road (the “Site”) to convert an existing outdoor dining area to a permanent 592 SF outdoor dining patio in connection with the existing Original Vazzy’s Restaurant in the O-R Zone.

Narrative

The Site is located at the corner of Broadbridge Road and Huntington Turnpike and contains Seventy-two thousand five hundred and seventy-four square feet (72,574 SF). The Site is in the O-R Zone and it is located in a commercial corridor of Huntington Turnpike, which contains a variety of uses from residential to retail. The Site has historically been used for a mix of restaurant and retail uses, including the Original Vazzy’s Restaurant owned by the Petitioner.

During the pandemic, The Petitioner has utilized an outdoor dining area in the front of the existing restaurant containing 592 SF. The Petitioner now proposes to convert this area to a permanent roofed deck patio of the same 592 SF. Not only will this option assist the restaurant to offer outdoor seating to patrons during the pandemic and any future health crises, but it will offer an attractive option to patrons who wish to eat outside at a beloved restaurant. An approval for patio liquor will allow patrons to enjoy the entire menu of the restaurant in the outdoor dining area. At its latest, the restaurant closes at 9:30 PM, so it will not impact the surrounding neighborhood, which is extremely buffered from this proposed patio. The proposed outdoor dining area will only face the retail strip center across Huntington Turnpike, the Treeland property across Broadbridge Road, and the existing office building at the opposite corner of Huntington Turnpike and Broadbridge Road. The Site itself occupies the entire block from Huntington Turnpike and Holland Road. For these reasons, the Petition will have absolutely no impact on the surrounding neighborhood.

1 Post Road
Fairfield, CT 06824

Tel 203-255-9928
Fax 203-255-6618

The remainder of the Site itself will remain unchanged. The Site, even with the addition of the outdoor dining area, exceeds the required off-street parking requirement by Eight (8) spaces. Of all the industries affected by the COVID-19 pandemic, the restaurant industry has been impacted the hardest. Many restaurants have been forced to shutter, while other restaurants have experienced a steep reduction in patronage and even their ability to accommodate patronage within their restaurants. With social-distancing requirements, food service establishments can not seat the same number of patrons as they did prior to the pandemic. These food service establishments have had to adapt to remain open and service the needs of their communities. The proposed minor adjustment to the existing and longstanding use at the Site will help to achieve these goals while providing an attractive option for Bridgeport residents to enjoy at a much beloved restaurant institution.

For the reasons stated above, the Petitioner respectfully requests approval of the Petition for Special Permit, Site Plan Review, and Certificate of Location for Patio Liquor.

Sincerely,



Ray Rizio

PROPERTIES WITHIN 100' of 541, 559 & 575 BROADBRIDGE RD

PROPERTY ADDRESS	OWNER	MAILING ADDRESS	CITY	STATE	ZIP CODE
1077 HUNTINGTON TP	DISCALA ROBERT	175 HILLTOP CIR	TRUMBULL	CT	06611
65 HOLLAND RD	VERISSIMO FRANCISCO D	65 HOLLAND RD	BRIDGEPORT	CT	06610
575 BROADBRIDGE RD	BEARDSLEY PLAZA LTD PTNSP	P.O. BOX 3580	STAMFORD	CT	06905
1055 HUNTINGTON TP	1055 HUNTINGTON TURNPIKE LLC	1425 NOBLE AVE	BRIDGEPORT	CT	06606
1086 HUNTINGTON TP	GABIANELLI BARBARA ANN	1086 HUNTINGTON TPK	BRIDGEPORT	CT	06610
559 BROADBRIDGE RD	BEARDSLEY PLAZA LTD PTNSP	P.O. BOX 3580	STAMFORD	CT	06905
29 HOLLAND RD	FERREIRA STEPHANIE	29 HOLLAND RD	BRIDGEPORT	CT	06610
73 HOLLAND RD	DAINI ADEBOYE A	73 HOLLAND RD	BRIDGEPORT	CT	06610
55 HOLLAND RD	VERISSIMO FRANCISCO D	55 HOLLAND RD	BRIDGEPORT	CT	06610
541 BROADBRIDGE RD	BEARDSLEY PLAZA LTD PTNSP	P.O. BOX 3580	STAMFORD	CT	06905

NOTES

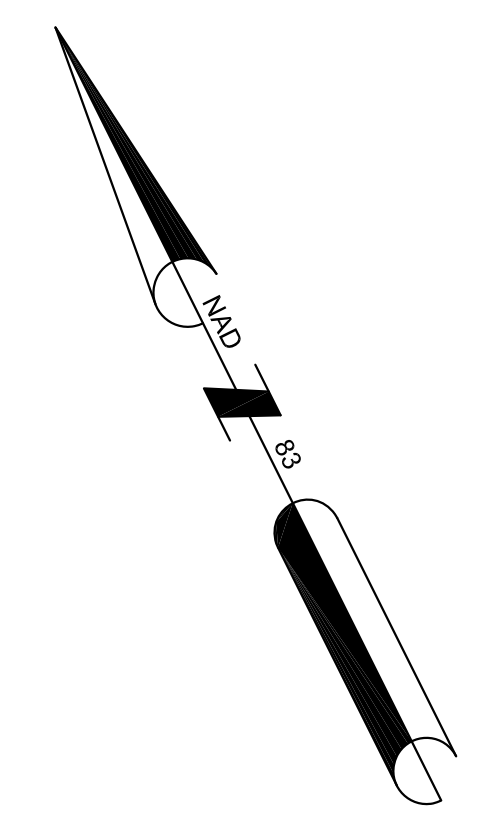
- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300a-1 THROUGH 20-300a-20 AND "THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A **ZONING LOCATION SURVEY** BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS **A-2** AND IS INTENDED FOR **MUNICIPAL COMPLIANCE** PURPOSES.
- THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
- ALL IMPROVEMENTS SHOWN BASED ON FIELD EVIDENCE FOUND.
- LINEAR UNITS ARE IN U.S. SURVEY FEET. HORIZONTAL COORDINATES ARE REFERRED TO THE CONNECTICUT COORDINATE SYSTEM OF 1983. AS REALIZED FROM OBSERVATION REFERENCED TO NAD83 (CORS94). COORDINATES WERE DETERMINED FROM STATIC GPS OBSERVATIONS MADE ON **MAY 16, 2018** IN ACCORDANCE WITH "GUIDELINES AND SPECIFICATIONS FOR GLOBAL NAVIGATION SATELLITE SYSTEM LAND SURVEYS IN CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., HOLDING THE FOLLOWING VALUES FOR PUBLISHED BASE DATA:
STATION: ORANGE
NORTHING 633,555.929, EASTING 927,267.550,
LATITUDE 41°15'15.8940", LONGITUDE 73°00'52.60263",
ELLIPSOID -4,143

NOTES

- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 A. MAP ENTITLED "MAP OF SURVEY OF PROPERTY IN BRIDGEPORT, CONN. FOR THE STAMFORD TERMINAL CORPORATION" SCALE 1"=20' DATED APRIL 1, 1957, PREPARED BY FULLER & CO., INC. AND FOUND ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS **MAP VOL. 20 PG. 77**.
 B. MAP ENTITLED "MAP OF SURVEY OF PROPERTY IN BRIDGEPORT, CT. FOR THE STAMFORD TERMINAL CORPORATION" SCALE 1"=20' DATED JAN. 10, 1955, PREPARED BY FULLER & CO., INC. AND FOUND ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS **MAP VOL. 18 PG. 68**.
 C. MAP ENTITLED "PARTITION MAP OF PROPERTY IN BRIDGEPORT, CT., PREPARED FOR: CARLA ALBER" SCALE 1"=20', DATED OCT. 19, 1992; LAST REVISED 11/16/92 PREPARED BY FULLER & CO., INC. AND FOUND ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS **MAP VOL. 51 PG. 279**.
 D. MAP ENTITLED "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF BRIDGEPORT - HUNTINGTON TURNPIKE FROM EAST MAIN ST. EASTERLY TO THE TRUMBULL TOWN LINE, ROUTE NO. 65" SCALE: 1"=40', DATED JUNE 30, 1932 PREPARED BY ROBERT M. CHAFFEE, AND FOUND ON FILE IN THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION DISTRICT 3 SURVEYS.
 E. MAP ENTITLED "RIGHT OF WAY SURVEY" TOWN OF BRIDGEPORT MAP SHOWING LAND ACQUIRED FROM BEARDSLEY PLAZA, LLC BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION INTERSECTION IMPROVEMENTS ON SR 730 AT BROADBRIDGE ROAD, SCALE: 1"=40', DATED OCTOBER 2003, PREPARED BY ROBERT J. BARON PLS AND ON FILE IN THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION DISTRICT 3 SURVEYS AND FOUND ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS **MAP VOL. 53 PG. 255**.
 F. CITY OF BRIDGEPORT ENGINEERING PIN SHEET DEPICTING **BLOCK 2806**.

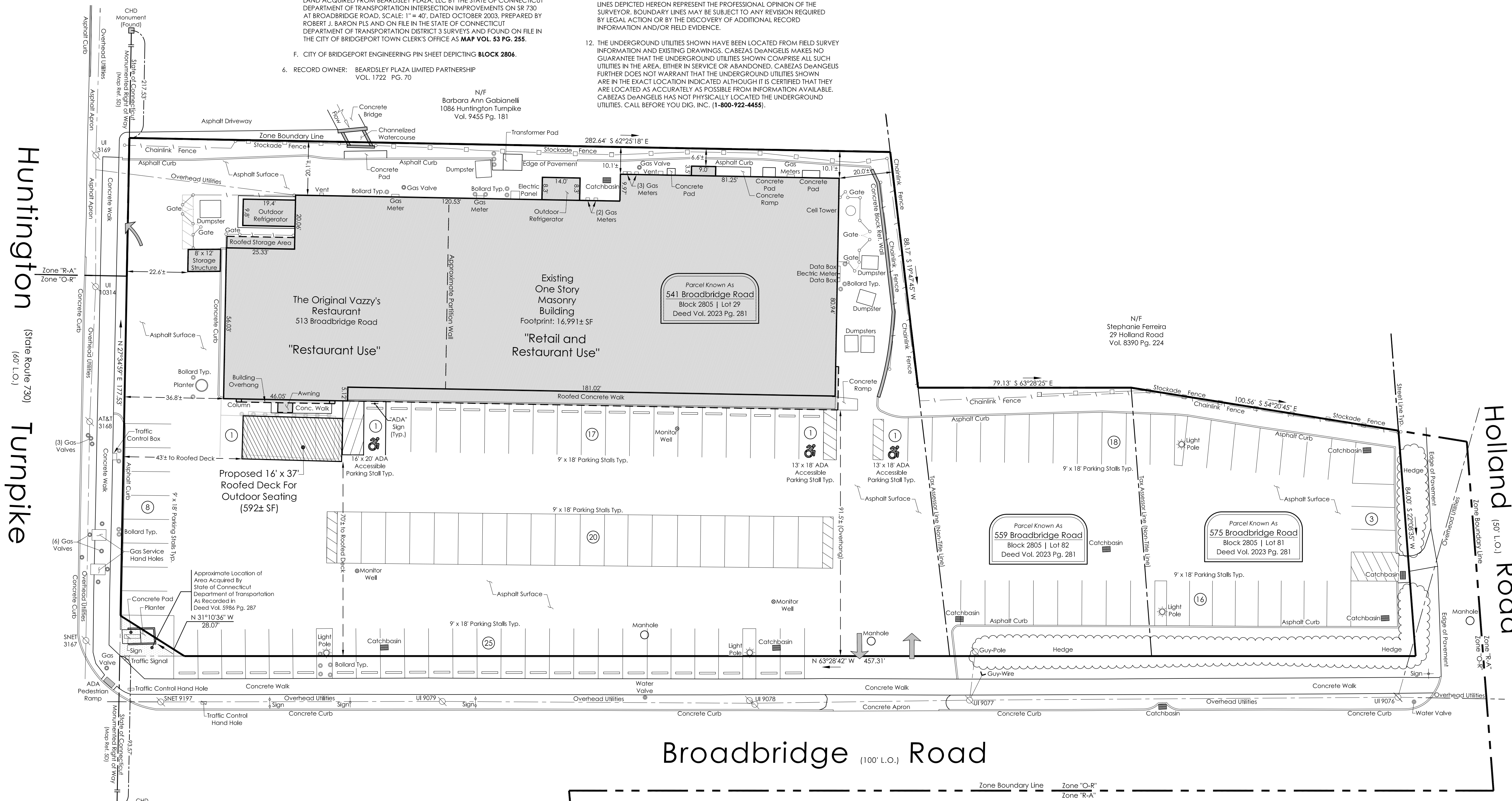
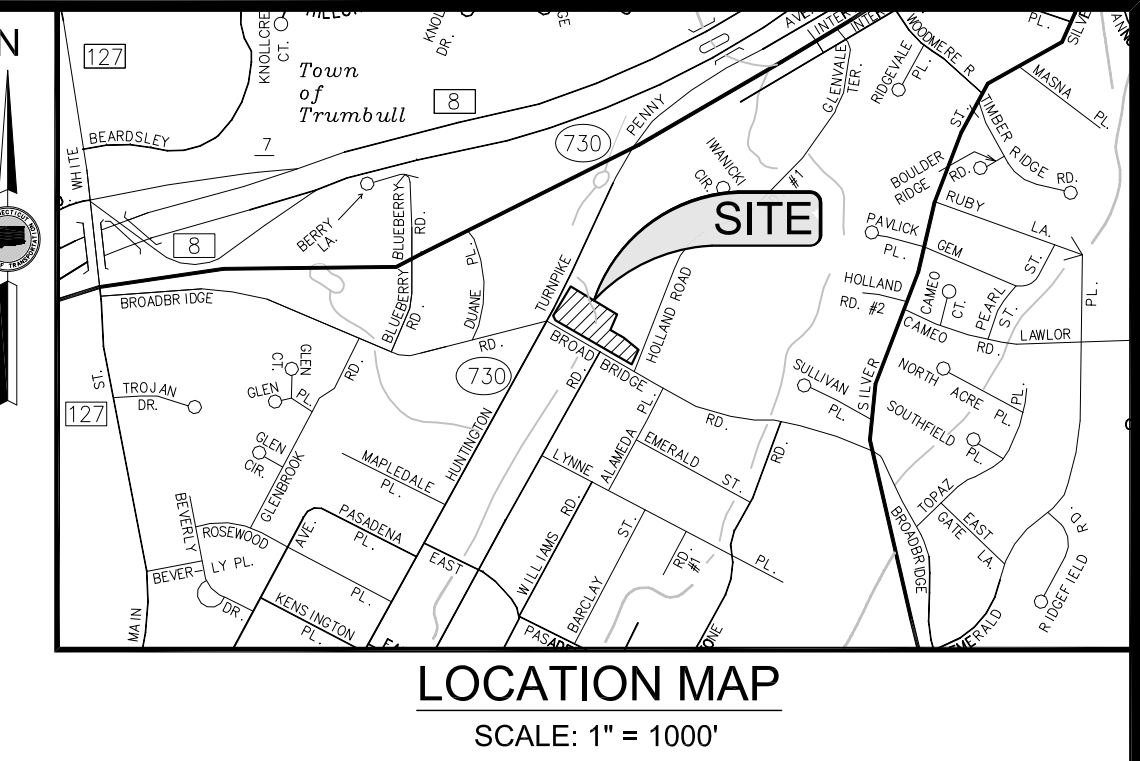
NOTES

- 541 BROADBRIDGE ROAD**
 A. ASSESSOR'S REFERENCE: BLOCK 2805 | LOT 29
 B. PARCEL AREA: 56,073± SQ. FT., OR 1.287± AC.
 559 BROADBRIDGE ROAD
 A. ASSESSOR'S REFERENCE: BLOCK 2805 | LOT 82
 B. PARCEL AREA: 7,685± SQ. FT., OR 0.176± AC.
 575 BROADBRIDGE ROAD
 A. ASSESSOR'S REFERENCE: BLOCK 2805 | LOT 81
 B. PARCEL AREA: 8,996± SQ. FT., OR 0.207± AC.
- TOTAL PARCEL AREA: 72,574± SQ. FT., OR 1.667± AC.
- PARCELS ARE LOCATED WITHIN THE **O-R** ZONING DISTRICT.
- SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 431 OF 426, COMMUNITY **BRIDGEPORT**, CITY OF NUMBER **090002** PANEL **0431** SUPRIF F, MAP NUMBER **09001C0431F**, MAP REVISED **JUNE 18, 2010**. THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS **ZONE X (UNSHADED)**.
- BOUNDARY LINES DEPICTED HEREON ARE A RESULT OF EXTENSIVE RECORD RESEARCH, FIELD EVIDENCE AND FIELD MEASUREMENTS. DUE TO LACK OF RECORD MONUMENTATION AND VAGUE DEED DESCRIPTIONS THE BOUNDARY LINES DEPICTED HEREON REPRESENT THE PROFESSIONAL OPINION OF THE SURVEYOR. BOUNDARY LINES MAY BE SUBJECT TO ANY REVISION REQUIRED BY LEGAL ACTION OR BY THE DISCOVERY OF ADDITIONAL RECORD INFORMATION AND/OR FIELD EVIDENCE.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. CABEZAS DEANGELIS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CABEZAS DEANGELIS FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT IS CERTIFIED THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CABEZAS DEANGELIS HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL BEFORE YOU DIG, INC. (1-800-922-4455).



PARKING SUMMARY
Table 8.A

	REQUIRED	PROVIDED
"VAZZY'S" & "KING & I" RESTAURANT (w/Wait Staff) 10 Spaces / 1000 sf	71	73
RETAIL SALES & SERVICES USE		
50,000 SF OR LESS 3.5 / 1000 SF AND	35	41
50,000 SF OR MORE 4 / 1000 SF	N/A	N/A
TOTAL	106	114 (112 Reg; 3 ADA)



OR Zone Development Standards

	MINIMUM	MAXIMUM	PROPOSED
LOT			
LOT WIDTH	35 FT	NONE	282± FT
LOT DEPTH	NONE	NONE	192± FT
LOT AREA	5,000 SF	NONE	72,574± SF
LOT COVERAGE	75%	NONE	92%
STREET WALL (SEE NOTE 8)			
AS A PERCENT OF FRONTAGE (PRIMARY)	75%	100%	N/A
AS A PERCENT OF FRONTAGE (SECONDARY)	30%	100%	N/A
AS A PERCENT OF FRONTAGE (TERTIARY)	N/A	N/A	N/A
BUILDING SETBACK FROM STREET LOT LINE (SEE NOTE 9 & 10)			
PRIMARY FRONTAGE	0'	10'	91.5±
SECONDARY FRONTAGE	0'	10'	22.6±
TERTIARY FRONTAGE	N/A	N/A	N/A
YARDS			
SIDE YARD (SEE NOTE 2)	0 FT OR 5 FT IF SIDE YARD IS UTILIZED	1 FT FOR EACH FLOOR OF BUILDING HEIGHT NOT TO EXCEED 14 FEET	6.6± FT & 20.0± FT
REAR YARD	0 FT OR 20 FT IF FLOOR CONTAINS HABITABLE SPACE	NONE	CORNER LOT
OTHER STANDARDS (SEE NOTE 11)			
LANDSCAPED AREA AS A PERCENT OF LOT	15%	25%	8%
FLOOR TO CEILING HEIGHT OF FIRST STORY	12 FT	NONE	10± FT
ALL WATER-ABUTTING PROPERTIES	NOTE 3	NOTE 3	N/A

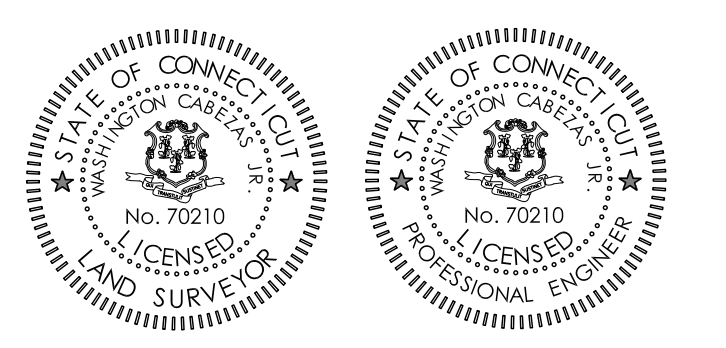
- NOTES:**
- ANY BUILDING SETBACK ALONG PRIMARY OR SECONDARY FRONTAGES IN THE DVD-Core MUST BE IN THE FORM OF A SIDEWALK, EASEMENT OR COVERED ARCADE.
 - ALLEYS BETWEEN BUILDINGS CREATED BY CONTIGUOUS SIDE YARD SETBACKS SHALL BE COVERED AT THE STREET FRONTAGE BY A GATE MATCHING FACADE SO AS TO MAINTAIN STREET LINE CONTINUITY.
 - A PUBLIC ACCESS EASEMENT MAY BE REQUIRED ON ANY NON-RESIDENTIAL PROPERTIES ABUTTING A WATERWAY. FROM THE TOP OF THE EMBANKMENT AND FOR TWENTY (20) FEET INLAND, A DEDICATED OPEN SPACE AREA SHALL BE ESTABLISHED.
 - SEE THE PROVISIONS OF 10-10-4 REGARDING BUILDING SETBACK IN THE NCVD ZONE.
 - IN FLOOD PLAIN AREAS WHERE THE LOWEST BUILDING FLOOR IS RAISED TO MEET THE FLOOD PLAIN REQUIREMENTS, UP TO 30% OF REQUIRED STREET WALL WIDTH COULD BE RECESSED TO ACCOMMODATE ACCESS STAIRS AND RAMPS.
 - WHEN FLOOD RESISTANCE CONSTRUCTION REQUIRES RAISING THE LOWEST FLOOR HEIGHT, FRONT BUILDING SETBACKS MAY BE INCREASED BY UP TO 25 FEET TO PROVIDE EXTERIOR STAIRS AND RAMPS.
 - FOR RESIDENTIAL USE ONLY, THE FRONT SETBACK MAY BE INCREASED UP TO 35 FEET.
 - LARGE PARCELS WITH MULTIPLE BUILDINGS SHALL MAINTAIN STREET WALL ALONG AT LEAST 60% OF PRIMARY STREET FRONTAGE.
 - SINGLE USE MULTIFAMILY STRUCTURES MUST PROVIDE A MINIMUM SETBACK OF 10' OF LANDSCAPED AREA.
 - CAN BE INCREASED AN ADDITIONAL 5' TO ACCOMMODATE OUTDOOR SEATING FOR FOOD ESTABLISHMENTS.
 - LANDSCAPED AREA REQUIREMENT MAY BE MET WITH ONE OR MORE OF THE FOLLOWING: TRADITIONAL LANDSCAPING (SEE SECTION 11-3), GREEN FACADE, GREEN ROOF AND/OR GREEN WALL.

Broadbridge Road (100' L.O.)

Progress Print 11-4-2020

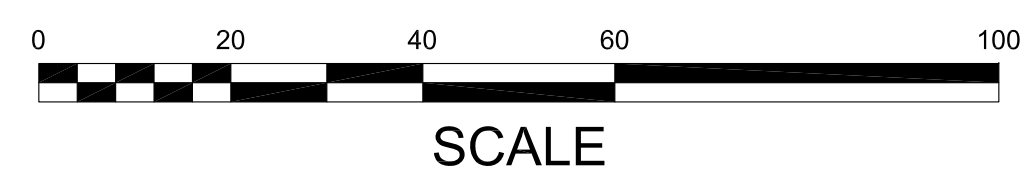
Cabezas DeAngelis
ENGINEERS & SURVEYORS
78 ELM STREET, BRIDGEPORT, CT 06604
P: 203 330 8700 • F: 203 330 8701

SCALE: 1"=20'
FIELD FILE: Vazzy Restaurant.rw5
PROJECT NO.: CD1438
DATE: November 4, 2020
FILE: 513 Broadbridge Rd_2LS.dwg
SHEET 1 OF 1
REV:



TO THE BEST OF MY KNOWLEDGE & BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

WASHINGTON CABEZAS, JR. PEL 70210



LEGEND

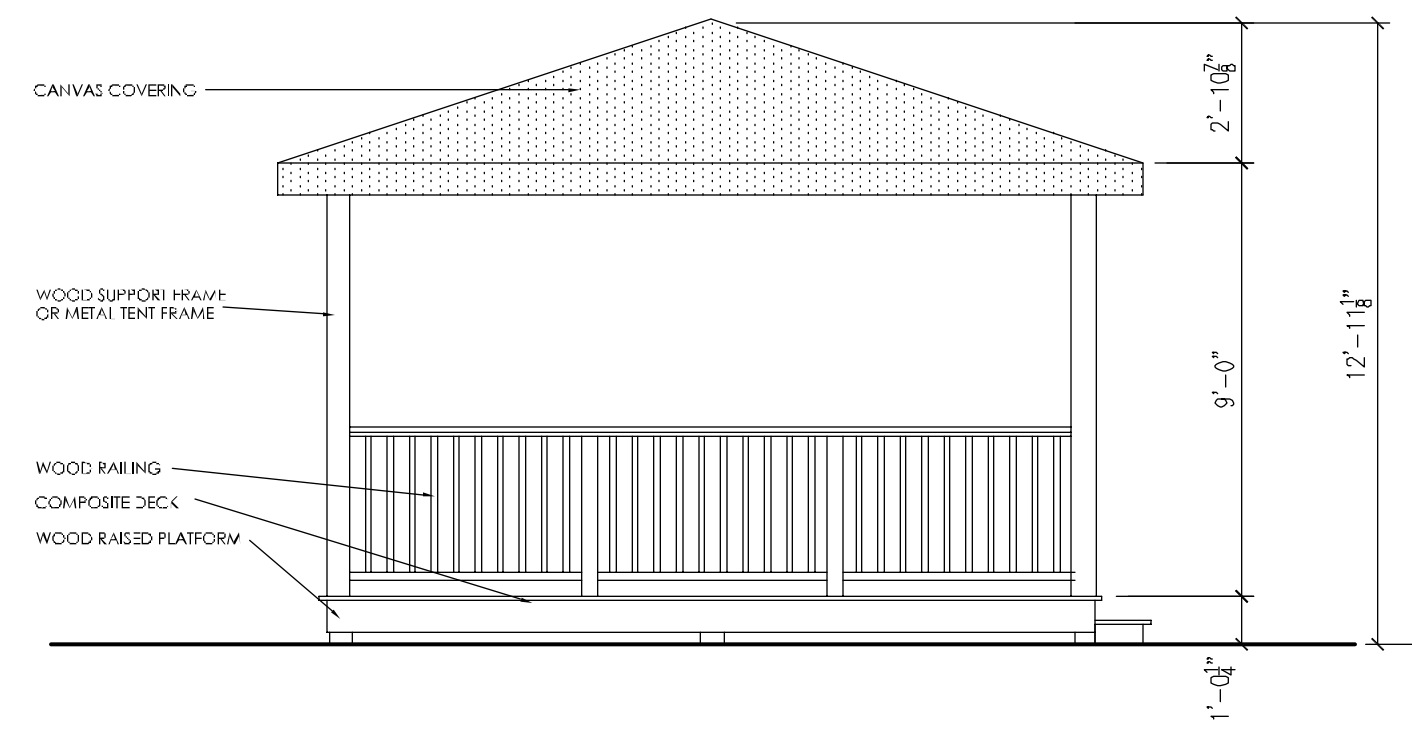
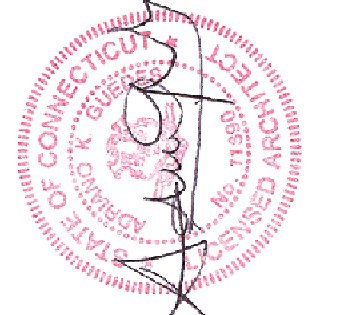
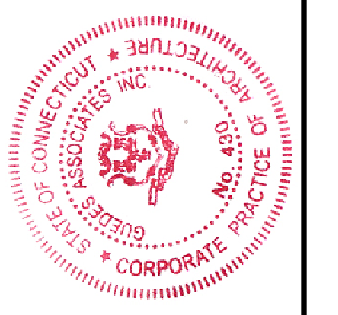
N/F	NOW OR FORMERLY	CB	CATCH BASIN
MON.	MONUMENT	WM	WATER METER
I.P.	IRON PIPE	WV	WATER VALVE
FND.	FOUND	GV	GAS VALVE
S.F.	SQUARE FEET	RET.	RETAINING
CONC.	CONCRETE	SNET	SOUTHERN NEW ENGLAND TELEPHONE
BIT.	BITUMINOUS	UI	UNITED ILLUMINATING COMPANY
OHU	OVERHEAD UTILITIES	TMH	TELEPHONE MANHOLE
UG	UNDER GROUND	INT.	INTERSECTION
MH	MANHOLE	INV.	INVERT
ELEC.	ELECTRIC	C.I.	CAST IRON
UT	UTILITY POLE	V.C.	VITRIFIED CLAY
DYL	DOUBLE YELLOW LINE	RCP	REINFORCED CONCRETE PIPE
SWL	SINGLE WHITE LINE	RD	ROOF DRAIN
BWL	BROKEN WHITE LINE	MW	MONITOR WELL
EOP	EDGE OF PAVEMENT	± 8.65	EXISTING SPOT GRADE
RET.	RETAINING	-100-	EXISTING CONTOUR ELEVATION
CLF	CHAIN LINK FENCE	L.O.	LAYOUT OF STREET WIDTH
FFE	FINISHED FLOOR ELEVATION	②	PARKING SPACES
C.O.	CLEANOUT	HDPE	HIGH DENSITY POLYETHYLENE
LP	LIGHT POST	PVC	POLYVINYL CHLORIDE
⊙	EXISTING CONIFER TREE	⊙	EXISTING DECIDUOUS TREE

ZONING LOCATION SURVEY

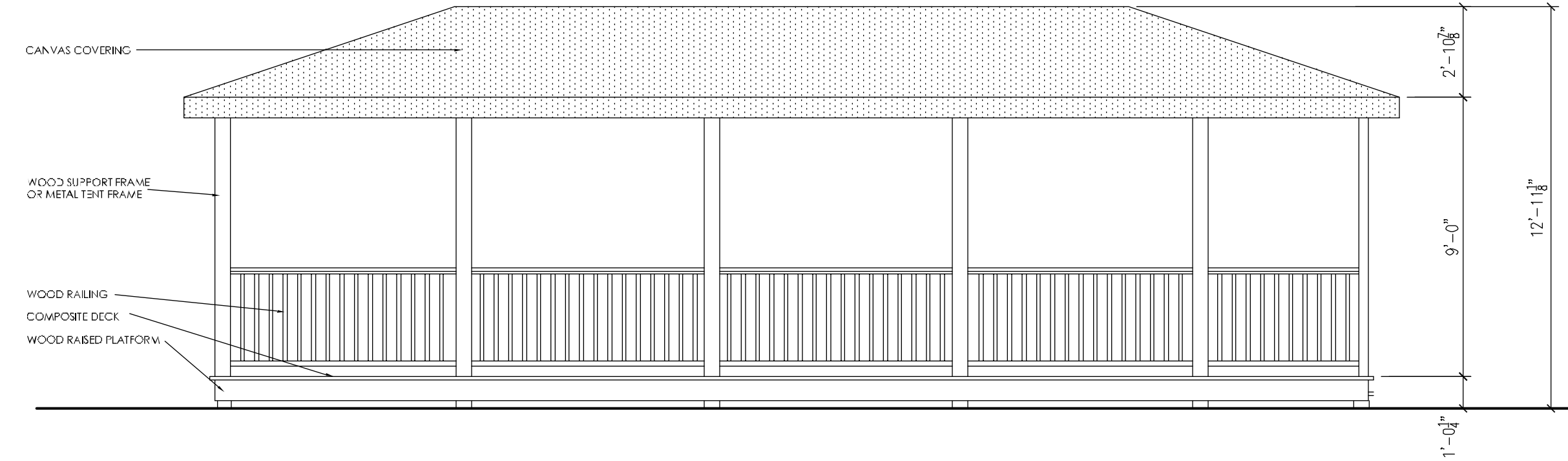
- PREPARED FOR -
THE ORIGINAL VAZZY'S
 541, 559 & 575 BROADBRIDGE ROAD
 "BEARDSLEY PLAZA"
 BRIDGEPORT, CONNECTICUT
 ASSESSOR'S REFERENCE: MAP 85 | BLOCK 2805 | LOTS 29, 82, 81

SHEET 1 OF 1

NOVEMBER 4, 2020 WASHINGTON CABEZAS, JR., PE, LS SCALE: 1" = 20'



TYPICAL SIDE ELEVATION PLAN
SCALE - 1/4" = 1'-0"



SOUTH ELEVATION PLAN
SCALE - 1/4" = 1'-0"

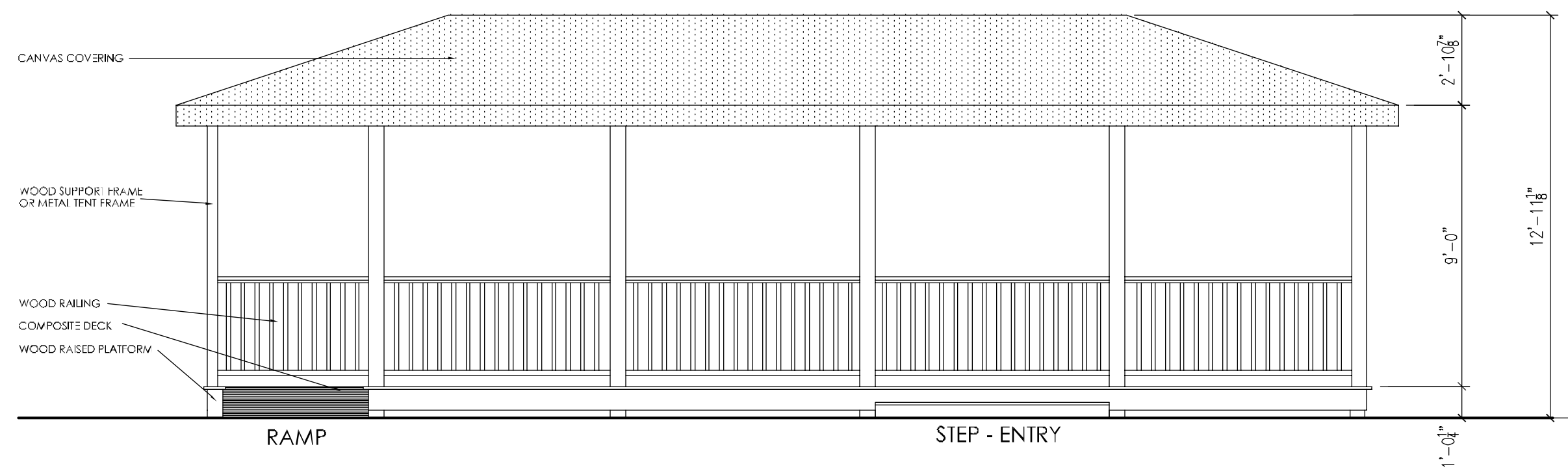
REVISIONS					
1	2	3	4	5	6

GUEDES ASSOCIATES, INC.
 Designers, Architects & Project Managers
 1425 Noble Avenue, Bpt., CT. 06610
 Tel. 203-367-5180 Fax. 203-367-4961

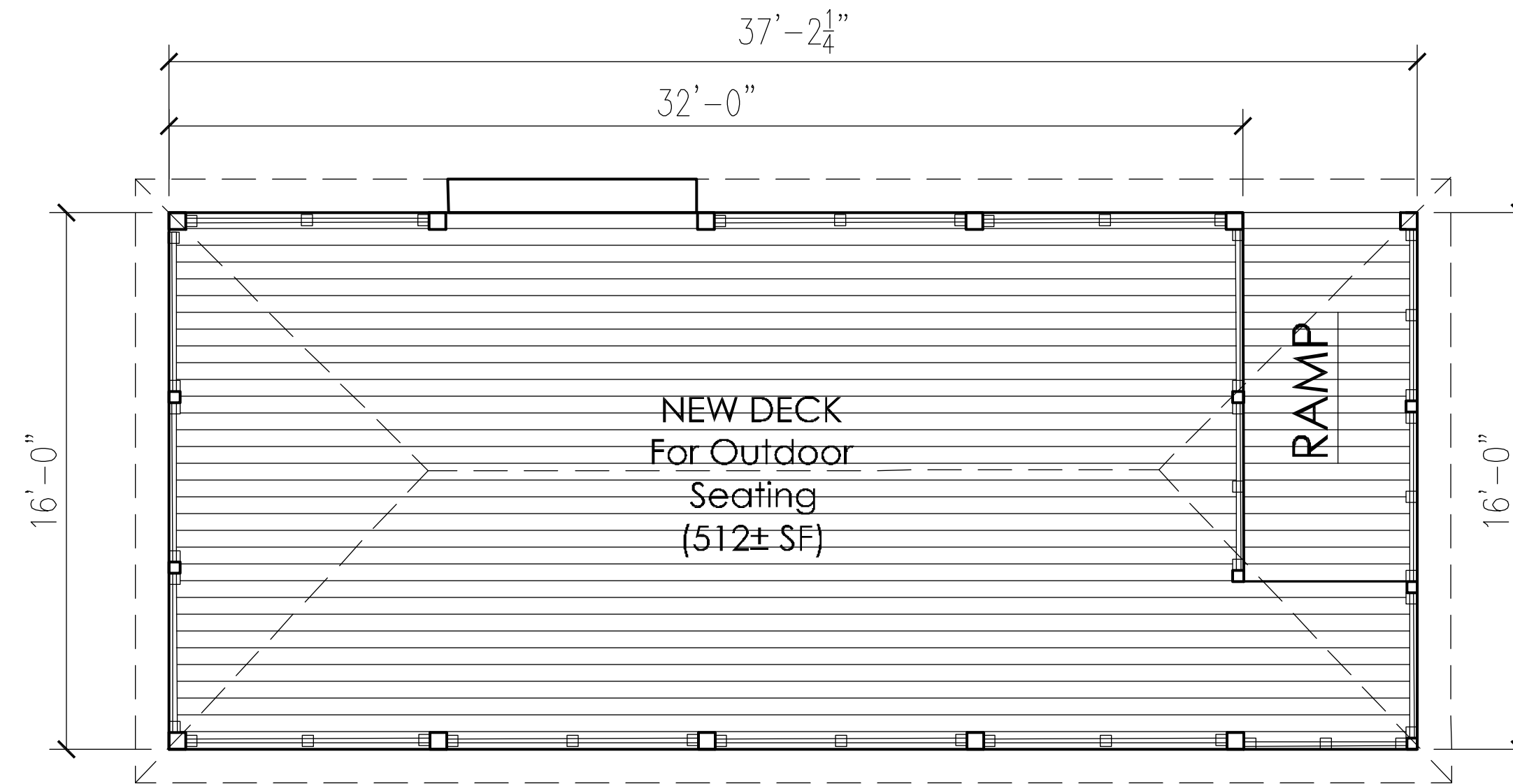


OUTDOOR DINING DECK VAZZY'S RESTAURANT 523 BROADBRIDGE ROAD BRIDGEPORT, CT	date:	11-01-20	scale:	AS NOTED
	drawn:	J.N. GUEDES	project #:	

A-1



NORTH ELEVATION PLAN
SCALE - 1/4" = 1'-0"



OUTDOOR DECK PLAN
SCALE - 1/4" = 1'-0"



This drawing is the property of the architect. It has been prepared specifically for the owner of this project at this site and is not to be used for any other purpose, location, or owner without written consent of the architect. Method of construction shown on this drawing should be followed exactly. Any deviation without architect's consent or supervision, the architect will not be held responsible for damage.

OUTDOOR DINING DECK
VAZZY'S RESTAURANT
523 BROADBRIDGE ROAD
BRIDGEPORT, CT

DECK AND CANOPY
PLANS



CITY OF BRIDGEPORT

File No. _____

PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: The Center for Family Justice LLC
2. Is the Applicant's name Trustee of Record? Yes No X
3. Address of Property: 800 Clinton Avenue, Bridgeport CT 06604
4. Assessor's Map Information: Block No. 1104 Lot No.
5. Amendments to Zoning Regulations: (indicate) Article: N/A Section:
6. Description of Property (Metes & Bounds): 86.00' x 182.00' x 86.00' x 182.00'
7. Existing Zone Classification: R-A
8. Zone Classification requested: R-A
9. Describe Proposed Development of Property: Conversion of interior of existing building to support a social service provider use

Approval(s) requested: Site Plan Review

Signature: Date: 12/22/2020
Print Name:

If signed by Agent, state capacity (Lawyer, Developer, etc.) Signature:
Print Name:

Mailing Address: c/o Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Rd, Fairfield, CT 06824
Phone: 203-528-0590 Cell: 203-520-4603 Fax: 203-255-6618
E-mail Address: Chris@russorizio.com

\$ Fee received Date: Clerk:

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- Completed & Signed Application Form A-2 Site Survey Building Floor Plans
Completed Site / Landscape Plan Drainage Plan Building Elevations
Written Statement of Development and Use Property Owner's List Fee
Cert. of Incorporation & Organization and First Report (Corporations & LLC's)

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

Lin Yuan 12/22/2020
Print Owner's Name Owner's Signature Date
Print Owner's Name Owner's Signature Date



Colin B. Connor
Elizabeth A. Falkoff*
Robert G. Golger
Michael C. Jankovsky
David K. Kurata
Katherine M. Macol
Leah M. Parisi
William M. Petroccio*
Raymond Rizio*
Christopher B. Russo
Robert D. Russo
John J. Ryan
Vanessa R. Wambolt
(*Also Admitted in NY)

December 22, 2020

Dennis Buckley
Zoning Administrator
Zoning Department
45 Lyon Terrace
Bridgeport, CT 06604
HAND-DELIVERED

Re: Petition for Site Plan Review – 800 Clinton Avenue

Dear Mr. Buckley:

Please accept, on behalf of my clients, The Center for Family Justice, LLC, (together, the “Petitioner”), the following narrative and enclosed application materials as part of an application for variances of the Bridgeport Zoning Regulations (the “Regulations”) for the property located at 800 Clinton Avenue (the “Site”) to permit a social service provider within the existing dwelling on the Site in the R-A Zone.

Narrative

The Petitioner proposes to convert the interior of an existing dwelling at the Site to support a social service provider use associated with The Center for Family Justice. The Site is located in a neighborhood with a mix of residential and institutional uses. Similar social service providers are located within the immediate vicinity of the Site, including directly across Clinton Avenue. The Site is significantly oversized for the R-A Zone at almost double the lot area standard under the Regulations. Due to its size, the existing dwelling is well in excess of setbacks. The Site sits at the corner of Clinton Avenue and Beechwood Avenue. The existing dwelling is a significant distance from the property line shared with its neighbor to the east. In addition, the Site contains a very large and mature tree buffer to the neighboring property to the north. Therefore, the proposed use will be significantly buffered from neighboring properties and residential uses.

The access to the Site is on Beechwood Avenue. The existing driveway will remain as-is and the Site will provide Three (3) off-street parking spaces. The Site will have Two (2) employees at its busiest shift and a passenger van will be used to transport residents, so Three (3) parking spaces is the perfect amount to address the needs of the proposed use and

1 Post Road
Fairfield, CT 06824

Tel 203-255-9928
Fax 203-255-6618


will prevent the need for a large parking area that would take away from the picturesque neighborhood.

The Petitioner proposes the dwelling will contain Fifteen (15) beds within the dwelling to support victims of domestic and sexual violence. This social service provider use has been approved by variance from the Bridgeport Zoning Board of Appeals. The dwelling contains a basement with three living floors. The kitchen and living rooms will remain on the main floor. On the top floor, the Petitioner intends to create an arts and crafts room for residents to use for their enjoyment, including children who sometimes accompany their parent. Residents will typically stay at the dwelling for Fifty-nine (59) days. There is no dispensing of medication on Site and an employee will be present at all times. The Petitioner has operated similar uses nearby without incident.

The proposed residential-type social service provider use can be found throughout the surrounding neighborhood, including directly across the street. These people who have utilized these social service providers have been a positive force in the neighborhood helping the local historic commission with their neighborhood cleanup. The Petitioner intends to do the same. The Center for Family Justice performs tremendous work in protecting the victims of domestic and sexual violence. The Petitioner has over One hundred and twenty-five (125) years of experience in providing services to those victims. The use will be located on a significantly oversized lot that is well buffered from neighbors. As stated above, the proposed parking provides the perfect number of spaces for the proposed use without having to increase any impervious area or create a large parking lot. The Site is a perfect location for this proposed use.

For the reasons stated above, the Petitioner respectfully requests approval of the Petition for site plan review.

Sincerely,


Raymond Rizio

PROPERTY OWNERS WITHIN 100' OF 800 CLINTON AVE

PROPERTY ADDRESS	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE
460 BEECHWOOD AV	RIVERA ALFREDO ET AL	120 PEQUONNOCK ST	BRIDGEPORT	CT	06604
457 BEECHWOOD AV	MILLER LORI A	457 BEECHWOOD AVE	BRIDGEPORT	CT	06604
755 CLINTON AV #785	ST GEORGES EPISCOPAL CHURCH	755 CLINTON AVE	BRIDGEPORT	CT	06605
815 CLINTON AV	ZARIFF GEORGE A	815 CLINTON AVE	BRIDGEPORT	CT	06604
	HOLY TABERNACLE CHURCH OF				
2271 NORTH AV	GOD IN CHRIST INC.	699 FOUNTAIN ST	NEW HAVEN	CT	06515
803 CLINTON AV	KENNEDY CENTER INC	2440 RESERVOIR AVE	TRUMBULL	CT	06611
470 BEECHWOOD AV	PRYCE PETER	470 BEECHWOOD AVE	BRIDGEPORT	CT	06604
	COMPANY OF THE SAVIOR				
820 CLINTON AV	CONVENT	820 CLINTON AVE	BRIDGEPORT	CT	06604
840 CLINTON AV	FERRIS CARSWELL BEVERLY G	321 MOOSE HILL RD	MONROE	CT	06468
450 BEECHWOOD AV	CANTERO ANA LEIDY	450 BEECHWOOD AVE	BRIDGEPORT	CT	06604
835 CLINTON AV	WE WANT MORE INC	835 CLINTON AVE	BRIDGEPORT	CT	06604
	TALL PINES PROPERTY				
782 CLINTON AV	MANAGEMENT LLC	782 CLINTON AVE	BRIDGEPORT	CT	06604
	RODRIGUEZ LILIANA & BLANCO				
471 BEECHWOOD AV	EDIS	471 BEECHWOOD AVE	BRIDGEPORT	CT	06604
800 CLINTON AV	LIN YUAN	800 CLINTON AVE	BRIDGEPORT	CT	06604

Business Inquiry

Business Details

Business Name:	THE CENTER FOR FAMILY JUSTICE, INC.	Citizenship/State Inc:	Domestic/CT
Business ID:	0123807	Last Report Filed Year:	NONE
Business Address:	NONE	Business Type:	Other
Mailing Address:	NONE	Business Status:	Active
Date Inc/Registration:	NONE		
Annual Report Due Date:	Not Applicable		
NAICS Code:	NONE	NAICS Sub Code:	NONE

Principals Details

No Principal required for Business with Id: 0123807

Agent Summary

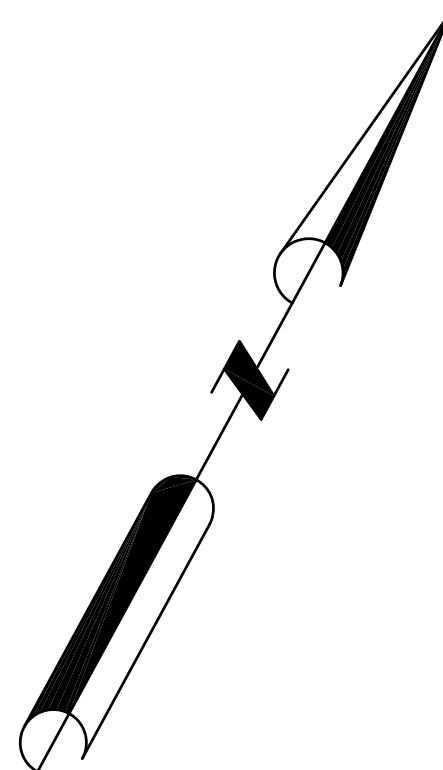
Agent Name	DEBRA GREENWOOD
Agent Business Address	753 FAIRFIELD AVENUE, BRIDGEPORT, CT, 06604
Agent Residence Address	33 GREENWOOD DRIVE, MONROE, CT, 06468

NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND "THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996. IT IS AN **ZONING LOCATION SURVEY** BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS **A-2** AND IS INTENDED FOR **MUNICIPAL COMPLIANCE** PURPOSES.
- THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
- ALL IMPROVEMENTS SHOWN BASED ON FIELD EVIDENCE FOUND.
- BEARING REFERENCE IS ASSUMED.
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - PLAT BOOK OF THE CITY OF BRIDGEPORT, CONNECTICUT, FROM OFFICIAL RECORDS, PRIVATE PLANS AND ACTUAL SURVEYS COMPILED UNDER THE DIRECTION OF AND PUBLISHED BY G.M. HOPKINS CO. ATLAS PUBLISHERS 136-138 SO. FOURTH ST. PHILADELPHIA, 1929 AND ON FILE IN THE CITY OF BRIDGEPORT ENGINEERING DEPARTMENT.
 - PLAT BOOK OF THE CITY OF BRIDGEPORT, CONNECTICUT, FROM OFFICIAL RECORDS, PRIVATE PLANS AND ACTUAL SURVEYS COMPILED UNDER THE DIRECTION OF AND PUBLISHED BY G.M. HOPKINS CO. CIVIL ENGINEERS, 136-138 SO. FOURTH ST. PHILADELPHIA, 1917 AND ON FILE IN THE CITY OF BRIDGEPORT ENGINEERING DEPARTMENT.
 - CITY OF BRIDGEPORT ENGINEERING PIN SHEET DEPICTING **BLOCK 1104**.

Continued

- RECORD OWNER: YUAN LIN VOL. 10109 PG. 19
- ASSESSOR'S REFERENCE: MAP 33 | BLOCK 1104 | LOT 6
- PARCEL AREA: 15,652± SQ. FT., OR 0.359± AC.
- PARCEL IS LOCATED WITHIN THE **R-A** ZONING DISTRICT.
- SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 437 OF 626, COMMUNITY **BRIDGEPORT**, CITY OF, NUMBER **090002** PANEL **0437** SUFFIX **G**, MAP NUMBER **09001C0437G**, MAP REVISED **JULY 8, 2013**. THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS **ZONE X (UNSHADED)**.
- BOUNDARY LINES DEPICTED HEREON ARE A RESULT OF EXTENSIVE RECORD RESEARCH, FIELD EVIDENCE AND FIELD MEASUREMENTS. DUE TO LACK OF RECORD MONUMENTATION AND VAGUE DEED DESCRIPTIONS THE BOUNDARY LINES DEPICTED HEREON REPRESENT THE PROFESSIONAL OPINION OF THE SURVEYOR. BOUNDARY LINES MAY BE SUBJECT TO ANY REVISION REQUIRED BY LEGAL ACTION OR BY THE DISCOVERY OF ADDITIONAL RECORD INFORMATION AND/OR FIELD EVIDENCE.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. CABEZAS DeANGELIS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CABEZAS DeANGELIS FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT IS CERTIFIED THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CABEZAS DeANGELIS HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL BEFORE YOU DIG, INC. (1-800-922-4455).

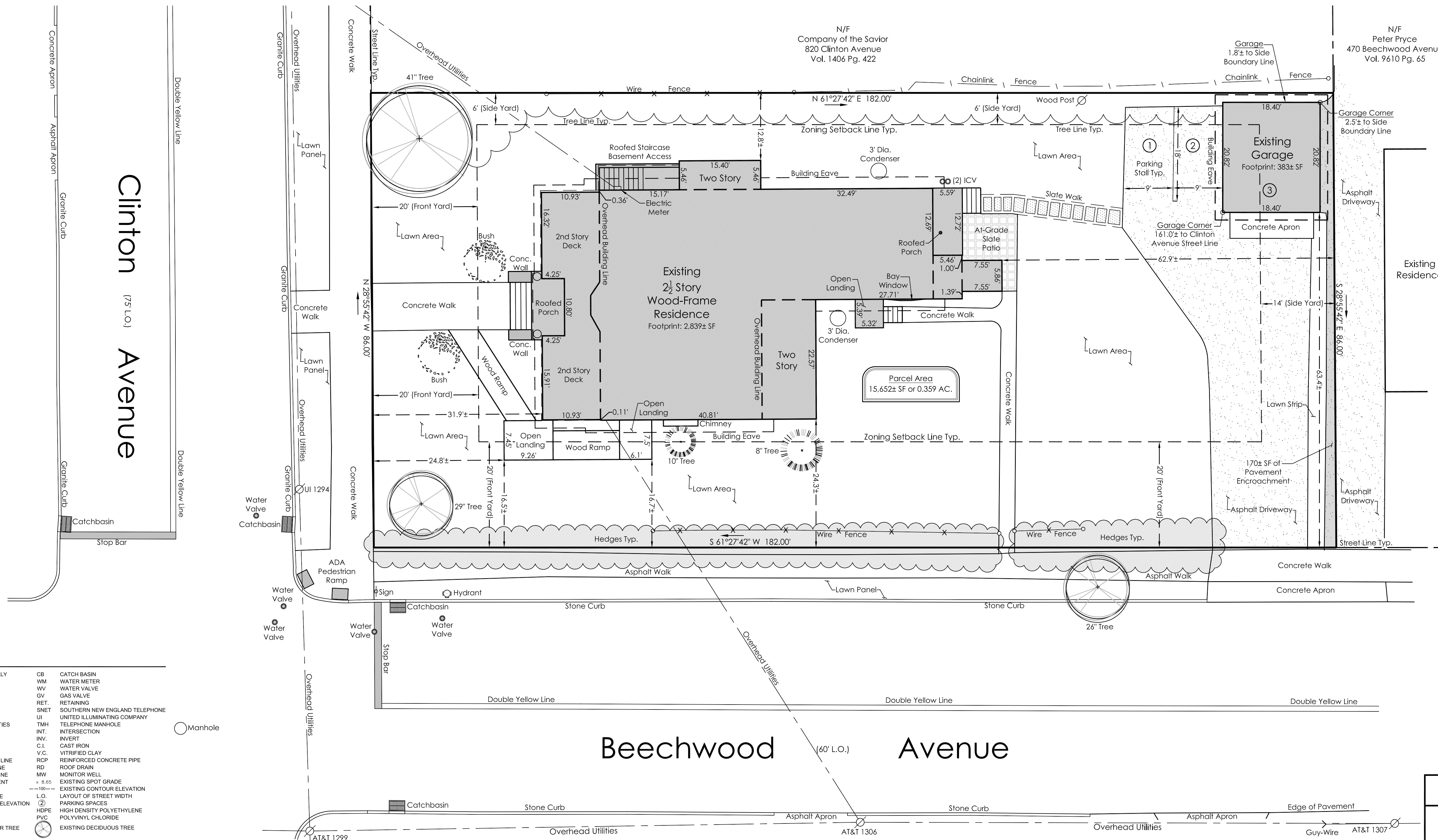


LOCATION MAP
SCALE: 1" = 800'

R-A Zone Development Standards

	REQUIRED	PROVIDED
LOT		
LOT AREA, MINIMUM	9,000 SF	15,652± SF
FRONTAGE, MINIMUM	60 FT	268.00 FT
DEPTH, MINIMUM	100 FT	182.00 FT
LOT AREA / DWELLING UNIT, MINIMUM	N/A	N/A
PRINCIPLE BUILDING SETBACK		
FRONT LOT LINE, MINIMUM FROM	20 FT	16.5± FT, 24.8± FT
SIDE LOT LINE, MINIMUM FROM	6 FT	12.8± FT, 62.9± FT
ONE SIDE	6 FT	12.8± FT
BOTH SIDES SHALL ADD UP TO	20 FT	75.7± FT
REAR LOT LINE	20% OF LOT DEPTH	CORNER LOT
MAXIMUM	20 FT	CORNER LOT
ACCESSORY STRUCTURE		
SETBACK MINIMUM FROM:		
FRONT LOT LINE	THE LESSER OF 50% OF LOT DEPTH OR 75 FT	63.4± FT, 161.0± FT
SIDE LOT LINE	3 FT	1.8± FT, 2.5± FT
REAR LOT LINE	3 FT	CORNER LOT
CORNER LOT	NOTE 2	63.4± FT, 161.0± FT
FLOOR AREA MAXIMUM	NOTE 4	13%
COVERAGE		
BUILDING COVERAGE, MAXIMUM	40%	26%
SITE COVERAGE, MAXIMUM	60%	43%
LANDSCAPED AREA		
MINIMUM	40%	57%
HEIGHT (NOTE 8 & 10)		
PRINCIPAL BUILDING, TO RIDGE	35 FT MAX.	38± FT
PRINCIPAL BUILDING, TO MID-POINT	28 FT MAX.	31± FT
ACCESSORY STRUCTURE, MAXIMUM		
FLAT OR ROUNDED ROOF	12 FT	N/A
TO RIDGE	15 FT	17± FT

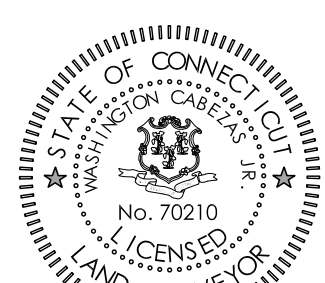
- NOTES:**
- SIDE SETBACK SHALL BE EITHER TEN (10) FT MINIMUM OR FORTY (40) PERCENT OF THE PRINCIPAL BUILDING HEIGHT, WHICHEVER IS GREATER.
 - CORNER LOTS ARE REQUIRED TO PROVIDE TWO FRONT YARDS AND TWO SIDE YARDS.
 - R-A 5,000 SF LOT MINIMUM SHALL APPLY ONLY TO LAWFULLY CREATED LOTS THAT PRE-EXIST THE EFFECTIVE DATE OF THESE REGULATIONS. NO NEW SUCH LOTS SHALL BE CREATED.
 - THE MAXIMUM TOTAL SQUARE FOOTAGE OF ANY AND ALL ACCESSORY STRUCTURES ON A LOT SHALL NOT EXCEED FIFTY (50) PERCENT OF THE FIRST OR GROUND FLOOR OF THE PRINCIPAL STRUCTURES, WITH THE EXCEPTION OF IN-GROUND POOLS AND OTHER SIMILAR STRUCTURES AT GRADE LEVEL WHICH SHALL NOT BE COUNTED TOWARDS THE MAXIMUM SQUARE FOOTAGE OF ACCESSORY STRUCTURES. (PER SECTION 4-9 (C) (2)).
 - ON LOTS OF FIVE (5) ACRES OR MORE, BUILDING COVERAGE SHALL NOT EXCEED 60% AND SITE COVERAGE SHALL NOT EXCEED 70%.
 - FOR NURSING HOMES, CONValesCENT HOMES, ASSISTED LIVING FACILITY OR CONGREGATE HOUSING, MAXIMUM ALLOWABLE HEIGHT OF A PRINCIPAL BUILDING SHALL BE 6-STORIES OR 60 FT AND THE LOT SIZE IS AT LEAST FIVE (5) ACRES. (DOORWAYS EXCLUDED.)
 - FOR PUBLIC INTER-DISTRICT MULTI-MAGNET SCHOOLS WITH 200,000 SF OR MORE OF FLOOR AREA IN THE R-A ZONE, SEE TABLE 3.A. ALL OTHER SCHOOLS, SEE TABLE 3.
 - IN FLOOD PLAIN AREAS WHERE THE LOWEST FLOOR OF THE BUILDING IS ELEVATED TO MEET THE FLOOD DAMAGE PREVENTION STANDARDS, THE MAXIMUM TOTAL BUILDING HEIGHT SHALL BE MEASURED FROM THE BASE FLOOD ELEVATION (BFE) + 1' ELEVATION PROVIDED THAT THE RESULTING HEIGHT OF THE BUILDING IS NOT MORE THAN FIVE (5) FEET GREATER THAN THE MAXIMUM BUILDING HEIGHT PERMITTED IN THE R-CC ZONE.
 - MINIMUM SIDE SETBACK ALONG COMMERCIAL CORRIDORS IS 0'.
 - HALF STORY: AN ATTIC OR STORY IMMEDIATELY BELOW A SLOPING ROOF WITH NO MORE THAN 50% OF SAID SPACE HAVING A FLOOR TO CEILING HEIGHT GREATER THAN SEVEN FEET SIX INCHES (7'-6").
- N.A. - NOT APPLICABLE



LEGEND

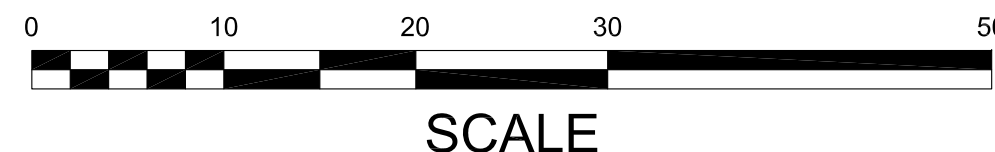
- | | | | |
|-------|--------------------------|-----------------|--------------------------------|
| N/F | NOW OR FORMERLY | CB | CATCH BASIN |
| MON. | MONUMENT | WM | WATER METER |
| IP. | IRON PIPE | WV | WATER VALVE |
| FND. | FOUND | GV | GAS VALVE |
| S.F. | SQUARE FEET | RET. | RETAINING |
| CONC. | CONCRETE | SNET | SOUTHERN NEW ENGLAND TELEPHONE |
| BIT. | BITUMINOUS | UI | UNITED ILLUMINATING COMPANY |
| OHU | OVERHEAD UTILITIES | TMH | TELEPHONE MANHOLE |
| UG | UNDER GROUND | INT. | INTERSECTION |
| MH | MANHOLE | INV. | INVERT |
| ELEC. | ELECTRIC | C.I. | CAST IRON |
| UT | UTILITY POLE | V.C. | VITRIFIED CLAY |
| DYL | DOUBLE YELLOW LINE | RCP | REINFORCED CONCRETE PIPE |
| SWL | SINGLE WHITE LINE | RD | ROOF DRAIN |
| BWL | BROKEN WHITE LINE | MW | MONITOR WELL |
| EQP | EDGE OF PAVEMENT | + 8.45 | EXISTING SPOT GRADE |
| RET. | RETAINING | - - - 100 - - - | EXISTING CONTOUR ELEVATION |
| CLF | CHAIN LINK FENCE | L.O. | LAYOUT OF STREET WIDTH |
| FFE | FINISHED FLOOR ELEVATION | (2) | PARKING SPACES |
| C.O. | CLEANOUT | HDPE | HIGH DENSITY POLYETHYLENE |
| LP | LIGHT POST | PVC | POLYVINYL CHLORIDE |
| (X) | EXISTING CONIFER TREE | (X) | EXISTING DECIDUOUS TREE |

SCALE: 1"=10'
 FIELD FILE: 800 clinton survey.rw5
 PROJECT NO. CD1460
 DATE: October 20, 2020
 FILE: 800 Clinton Ave_ZLS.dwg
 SHEET 1 OF 1
 REV:



TO THE BEST OF MY KNOWLEDGE & BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

WASHINGTON CABEZAS, JR. PEL 70210

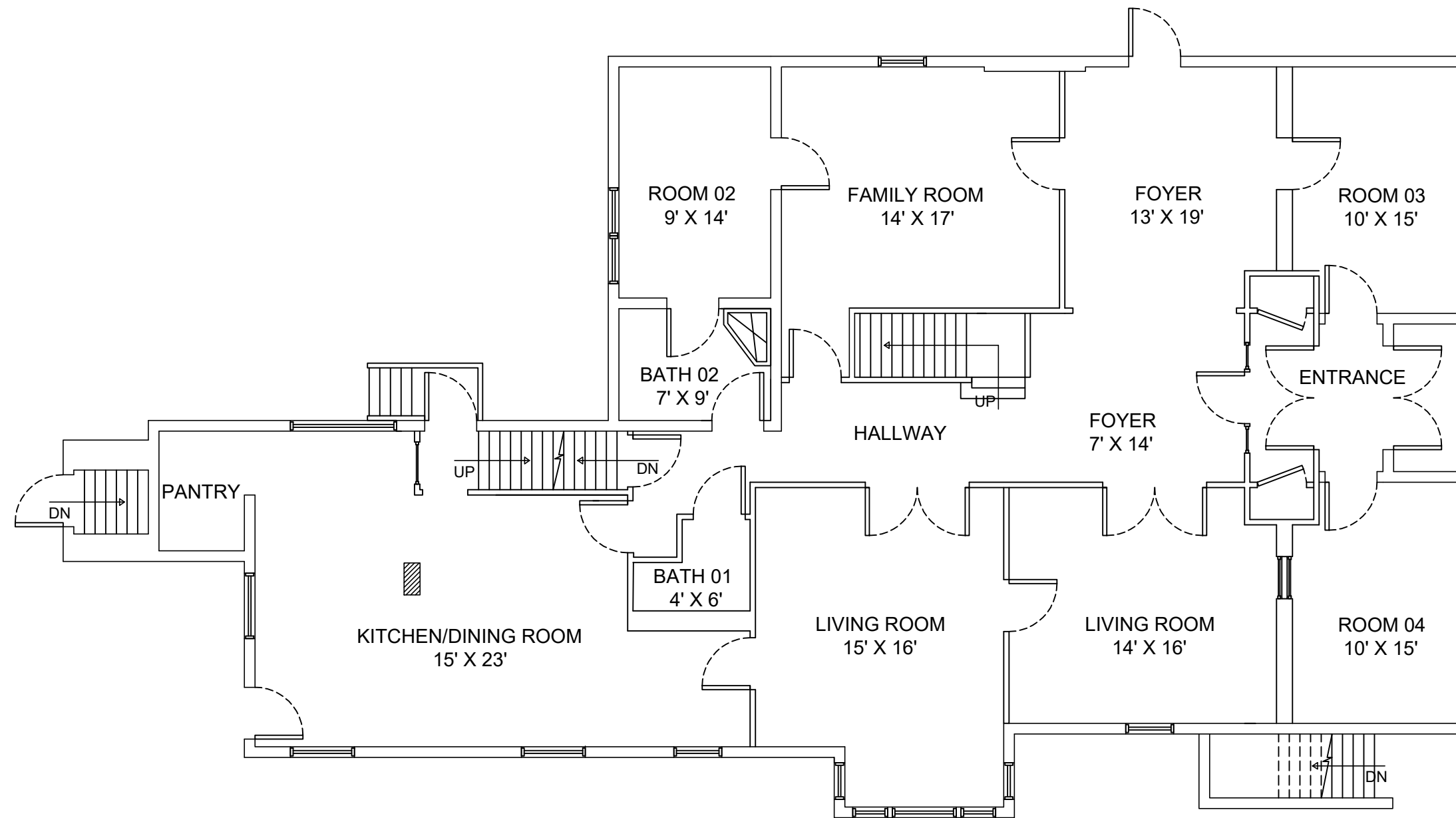


SCALE

ZONING LOCATION SURVEY

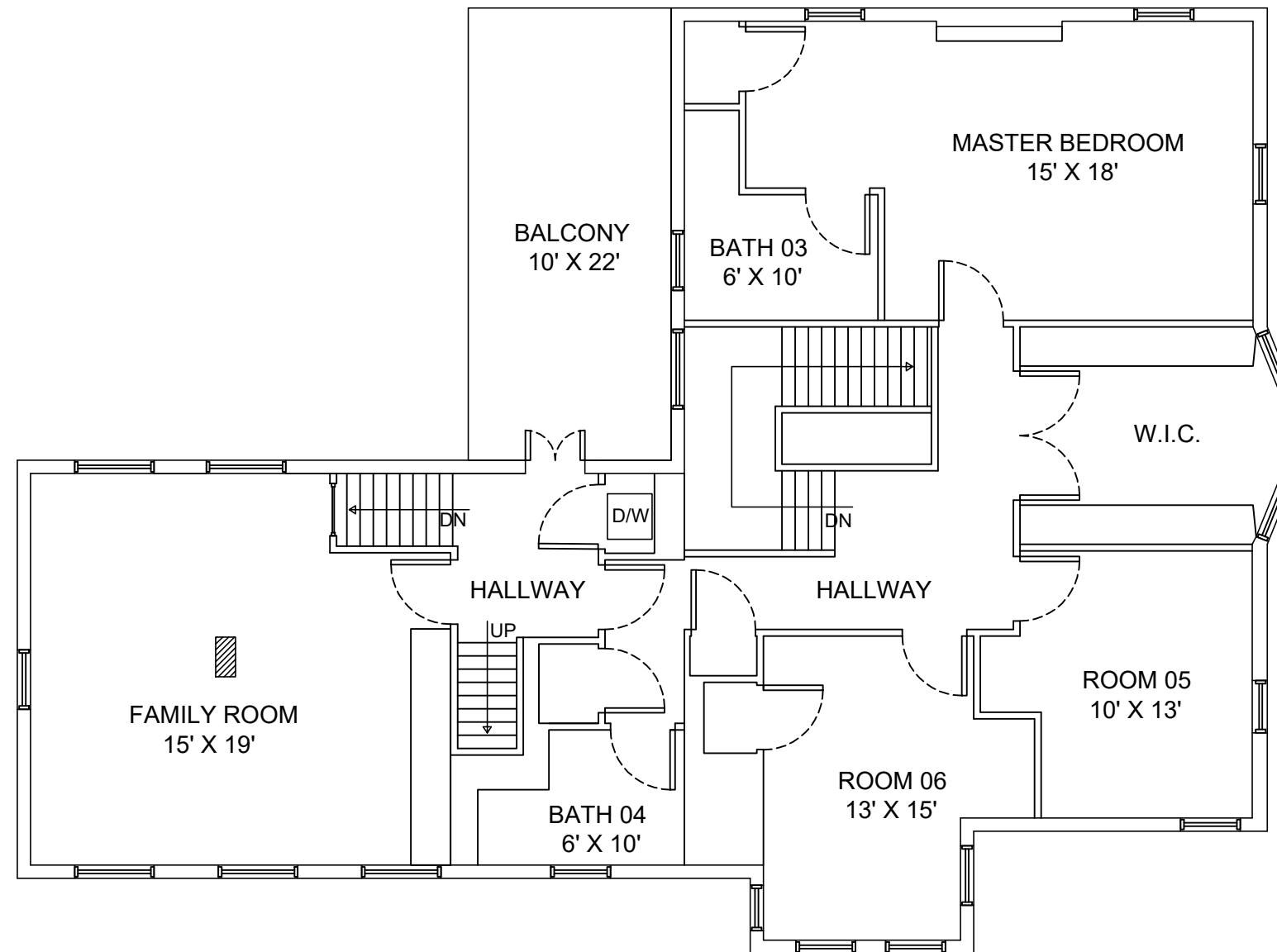
PREPARED FOR
THE CENTER FOR FAMILY JUSTICE, LLC
 800 CLINTON AVENUE
 BRIDGEPORT, CONNECTICUT
 ASSESSOR'S REFERENCE: MAP 33 | BLOCK 1104 | LOT 6

SHEET 1 OF 1



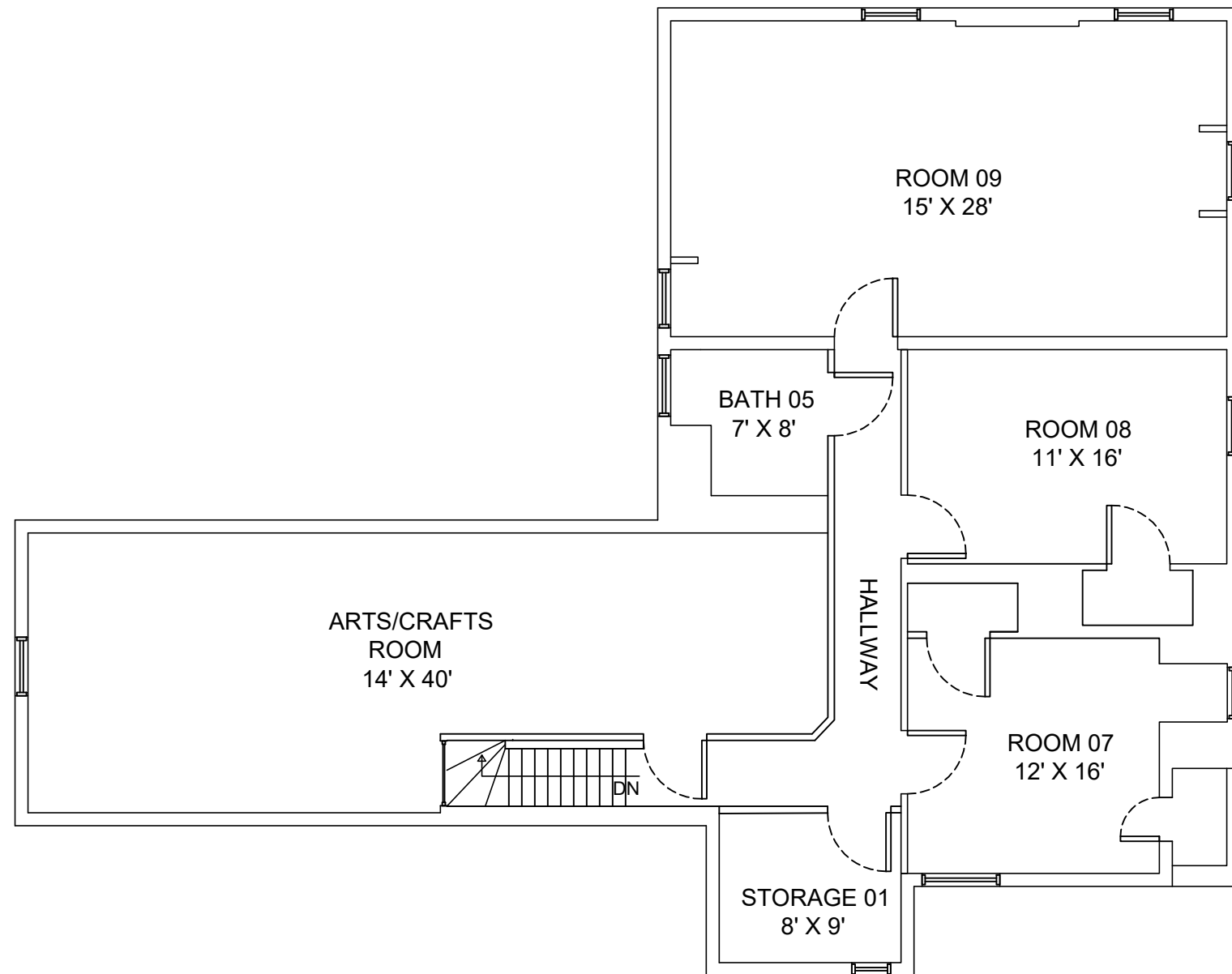
MAIN FLOOR PLAN

SCALE: 1/8"=1'-0"



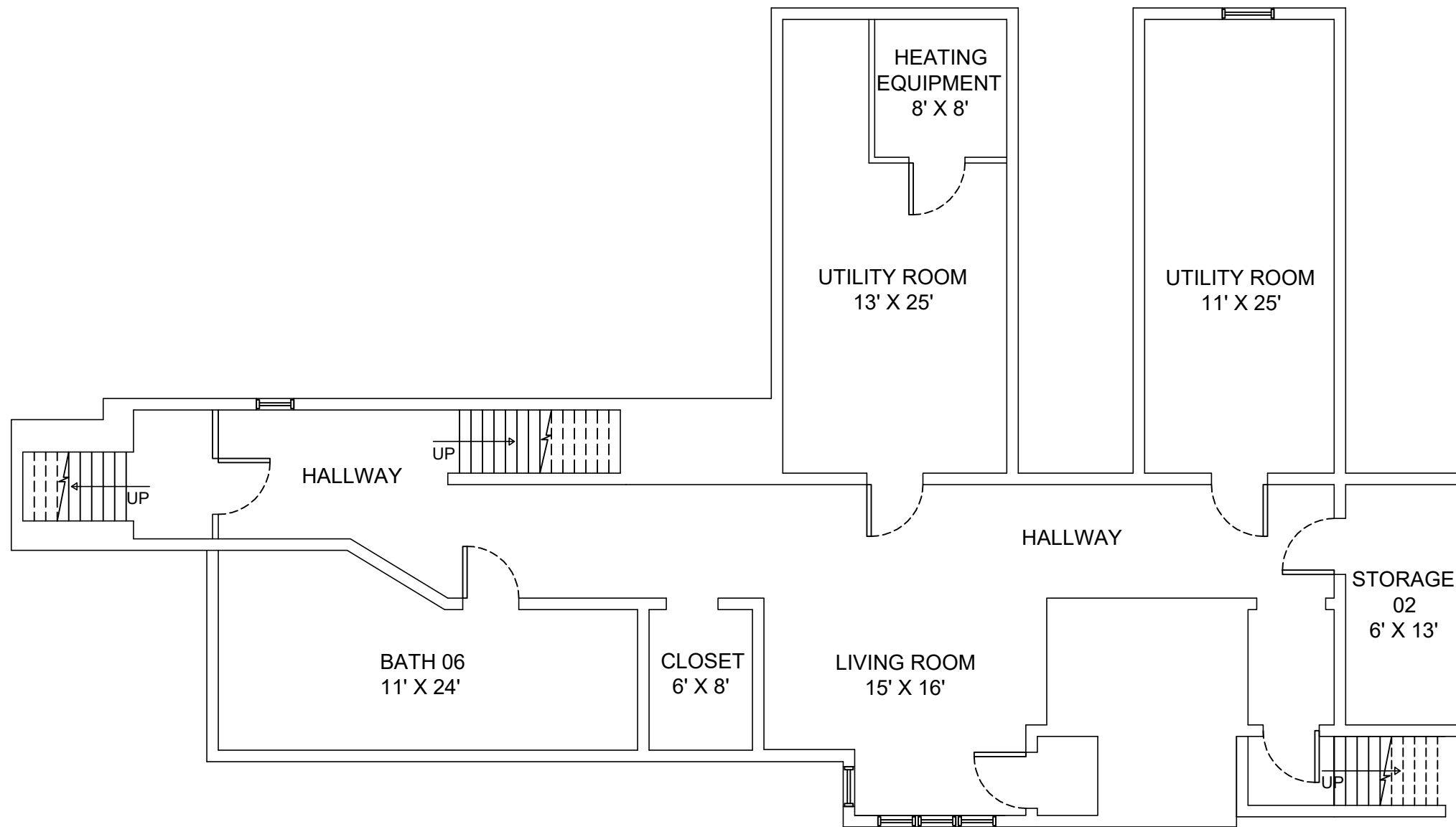
2ND FLOOR PLAN

SCALE: 1/8"=1'-0"



3RD FLOOR PLAN

SCALE: 1/8"=1'-0"



BASEMENT PLAN

SCALE: 1/8"=1'-0"

**PETITION TO THE PLANNING & ZONING COMMISSION
CITY OF BRIDGEPORT, CONNECTICUT**

- 1. **NAME OF PETITIONER:** 1862 East Main, LLC
 - 2. Is the Petitioner's name Trustee of Record? Yes _____ No X
If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.
 - 3. Address of Property: 1862 East Main Street, Bridgeport, CT 06610
(number) (street) (state) (zip code)
 - 4. Assessor's Map Information: Block No. 54 Lot No. 2026
 - 5. Amendments to Zoning Regulations: (indicate) Article: 12 Section: 15
(Attach copies of Amendment)
 - 6. Description of Property (Metes & Bounds): 100.00' x 174.85' x 100.00' x 174.73'
 - 7. Existing Zone Classification: O-R
 - 8. Zone Classification requested: N/A
 - 9. Describe Proposed Development of Property: Adaptive reuse to convert the interior of an existing commercial building to a self-storage facility with accessory retail sales
- Approval(s) requested: Special Permit and Site Plan Reivew

Signature: _____ **Date:** 06/26/20
Print Name: _____

If signed by Agent, state capacity (Lawyer, Developer, etc.) **Signature:** _____
Print Name: _____

Mailing Address: c/o Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Road, Fairfield, CT 06824
 Phone: 203-528-0590 Cell: 203-520-4603 Fax: 203-255-6618
 E-mail Address: Chris@russorizio.com

\$ _____ Fee received Date: _____ Clerk: _____

THIS PETITION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- Completed & Signed Application Form
- Completed Site / Landscape Plan
- Written Statement of Development and Use
- Cert. of Incorporation & Organization and First Report (Corporations & LLC's)
- A-2 Site Survey
- Drainage Plan
- Property Owner's List
- Building Floor Plans
- Building Elevations
- Fee

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

1862 East Main, LLC 06/26/20
 Print Owner's Name Owner's Signature Date

 Print Owner's Name Owner's Signature Date



Colin B. Connor
Elizabeth A. Falkoff*
Robert G. Golger
Michael C. Jankovsky
David K. Kurata
Katherine M. Macol
Leah M. Parisi
William M. Petroccio*
Raymond Rizio*
Christopher B. Russo
Robert D. Russo
John J. Ryan
Vanessa R. Wambolt
(*Also Admitted in NY)

June 26, 2020

Dennis Buckley
Zoning Administrator
Zoning Department
45 Lyon Terrace
Bridgeport, CT 066044

Re: Special Permit and Site Plan Review – 1862 East Main Street

Dear Mr. Buckley:

Please accept the following narrative and enclosed application materials as part of the application for Special Permit and site plan review under the Bridgeport Zoning Regulations (the “Regulations”), for the property located at 1862 East Main Street (the “Site”), as detailed below.

Narrative

The Petitioner requests approval of a special permit and site plan review under the Regulations for adaptive reuse to convert the interior of an existing commercial building to a self-storage facility with accessory retail sales on the Site.

The Site has frontage on East Main Street in the O-R Zone. It is located in a commercial section of the street with a laundromat, auto service shop and restaurants abutting the Site. For decades, self-service storage facilities had been confined to industrial and mixed-use light industrial zones. Said regulations reflect a dated market for these facilities, which used to cater to contractors and business. However, housing trends have substantially changed in the past two decades as residents downsize and the number of residential apartments rise. This housing trend has created a significant demand for extra storage space to accommodate personal belongings. The result has been a robust market for self-service storage facilities which cater to individuals and families as a retail storage option.

To cater more to individuals and families, self-service storage facilities have been located outside of industrial zones and within main retail corridors throughout the region similar to the O-R Zone on East Main Street. Here are some examples:

- E-Z Access Self Storage along Route 162 in Milford

1 Post Road
Fairfield, CT 06824

Tel 203-255-9928
Fax 203-255-6618

- Extra Space Storage on Route 1 in Orange
- A proposed CubeSmart facility on Lordship Boulevard in Stratford
- U-Haul Storage facilities on Boston Avenue and Fairfield Avenue in Bridgeport
- Westy Self Storage and Public Storage on Kings Highway in Fairfield
- Westy Self Storage and CubeSmart on Route 7 in Wilton

In addition, the exterior appearance of these facilities have been changed to reflect a more appropriate aesthetic for a retail corridor. These facilities also require little off-street parking and, therefore, work very well on commercial retail properties with existing non-conforming parking. Once a patron delivers their goods into storage, the patron rarely returns to the facility until final removal of the goods.

The Petitioner proposes to convert an existing 17,351 SF two-story commercial building into a self-storage facility. The submitted site plan contains Four (4) off-street parking spaces and a loading dock space. The Petitioner does not propose any changes to the building. The street elevation of the existing building contain a multitude of windows fulfilling the intent of the OR Regulations regarding window area under the Regulations.

Within the building, the interior will contain a number of storage units of different sizes, which can be altered by collapsing unit walls. The range of sizes will be catered towards individual retail customers. In addition, the rear of the first floor will contain a small retail sales area where customers can purchase items associated with packing and storage as seen in many existing self-storage facilities.

The proposed use is an appropriate reuse of the existing building. The Site does not contain the appropriate off-street parking to support an office or retail reuse. Without adaptive reuse, the Site risks turning into an abandoned and unproductive Site on a major thoroughfare in the City. A self-storage use fits the Site perfectly due to its extremely low demand on off-street parking. The Regulations do not state the parking needs of this type of use, which has minimal requirements on parking. First, the use requires the bare minimum of employees as only one manager is needed during business hours at the Site. In addition, retail customers either dropping off or picking up their items in storage will be utilizing the loading dock space and not the Four (4) proposed off-street parking spaces. This facility is small compared to other self-storage facilities and a single loading dock will be sufficient to service the Site. The proposed retail sales area is just an accessory use to the principal storage use and is located at the rear of the building. Therefore, it is not a typical principal retail use that will draw customers and require more off-street parking. It is also important to consider how the typical customer will use this facility. After depositing their items into storage, a

customer is not likely to return to the Site until they are removing their items or, rarely, checking on their items. As customers typically store their items for longer periods of times (over multiple months and even years), the expected daily traffic from existing customers is minimal. The proposed adaptive reuse will ensure the Site remains a positive asset to the surrounding neighborhood.

The City is in desperate need of new self-storage units, so the Petitioner will be fulfilling a tremendous need in an area of multi-family homes. For the reasons stated above, the Petitioner respectfully requests approval of its Petition for Special Permit and site plan review under the Regulations.

Sincerely,

A handwritten signature in black ink that reads "Christopher B. Russo". The signature is written in a cursive style with a long, sweeping horizontal line extending to the right.

Christopher Russo

Neighbors within 100' of 1862 E Main Street

Property Address	Owner Name	Mailing Address	City	State	Zip Code
1892 EAST MAIN ST	ANTOINE GHAZAL P VAZZANO CORPORATION C/O VAZ	27 NORTHWOOD RD	MONROE	CT	06468
31 ESSEX ST	REALTY, LLC	456 TUNXIS HILL RD	FAIRFIELD	CT	06825
1862 EAST MAIN ST #1870	1862 EAST MAIN LLC	1862 E MAIN ST	BRIDGEPO	CT	06610
131 BRADLEY ST #133	MUMUNI TONDRE	131 BRADLEY ST	BRIDGEPO	CT	06606
137 BRADLEY ST	TEDDY A GRAHAM ET AL	137 BRADLEY ST	BRIDGEPO	CT	06610
1841 EAST MAIN ST	1841 E MAIN LLC	211 STATE ST	BRIDGEPO	CT	06604
129 BRADLEY ST	BRIDGEPORT HOUSING AUTHORITY	150 HIGHLAND AVE	BRIDGEPO	CT	06604
1859 EAST MAIN ST #1861	1841 E MAIN LLC	211 STATE ST	BRIDGEPO	CT	06604
1891 EAST MAIN ST	JEAN JULES KENSY	1891 EAST MAIN ST	BRIDGEPO	CT	06610
1834 EAST MAIN ST #1836	YONG LING ET AL	1836 EAST MAIN ST	BRIDGEPO	CT	06610
117 BRADLEY ST	KEOMELIS PIZARRO & TIMOTHY OWEN				
1871 EAST MAIN ST	PIZARRO	398 SHELTON ST	BRIDGEPO	CT	06608
167 BRADLEY ST #169	1841 E MAIN LLC	211 STATE ST	BRIDGEPO	CT	06604
1882 EAST MAIN ST	IRIDIANA LEON ET AL	167 BRADLEY ST	BRIDGEPO	CT	06604
159 BRADLEY ST	BARBARA WOJENSKI	14 COACHMANS LN	SHELTON	CT	06484
1842 EAST MAIN ST #1854	DUANE ANTOINE	159 BRADLEY ST	BRIDGEPO	CT	06610
	AMANDA MARQUEZ	1969 NORTH AVE	BRIDGEPO	CT	06604

Business Inquiry

Business Details

Business Name: **1862 EAST MAIN, LLC** Citizenship/State Inc: **Domestic/CT**
Business ID: **1332068** Last Report Filed Year: **NONE**
Business Address: **275 WEST 96TH, APT 25A, NEW YORK CITY, NY, 10025** Business Type: **Domestic Limited Liability Company**
Mailing Address: **275 WEST 96TH, APT 25A, NEW YORK CITY, NY, 10025** Business Status: **Active**
Date Inc/Registration: **Jan 06, 2020**
Annual Report Due Date: **03/31/2021**
NAICS Code: **NONE** NAICS Sub Code: **NONE**

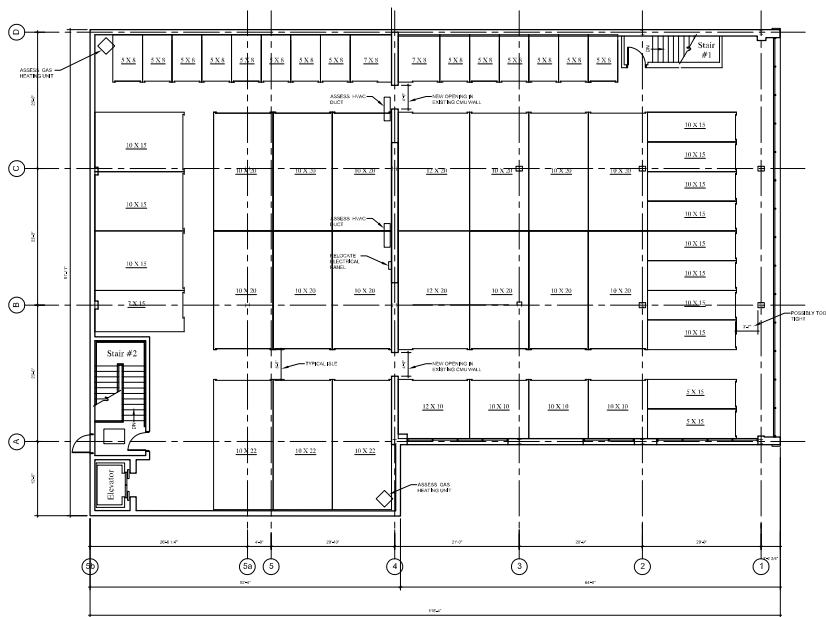
Principals Details

Name/Title	Business Address	Residence Address
JACOB HERSKOWITZ MANAGING MEMBER	275 WEST 96TH, APT 25A, NEW YORK CITY, NY, 10025	275 WEST 96TH, APT 25A, NEW YORK CITY, NY, 10025

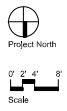
Agent Summary

Agent Name **INCORP SERVICES, INC.**
Agent Business Address **6 LANDMARK SQ, 4TH FLOOR, STAMFORD, CT, 06901-2704**
Agent Residence Address **NONE**
Agent Mailing Address **6 LANDMARK SQ, 4TH FLOOR, STAMFORD, CT, 06901-2704**

Date:	Issued:
03,04,20	Schematic Layout



① Schematic Second Floor Layout of Storage Units



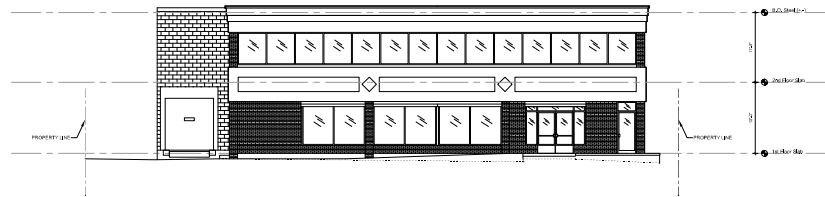
1862 East Main Street
Bridgeport, Connecticut
06604

David Barbour Architects
202 Pearsall Place
Bridgeport, CT 06605
203 335 4474
www.DavidBarbourArchitects.com

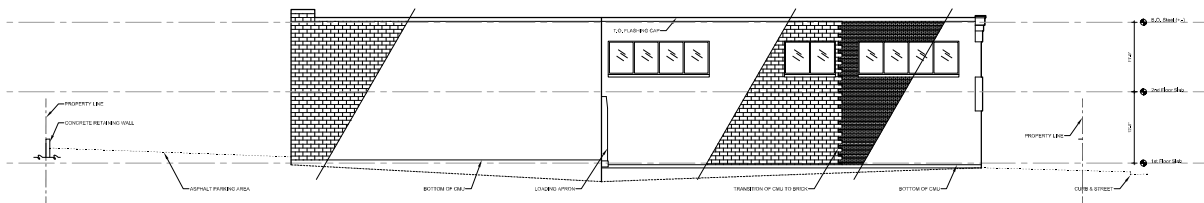
Schematic Second Floor
Layout of Storage Units

Drawing No. SC-2

Date:	Issued:
03,10,20	Preliminary As Built
03,17,20	As Built



① West Elevation



② North Elevation



Scale

1862 East Main Street
Bridgeport, Connecticut
06604

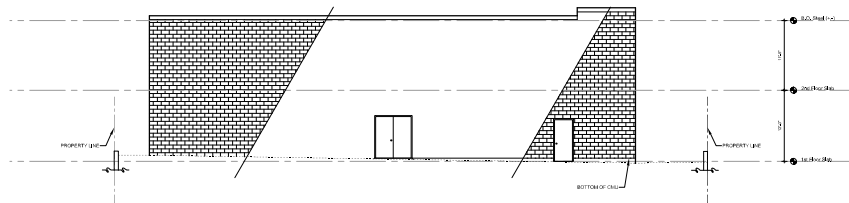
David Barbour Architects
202 Pearsall Place
Bridgeport, CT 06605
203 335 4474
www.DavidBarbourArchitects.com

North & West Elevations

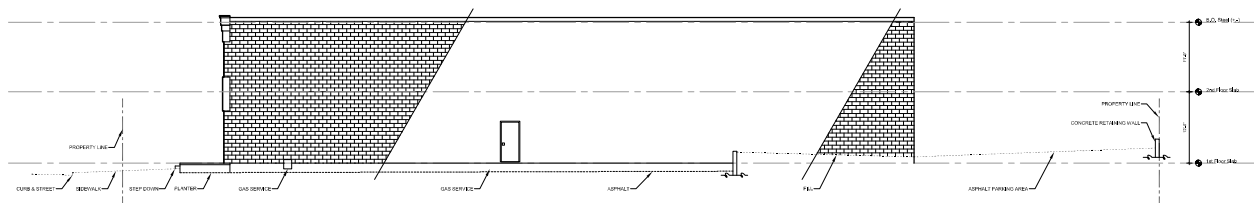
Drawing No. AB-4

THIS DRAWING IS THE PROPERTY OF DAVID BARBOUR ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF DAVID BARBOUR ARCHITECTS.

Date:	Issued:
03,10,20	Preliminary As Built
03,17,20	As Built



① East Elevation



② South Elevation



1862 East Main Street
Bridgeport, Connecticut
06604

David Barbour Architects
202 Pearsall Place
Bridgeport, CT 06605
203 335 4474
www.DavidBarbourArchitects.com

East & South Elevations

NOT TO SCALE
THIS DRAWING IS AN AS-BUILT DOCUMENT
BASED ON THE FIELD SURVEY AND AS-BUILT
PHOTOGRAPHS AND SHOULD NOT BE USED FOR
CONSTRUCTION OF THE PROJECT.

Drawing No. AB-5



CITY OF BRIDGEPORT

File No. _____

PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: Anna and Rinaldo Delcegno
2. Is the Applicant's name Trustee of Record? Yes No X
3. Address of Property: 3550 Main Street and 45-47 Hillhouse Avenue, Bridgeport, CT 06606
4. Assessor's Map Information: Block No. 66/2416 Lot No. 1/K & 2/K
5. Amendments to Zoning Regulations: (indicate) Article: Section:
6. Description of Property (Metes & Bounds): 16.75' x 107.41' x 60.00' x 40.00' x 74.90' x 2.50' x 50.20' x 4.75' x 4.06' x 41.44' x 59.52'
7. Existing Zone Classification: 3550 Main St (O-R) & 45-47 Hillhouse Ave (R-A)
8. Zone Classification requested: 3550 Main St (O-R) & 45-47 Hillhouse Ave (O-R)
9. Describe Proposed Development of Property: Proposed zone change to O-R for entire Property and proposed addition of 12' x 28' kitchen cooler to rear of existing restaurant

Approval(s) requested: Zone Change, Special Permit and Site Plan Review

Signature: Date: 12/28/2020
Print Name:

If signed by Agent, state capacity (Lawyer, Developer, etc.) Signature:
Print Name:

Mailing Address: Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Road, Fairfield, CT 06824
Phone: 203-528-0590 Cell: 203-528-0590 Fax: 203-255-6618
E-mail Address: Chris@russorizio.com

\$ Fee received Date: Clerk:

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- Completed & Signed Application Form A-2 Site Survey Building Floor Plans
Completed Site / Landscape Plan Drainage Plan Building Elevations
Written Statement of Development and Use Property Owner's List Fee
Cert. of Incorporation & Organization and First Report (Corporations & LLC's)

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

Anna Delcegno 12/28/2020
Print Owner's Name Owner's Signature Date
Rinaldo Delcegno 12/28/2020
Print Owner's Name Owner's Signature Date



Colin B. Connor
Elizabeth A. Falkoff*
Robert G. Golger
David K. Kurata
Katherine M. Macol
Leah M. Parisi
William M. Petroccio*
Raymond Rizio*
Christopher B. Russo
Robert D. Russo
John J. Ryan
Vanessa R. Wambolt
(*Also Admitted in NY)

December 28, 2020

Dennis Buckley
Zoning Administrator
Zoning Department
45 Lyon Terrace
Bridgeport, CT 06604
HAND-DELIVERED

**Re: Petition for Zone Change, Special Permit and Site Plan Review
3550 Main Street and 45-47 Hillhouse Avenue**

Dear Mr. Buckley:

Please accept, on behalf of my clients, Anna and Rinaldo Delcegno, (the "Petitioner"), the following narrative and enclosed application materials as part of an application for a zone change for the property located at 45-47 Hillhouse Avenue from the R-A Zone to the proposed O-R Zone as well as Special Permit and Site Plan Review approval for the properties located at 3550 Main Street and 45-47 Hillhouse Avenue (the "Site") to add a 12' x 28' walk-in cooler to the rear of the existing Bagel King Restaurant.

Narrative

The Petitioner requests a zone change under Section 14-9 of the Zoning Regulations of the City of Bridgeport (the "Regulations") for the entirety of the Site, which is currently split between the R-A and O-R Zones, to the proposed O-R Zone for the addition of a 12' x 28' walk-in cooler to the rear of the existing Bagel King Restaurant and associated site improvements. The Site is located on the corner of Main Street and Hillhouse Avenue. The portion of the Site known as 3550 Main Street is zoned in the OR-R Zone. The portion of the Site known as 45-47 Hillhouse Avenue is located entirely within the R-A Zone. This portion of the Site has historically been utilized in connection with the existing restaurant, but it has retained its location in the O-R Zone. The combined lot area consists of Twelve thousand four hundred eighty-one square feet (12,481 SF).

Said zone change request is in conformity with the intent of the Regulations and the Master Plan of Conservation and Development. Under Section 6-4-1 of the Regulations, it is clear that the O-R Zone is intended for non-residential uses in support of one of the City's main commercial corridors. The expansion of the O-R Zone to the east on the Site still falls short of the depth of the O-R Zone of the abutting Main Street properties to the Site. As stated above, 45-47 Hillhouse Avenue is already developed and has been for decades. A very mature and tall buffering already exists between 45-47 Hillhouse Avenue and the neighboring R-A property to the rear. In addition, 45-47 Hillhouse Avenue is only 40' wide by approximately 125' long, so it would be nonconforming

10 Sasco Hill Road
Fairfield, CT 06824

Tel 203-255-9928
Fax 203-255-6618

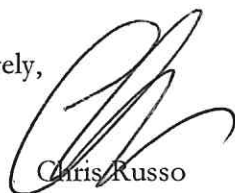
as to lot area as a separate lot and likely nonconforming as to setbacks for any type of future development. 45-47 Hillhouse Avenue, as it exists now, is intertwined with 3550 Main Street and, as such, should be located within the same zone.

The Petitioner proposes to add a simple 12' x 28' walk-in cooler. It will be located and attached at the rear of the existing restaurant between the restaurant and the existing exit drive lane heading towards Hillhouse Avenue. It will not be visible from Main Street except from the side. The existing use at the Site has been in place for decades, including the developed area on the portion of the Site at 45-47 Hillhouse Avenue.

The Site layout itself will remain unchanged. Of all the industries affected by the COVID-19 pandemic, the restaurant industry has been impacted the hardest. Many restaurants have been forced to shutter, while other restaurants have experienced a steep reduction in patronage and even their ability to accommodate patronage within their restaurants. With social-distancing requirements, food service establishments can not seat the same number of patrons as they did prior to the pandemic. These food service establishments have had to adapt to remain open and service the needs of their communities. The proposed minor adjustment to the existing and longstanding use at the Site will help to achieve these goals.

For the reasons stated above, the Petitioner respectfully requests approval of the application for Zone Change, Special Permit and Site Plan Review.

Sincerely,



Chris Russo

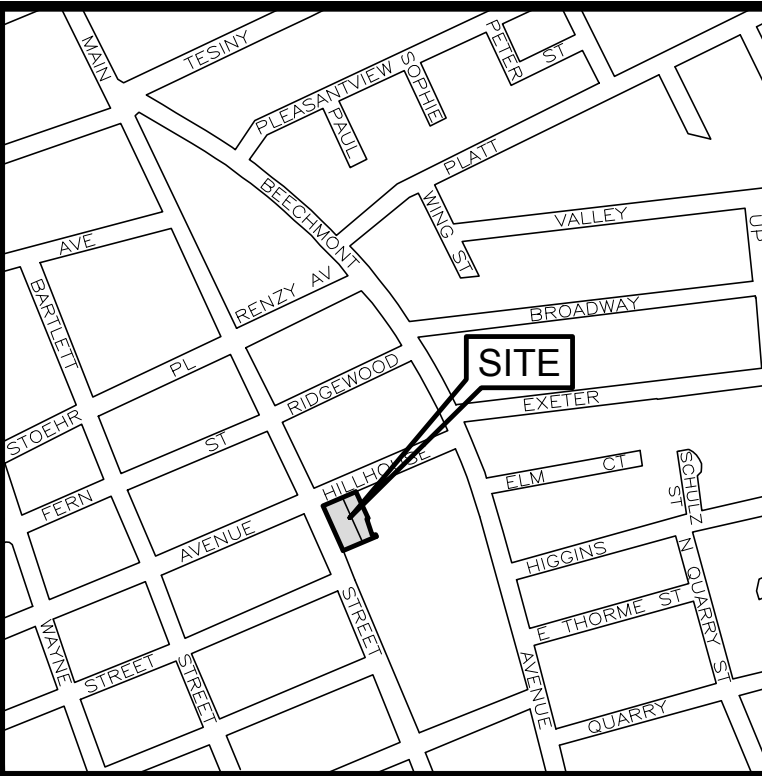
PROPERTIES WITHIN 100' OF 3550 MAIN ST & 45-47 HILLHOUSE AVE

PROPERTY ADDRESS	OWNERS NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE
43 HILLHOUSE AV	CARVAJAL ENRIQUE J	43 HILLHOUSE AVE	BRIDGEPORT	CT	06606
3550 MAIN ST	DELCEGNO ANNA	45 HIGH MEADOW RD	EASTON	CT	06612
52 HILLHOUSE AV	PINHEIRO WILLIAMS L	52 HILLHOUSE AVE	BRIDGEPORT	CT	06606
3590 MAIN ST	BRIDGEPORT POLICE FEDERAL CREDIT UNION	3590 MAIN ST	BRIDGEPORT	CT	06606
41 HILLHOUSE AV	DELCEGNO STEVE & TANYA M	96 BASSICK RD	TRUMBULL	CT	06611
3571 MAIN ST	BAUMGARTNER ADRIENNE & JAMES D & P REAL ESTATE ASSOCIATES C/O WEBSTER	3571 MAIN ST	BRIDGEPORT	CT	06606
3546 MAIN ST	BANK CORP REAL ESTATE	145 BANK ST	WATERBURY	CT	06702
3561 MAIN ST #3563	HUNTER ANTHONY & MICHELLE A M	3563 MAIN ST	BRIDGEPORT	CT	06606-3604
3543 MAIN ST #01	BENCHMARK TRADING LTD	3543 MAIN ST 2ND FL	BRIDGEPORT	CT	06606
45 HILLHOUSE AV #47	D & P REAL ESTATE ASSOCIATES	145 BANK ST	WATERBURY	CT	06702
42 HILLHOUSE AVE	GOMEZ AMELIA	42 HILLHOUSE AVE	BRIDGEPORT	CT	06606
39 HILLHOUSE AVE	G AND B SUCCESSORS INC	430 ERWIN ST	TRUMBULL	CT	06611
371 BEECHMONT AVE	LOPES INGRID L	371 BEECHMONT AVE #373	BRIDGEPORT	CT	06606
361 BEECHMONT AVE	MULLINS LYNN & RUTHENIA	361 BEECHMONT AVE	BRIDGEPORT	CT	06606

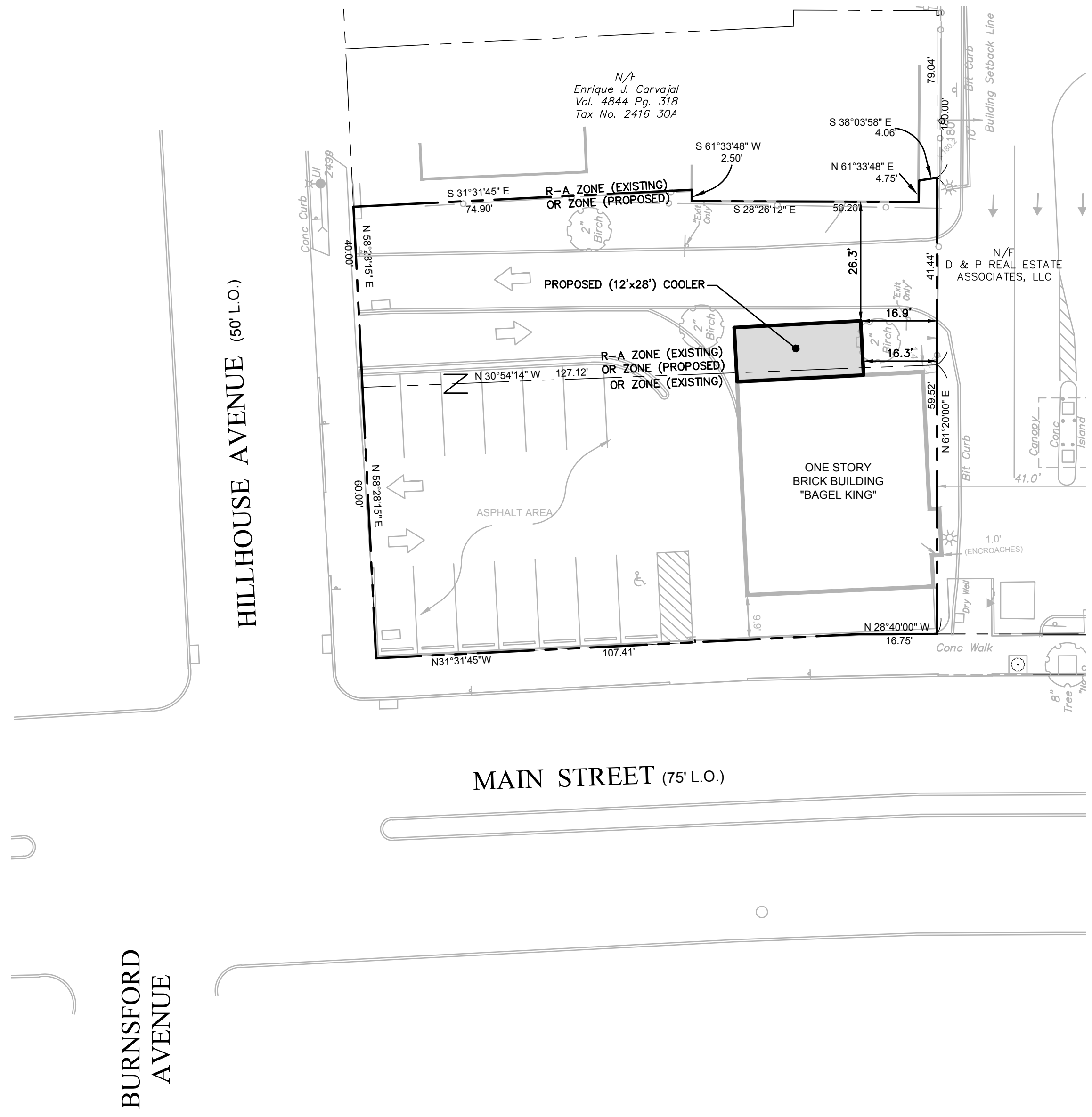
**ZONING DATA TABLE
OR ZONE**

STANDARDS	REQUIRED	PROPOSED
LOT		
Lot area minimum	5,000 sf	12,481 sf
Frontage, minimum	35 ft	224.15 ft
Floor area ratio, maximum	0.75	0.19
Principal building size, maximum	n.a.	--
PRINCIPAL BUILDING SETBACK		
Front lot line, minimum from	10 ft	9.9 ft
Street lot line, minimum from	10 ft	9.9 ft
Maximum setback	10 ft	10.5 ft
Side lot line, minimum from	n.a.	--
Rear lot line, minimum from	n.a.	--
Not to exceed	n.a.	--
Minimum setback from:		
Other heavy industrial use	n.a.	--
Other use	n.a.	--
From lot line abutting an R zoned lot		
Side	10 ft	26.3 ft
Rear	15 ft	--
From lot line abutting an MU, OR or I zoned lot	0	--
Corner lot yards	Note 2	--
Mean high water, minimum from	n.a.	--
ACCESSORY STRUCTURE		
Setbacks	Note 9	--
COVERAGE		
Building coverage, maximum	65%	19%
Site coverage, maximum	85%	84.5%
LANDSCAPED AREA		
Minimum	15%	15.5%
In setbacks abutting an R-zoned lot, minimum	5ft deep at L3 (4)	--
HEIGHT		
Principal Building		
Maximum for principal building	35 ft	≤35 ft
Projections and features	Note 5	--
Accessory Structure		
Height, maximum	Note 7	--
Floor area, gross maximum	Note 8	--
Public Access Easement	Note 10	--
ADDITIONAL STANDARDS		
Parking in front setback	No	--
Drive-through facility	No	Yes
Outdoor display	Yes (13)	--
Outdoor storage and activities	No	--
Trucks and equipment		
Light	Yes	--
Heavy	No	--

- NOTES:**
- No maximum building setback from a street lot line shall be required for any parcel of land bounded on three or more sides by city streets and owned by a city or government agency.
 - On a corner lot in any zone, there shall be two front yards and two side yards.
 - The minimum setback from mean high water shall be thirty (30) feet except for buildings supporting water-dependent uses that may require location immediately adjacent to the water.
 - See Section 11-3, Landscaping and Screening.
 - See Section 4-4, Height.
 - Buildings proposed for more than three (3) stories shall require a special permit.
 - Any accessory structure with a flat or rounded roof shall be no higher at its highest point than twelve (12) feet and any accessory structure with a pitched roof shall be no higher than fifteen (15) feet, measured from the average level of the ground along all walls of the structure.
 - See Section 4-9, Accessory Structures.
 - Setbacks for accessory structures shall be the same as setbacks for principal structures.
 - A public access easement may be required on any non-residential property abutting a waterway. In such a case, a dedicated open space area shall be established from the top of the embankment and for twenty (20) feet inland.
 - Parking garages shall be exempt from the Floor Area Ratio (FAR) requirement and shall not be included in the calculation of the Gross Floor Area in an MU-EM Zone.
 - Maximum height for a passenger terminal shall be 60 ft.
 - Outdoor display of plants and produce only. See Section 11-5.



LOCATION MAP
NOT TO SCALE

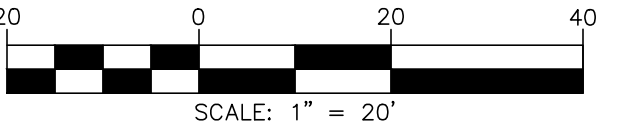


LEGEND

EXISTING	PROPOSED
650	650
671.5 x	671.5 x
--- (dashed line)	--- (dashed line)
--- (dashed line)	--- (dashed line)
--- (dashed line)	--- (dashed line)
--- (dashed line)	--- (dashed line)
--- (dashed line)	--- (dashed line)
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PRELIMINARY 11/12/20

NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL BY PUBLIC AGENCIES ONLY



PEREIRA ENGINEERING, LLC
Civil • Environmental • Land Surveying
One Enterprise Drive, Suite 312 Phone: (203) 944-9944
Shelton, CT 06484 Fax: (203) 944-9945

REVISIONS			
NO.	BY	DATE	REMARKS

PREPARED FOR
ANNA DELCEGNO
FOR PROPERTY LOCATED AT
3550 MAIN STREET
BRIDGEPORT, CONNECTICUT

PROPOSED SITE IMPROVEMENT PLAN
SITE PLAN
SCALE: 1"=20'

COPYRIGHT © 2020
DATE _____
C SHEET 1 OF 1
CAD REF. NO. 0143BASE

**PETITION TO THE PLANNING & ZONING COMMISSION
CITY OF BRIDGEPORT, CONNECTICUT**

1. **NAME OF PETITIONER:** 1862 East Main, LLC
2. Is the Petitioner's name Trustee of Record? Yes _____ No X
If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.
3. Address of Property: 1862 East Main Street, Bridgeport, CT 06610
(number) (street) (state) (zip code)
4. Assessor's Map Information: Block No. 54 Lot No. 2026
5. Amendments to Zoning Regulations: (indicate) Article: 12 Section: 15
(Attach copies of Amendment)
6. Description of Property (Metes & Bounds): N/A
7. Existing Zone Classification: N/A
8. Zone Classification requested: N/A
9. Describe Proposed Development of Property: To amend the Adaptive Reuse provision of the Regulations to allow the Planning and Zoning Commission to select structures appropriate for adaptive reuse.

Approval(s) requested: Amendment to the Bridgeport Zoning Regulations

Signature: _____ Date: 06/26/20
Print Name: _____

If signed by Agent, state capacity (Lawyer, Developer, etc.) Signature: _____
Print Name: _____

Mailing Address: c/o Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Road, Fairfield, CT 06824
Phone: 203-528-0590 Cell: 203-520-4603 Fax: 203-255-6628
E-mail Address: Chris@russorizio.com

\$ _____ Fee received Date: _____ Clerk: _____

THIS PETITION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Completed & Signed Application Form | <input type="checkbox"/> A-2 Site Survey | <input type="checkbox"/> Building Floor Plans |
| <input type="checkbox"/> Completed Site / Landscape Plan | <input type="checkbox"/> Drainage Plan | <input type="checkbox"/> Building Elevations |
| <input checked="" type="checkbox"/> Written Statement of Development and Use | <input type="checkbox"/> Property Owner's List | <input checked="" type="checkbox"/> Fee |
| <input checked="" type="checkbox"/> Cert. of Incorporation & Organization and First Report (Corporations & LLC's) | | |

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

<u>1862 East Main, LLC</u>	<u></u>	<u>06/26/20</u>
Print Owner's Name	Owner's Signature	Date
_____	_____	_____
Print Owner's Name	Owner's Signature	Date



Colin B. Connor
 Elizabeth A. Falkoff*
 Robert G. Golger
 Michael C. Jankovsky
 David K. Kurata
 Katherine M. Macol
 Leah M. Parisi
 William M. Petroccio*
 Raymond Rizio*
 Christopher B. Russo
 Robert D. Russo
 John J. Ryan
 Vanessa R. Wambolt
 (*Also Admitted in NY)

June 26, 2020

Dennis Buckley
 Zoning Administrator
 Zoning Department
 45 Lyon Terrace
 Bridgeport, CT 066044

Re: Amendment to Article 12 Section 12.5 of the Bridgeport Zoning Regulations

Dear Mr. Buckley:

Please accept the following narrative and enclosed application materials as part of the application to amend the Article 12, Section 12.5 of the Bridgeport Zoning Regulations (the "Regulations"), as detailed below.

Proposed Text Amendment
 (Changes bold and underlined)

Section 12-15 Adaptive Reuse

Any proposal for the adaptive reuse of a structure or group of contiguous structures, whether or not the proposal involves one or more nonconforming uses, nonconforming structures, and/or nonconforming lots, shall be required to meet all the conditions listed in "a" through "d" below in order for the Planning and Zoning Commission to review the proposed development and use as per Section 14-4. The Planning and Zoning Commission is authorized to modify any otherwise applicable Zone Development Standards, Development Standards set forth in Article 11 (Supplemental Standards), and/or standards set forth in this Article at its sole discretion.

- a. The proposed use may be a use not otherwise allowed in the zone. Such use may be residential, office, ~~and/or~~ retail, **and/or such use that the Planning and Zoning Commission deems appropriate** and shall require a special permit.
- b. The structure or group of structures proposed for adaptive reuse shall be certified as historic or architecturally significant by or shall be deemed eligible for inclusion in the National Historic Register, the State of Connecticut, or identified as locally historic within the Bridgeport Historic Properties Report **or**

1 Post Road
 Fairfield, CT 06424

Tel 203-255-9928
 Fax 203-255-6618

a building/structure that the Planning and Zoning Commission deems worthy of preservation.

Narrative

Adaptive reuse under the Regulations allows the reuse of structure(s) to allow a use not otherwise allowed in the zone in which the structure is located. This allows for the preservation of desired buildings in the City through a Special Permit from the Commission and affords the Commission the flexibility to approve redevelopment of these structures in a way that will ensure their survival even though it may not be within the strict guidelines of the Regulations. However, certain conditions are required to be met to qualify for adaptive reuse. One of those conditions is that the structure(s) shall be certified as historic or architecturally significant by the National Historic Register, the State of Connecticut, or the local historic commissions. This extremely and arbitrarily limits the structures eligible for adaptive reuse and the Planning and Zoning Commission does not have the ability to designate these structures themselves. Another conditions limits the adaptive reuses to residential, office, and/or retail rather than just limiting the uses to those uses that the Planning and Zoning Commission deems appropriate.

The proposed text amendment would put power and discretion in the hands of the Planning and Zoning Commission to select sites and structures, which it believes are significant, to allow for adaptive reuse and ensure they continue or become a positive asset to their neighborhood. The conditions of the existing adaptive reuse regulation will remain and the text amendment will simply be adding to it by involving the Planning and Zoning Commission in the selection process. Therefore, the condition that imposes on the applicant to demonstrate that any potential negative impacts of the adaptive reuse on the neighborhood have been mitigated shall remain. The applicant will still be required to discuss traffic, hours and nature of operation and compatibility with surrounding existing uses. In addition, the Applicant must ensure the renovation and remodeling of structures for adaptive reuse do not destroy essential architectural features. So, in summary, the proposed text amendment is not altering the adaptive reuse regulation that in any way removes its conditions, requirements or intent. It is simply empowering the Planning and Zoning Commission with the authority to select sites, structures, and uses which it deems appropriate for adaptive reuse.

The proposed text amendment is an important addition to the Regulations as the City contains many sites and structures, which are significantly nonconforming under the Regulations. As the Regulations have changed over the years, there are many older non-conforming buildings and sites that have trouble developing under today's standards. Under the proposed amendment, the Planning and Zoning Commission will be able to identify for reuse sites and structures that may not practically be able to satisfy use, off-street parking, and other

development standards under the strict interpretation of the Regulations. This will permit uses that can operate appropriately within these structures and sites while still protecting the character of the surrounding neighborhood. It is also important to note that said applications for adaptive reuse must satisfy the rigors of the Special Permit standards. The Planning and Zoning Commission will have the height of its discretion not only in selecting the site for adaptive reuse, but also in ensuring any application satisfies their Special Permit standards. Therefore, the proposed text amendment will ensure that the Planning and Zoning Commission will have total control over any adaptive reuse proposal.

For the reasons stated above, the Applicant respectfully requests approval of its application to amend the Article 12, Section 12.5 of the Bridgeport Zoning Regulations.

Sincerely,

A handwritten signature in cursive script that reads "Christopher Russo". The signature is written in black ink and is positioned above the printed name.


Christopher Russo

**PETITION TO THE PLANNING & ZONING COMMISSION
CITY OF BRIDGEPORT, CONNECTICUT**

- 1. **NAME OF PETITIONER:** Hawley Avenue Associates, LLC
- 2. Is the Petitioner's name Trustee of Record? Yes _____ No X
If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.
- 3. Address of Property: 70 Hawley Avenue & 95 Ezra Street, Bridgeport, CT 06606
(number) (street) (state) (zip code)
- 4. Assessor's Map Information: Block No. 59/2125 Lot No. 21 & 25
- 5. Amendments to Zoning Regulations: (indicate) Article: N/A Section: _____
(Attach copies of Amendment)
- 6. Description of Property (Metes & Bounds): 100.01' x 115.04' x 50.00' x 100.01' x 50.00' x 115.04'
- 7. Existing Zone Classification: OR-G and R-A
- 8. Zone Classification requested: OR-G
- 9. Describe Proposed Development of Property: Change of zone of a portion of the properties from the R-A to OR-G Zone

Approval(s) requested: Zone Change

Signature: _____ **Date:** 08/28/2020
Print Name: _____

If signed by Agent, state capacity (Lawyer, Developer, etc.) **Signature:**  _____
Print Name: _____

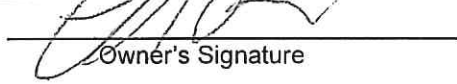
Mailing Address: c/o Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Rd, Fairfield, CT 06824
Phone: 203-528-0590 Cell: _____ Fax: 203-255-6618
E-mail Address: Chris@russorizio.com

\$ _____ Fee received Date: _____ Clerk: _____

THIS PETITION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- Completed & Signed Application Form
- Completed Site / Landscape Plan
- Written Statement of Development and Use
- Cert. of Incorporation & Organization and First Report (Corporations & LLC's)
- A-2 Site Survey
- Drainage Plan
- Property Owner's List
- Building Floor Plans
- Building Elevations
- Fee

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

<u>Hawley Avenue Associates, LLC</u>		<u>08/28/2020</u>
Print Owner's Name	Owner's Signature	Date
_____	_____	_____
Print Owner's Name	Owner's Signature	Date



Colin B. Connor
Elizabeth A. Falkoff*
Robert G. Golger
Michael C. Jankovsky
David K. Kurata
Katherine M. Macol
Leah M. Parisi
William M. Petroccio*
Raymond Rizio*
Christopher B. Russo
Robert D. Russo
John J. Ryan
Vanessa R. Wambolt
(*Also Admitted in NY)

August 28, 2020

Dennis Buckley
Zoning Administrator
Zoning Department
45 Lyon Terrace
Bridgeport, CT 06604
HAND-DELIVERED

Re: Petition for Zone Change – 70 Hawley Avenue and 95 Ezra Street

Dear Mr. Buckley:

Please accept, on behalf of my client, Hawley Avenue Associates, LLC, (the “Petitioner”), the following narrative and enclosed application materials as part of an application for a zone change for a portion of the property located at 70 Hawley Avenue and 95 Ezra Street (together, the “Site”) from the R-A Zone to the proposed OR-G Zone.

Narrative

The Petitioner requests a zone change under Section 14-9 of the Zoning Regulations of the City of Bridgeport (the “Regulations”) for the entirety of the Site, which is currently split between the R-A and OR-G Zones, to the proposed OR-G Zone. The Site contains an existing industrial building of approximately 7,155 SF, which is entirely located on 70 Hawley Avenue and a rear parking area located at 95 Ezra Street used in connection with the industrial building. The Site is located on the corner of Hawley Avenue and Ezra Street. A little more than half of 70 Hawley Avenue is located within the OR-G Zone with the balance in the R-A Zone on its rear half. The portion of the Site known as 95 Ezra Street is located entirely within the R-A Zone. The combined lot area consists of twenty-seven thousand five hundred square feet (16,504 SF).

The Applicant requests a change of zone for the Site to be entirely located within the OR-G Zone. Said request is in conformity with the intent of the Regulations and the Master Plan of Conservation and Development. Under Section 6-3-1 of the Regulations, it is clear that the OR-G Zone is intended for non-residential uses, which “allows a full range of retail and service businesses with a large local or city-wide market.” This is the appropriate zone for this commercial/industrial area, which extends from Hawley Avenue south to the Routes 8/25 Connector. This area is not the main retail corridor of Main Street and East Main Street, but it is in an area easily accessible to locals and City residents. It is also the appropriate zone for the existing building, which was built in 1960.

The change of zone will eliminate a number of non-conformities under the Regulations. First, and most obvious, it will eliminate the preexisting nonconforming use for a Site that has a long

10 Sasco Hill Road
Fairfield, CT 06824

Tel 203-255-9928
Fax 203-255-6618

history dating back to 1960, when the existing building was constructed, as an industrial/commercial property. The Site will have significant excess lot area required from the OR-G standard of 10,000 SF under the Regulations. It is important to remember 70 Hawley Avenue is also partially within the R-A Zone and violates lot coverage, street wall, setback and landscaping standards. In addition, the existing building and parking area do not meet the off-street parking standards. By approving the zone change, this nonconformity will be eliminated as the OR-G Zone does not have off-street parking requirements. The R-A Zone is not the appropriate zone for the Site. The Site abuts the OR-G Zone to both its south and west, in addition to its own split OR-G designation, so there is no risk of spot zoning

In all, the proposed zone change will greatly reduce the existing nonconformities and appropriately zone a property, which has been industrial/commercial since 1960. For the reasons stated above, the Petitioner respectfully requests approval of the application for Zone Change.

Sincerely,

A handwritten signature in black ink, appearing to read "CR", is written over the printed name "Christopher Russo". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Christopher Russo

LIST OF PROPERTY OWNERS WITHIN 100' OF 70 HAWLEY AVE & 95 EZRA ST

PROPERTY ADDRESS	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE
115 EZRA ST	VALLEJO JUAN	115 EZRA ST	BRIDGEPORT	CT	06606
35 HAWLEY AV	MAKHRAZ PIERRE	35 HAWLEY AVE	BRIDGEPORT	CT	06606
65 HAWLEY AV	HAWLEY AVENUE ASSOCIATES LLC	375 MOUNTAIN GROVE	BRIDGEPORT	CT	06605
70 HAWLEY AV	HAWLEY AVENUE ASSOCIATES LLC	375 MOUNTAIN GROVE	BRIDGEPORT	CT	06605
852 LINDLEY ST #854	PAULO CIPRIANO & BERNADETTE PAULO	852 LINDLEY ST	BRIDGEPORT	CT	06606
840 LINDLEY ST #842	PAL ROZA MARIA	840 LINDLEY ST	BRIDGEPORT	CT	06606
130 EZRA ST	BRIDGEPORT EDUCATION CITY OF	45 LYON TERRACE	BRIDGEPORT	CT	06604
820 LINDLEY ST #822	ACA RAUL CUAHUIZO ET AL	820 LINDLEY ST	BRIDGEPORT	CT	06606
105 EZRA ST	JOBE EBRIMA S	105 EZRA STREET	BRIDGEPORT	CT	06606
876 LINDLEY ST #880	876 LS COMPANY LLC	81 TRANQUILITY DR	EASTON	CT	06612
872 LINDLEY ST #874	FEQUIERE FRANCKLIN & ANN MARIE JACINTHE	872-874 LINDLEY ST	BRIDGEPORT	CT	06606
810 LINDLEY ST #812	CECUNJANIN SUKRIJA	53 WILLOUGHBY RD	SHELTON	CT	06484
862 LINDLEY ST #864	THENOR MARY M	520 EAST 52ND ST	BROOKLYN	NY	11203
95 EZRA ST	HAWLEY AVENUE ASSOCIATES LLC	375 MOUNTAIN GROVE	BRIDGEPORT	CT	06605
125 EZRA ST	ROBERTS MIKE ET AL	8021 ROSWELL RD, APT A	SANDY SPRINGS	GA	30350
884 LINDLEY ST #888	COSTA ANGELA	24 HOPEWELL WOODS RD	REDDING	CT	06896-1725

Business Inquiry

Business Details

Business Name: **HAWLEY AVENUE ASSOCIATES, LLC**

Citizenship/State Inc: **Domestic/CT**

Business ID: **0693383**

Last Report Filed Year: **2020**

Business Address: **375 MOUNTAIN GROVE ST, BRIDGEPORT, CT, 06605, USA**

Business Type: **Domestic Limited Liability Company**

Mailing Address: **375 MOUNTAIN GROVE ST, BRIDGEPORT, CT, 06605, USA**

Business Status: **Active**

Date Inc/Registration: **Oct 15, 2001**

Annual Report Due Date: **03/31/2021**

NAICS Code: **Real Estate and Rental and Leasing (53)**

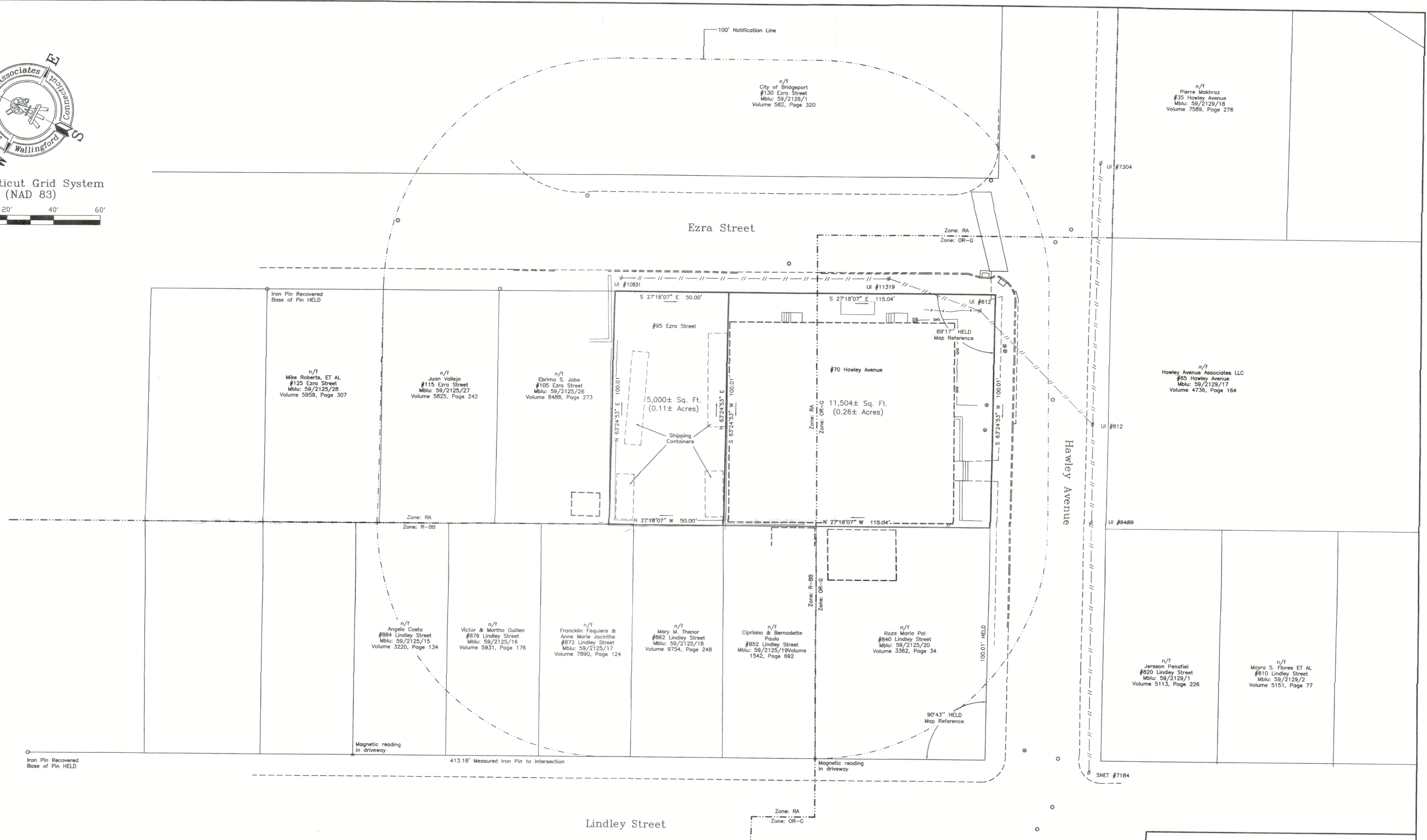
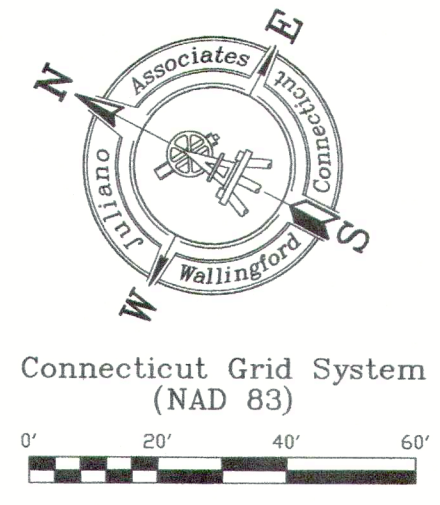
NAICS Sub Code: **Lessors of Nonresidential Buildings (except Miniwarehouses) (531120)**

Principals Details

Name/Title	Business Address	Residence Address
SCOTT POLATSEK SOLE MEMBER	375 MOUNTAIN GROVE ST, BRIDGEPORT, CT, 06605	41 ELEVEN O'CLOCK RD, FAIRFIELD, CT, 06824

Agent Summary

Agent Name	CHARLES POLASTEK
Agent Business Address	25 FOREST PARKWAY, SHELTON, CT, 06484, USA
Agent Residence Address	15 MORNING GLORY DRIVE, EASTON, CT, 06612, USA
Agent Mailing Address	25 FOREST PARKWAY, SHELTON, CT, 06484, USA



SURVEYOR'S NOTES:

- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS DEFINED IN THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20, AS AMENDED OCTOBER 26, 2018.
- THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY AND IS INTENDED TO DEPICT BOUNDARIES, EASEMENTS, RIGHTS AND PRINCIPAL IMPROVEMENTS (ONLY) ON AND ADJACENT TO THE PROPERTY.
- THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY OF BLOCK C LOTS 11 THROUGH 13 AS DEPICTED ON THE MAP REFERENCE.
- THIS SURVEY CONFORMS TO A HORIZONTAL ACCURACY STANDARD OF CLASS A-2.
- BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983.
- THE PROPERTY DESIGNATED AS #70 HAWLEY AVENUE IS LOCATED WITHIN AN OR-G (OFFICE/RETAIL GENERAL) ZONING DISTRICT AND A RA (RESIDENTIAL - A SINGLE FAMILY) ZONING DISTRICT. THE PROPERTY DESIGNATED AS #95 EZRA STREET IS LOCATED IN A RESIDENTIAL (RA) ZONING DISTRICT.
- THE AREA OF #70 HAWLEY AVENUE IS 11,504± SQUARE FEET (0.26± ACRES). THE AREA OF #95 EZRA STREET IS 5,000± SQUARE FEET (0.11± ACRES). THE COMBINED PROPERTY AREA IS 16,504± SQUARE FEET (0.37± ACRES).
- REFERENCE IS MADE TO THE FOLLOWING MAP(S):
MAP A OF ANSON HAWLEY EST., BRIDGEPORT, CONN., DATE: OCTOBER 1896. SCALE: 1" = 100'. MAP PREPARED BY SCOFIELD & STARR, SURVEYORS. SAID MAP ON FILE (MAP #48) IN THE BRIDGEPORT TOWN CLERK'S OFFICE.
- THE PROPERTIES ARE SUBJECT/PRIVILEGED TO: RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS THE RECORD MAY APPEAR.
- THIS BOUNDARY OPINION WAS MADE AND SURVEY MAP PREPARED FROM INFORMATION CONTAINED IN DEEDS AND MAPS OF RECORD, ALONG WITH PHYSICAL EVIDENCE LOCATED DURING THE FIELD SURVEY.
- THE PURPOSE OF THIS SURVEY AND MAP IS FOR THE SOLE PURPOSE OF REQUESTING A ZONE CHANGE FOR #95 EZRA STREET AND A PORTION OF #70 HAWLEY AVENUE.
- THE FIELD CARD FOR #70 HAWLEY AVENUE NOTES THE PROPERTY IS IN AN IJ ZONING DISTRICT, HOWEVER ACCORDING TO THE CITY OF BRIDGEPORT ONLINE ZONING MAP #70 HAWLEY AVENUE IS LOCATED IN BOTH AN OR-G (OFFICE/RETAIL GENERAL) AND RA (RESIDENTIAL). ZONES DEPICTED BASED UPON THE ZONING MAP.

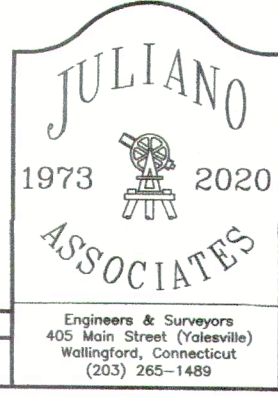
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

David W. Juliano PELS #08033
Christopher S. Juliano PELS #19725

This document is valid only if it bears an original signature and embossed seal of the designated licensed professional. If this document is stamped with a colored ink seal it has been issued for land use permitting purposes and is not to be used for any other purpose. Any alterations render this document null and void.

NOT VALID, WITHOUT ORIGINAL SEAL AND SIGNATURE

DATE	DESCRIPTION



Property Survey
Land of
Hawley Avenue Associates, LLC
#70 Hawley Avenue &
#95 Ezra Street
Bridgeport, Connecticut

Drawn: JHARVEY	Date: 02/28/20	Scale: 1" = 20'
Designed: CJULIANO	Project no.: 20-115	Sheet: 1 of 1
Checked: MNISKI	Released: CJULIANO	Revision: 0

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MSUBMITTED\2020\115002-1-0.DWG 3/4/2020 1:51 PM CJ