



CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION

CHECKLIST FOR PUBLIC HEARING APPLICATIONS

I. **REQUIRED INFORMATION** (except for **Fee & USB** submit an original & 16 copies of all below)

- Completed & Signed Application & Checklist Form
- Fee
- Written Statement of Development Use
- Completed Site Plan
- Drainage Plan
- Building Floor Plans
- Property Owner's List
- Cert. of Corporation/Org. of First Report
- A-2 Site Survey
- Building Elevations
- Other Evidence/Testimonial Information
- 1 USB MEMORY FLASH DRIVE STICK

NOTE: Please provide 1 USB MEMORY FLASH DRIVE Stick:

- The information on the memory flash drive sticks must include the application, site plans, and all other hard copy information (landscaping, floor elevations, etc) that will be submitted. It also **must be labeled** with the property address, applicant name and date of hearing.
- **All plans and paper work that is submitted to the zoning office must be FOLDED (11x17 or smaller) and Collated into 17 separate packets.**

II. **SUPPLEMENTARY INFORMATION (Optional)**

- Perspective Rendering
- Building and Site Sections
- Eight 8 x10 Color or Black/White Photos of the Current Premises' Condition
- Copies of Zoning Board of Appeals, or Historic District Commission Decisions
- Drainage Report
- Traffic Studies
- Environmental Impact Statement
- Real Estate Studies
- Department of Environmental Protection or Coastal Area Management reports
- Aerial Photographs

III. **OPTIONAL EXHIBITS (may be presented at the public hearing)** (16 copies not required)

- Color Rendering
- Models
- Material Sample
- OTHER: _____

CITY OF BRIDGEPORT

PLANNING & ZONING COMMISSION

CHECKLIST FOR PUBLIC HEARING APPLICATIONS

The following requirements shall apply to all applications for public hearings before the Bridgeport Planning & Zoning Commission and for all agenda dates on or after December 23, 2011.

The following are required components for any and all applications for a **change of zone; site plan review; motor vehicle; sub-division; special permit; or coastal site plan reviews** applications. Except for the Fee & USB, the Petitioner shall submit **one (1) original and sixteen (16) copies of all materials described below in sections I & II pertinent to the application.** The agenda closing date shall be five (5) weeks prior to the public hearing. No materials submitted by the petitioner after the agenda closing date shall be accepted by the Clerk or by the Commission, unless exempted under Section III below. Failure to provide any of the components listed under Section I below may be deemed by the Commission to be grounds for denial due to incomplete information.

I. REQUIRED INFORMATION

- A Complete and signed application form. **(The application must be signed by the current property owner)**

- Fee

- A written statement, not to exceed one hundred (100) words, describing all proposed uses.

- The original plus sixteen (16) copies of a site plan prepared, signed and sealed** by an engineer, architect or landscape architect registered and licensed to conduct business in the State of CT. Dated and meeting the following requirements:
 - The site plan must be drawn to a scale of 100 feet or less to the inch.

 - Proposed and existing structures and amenities, including, but not limited to, footprints of foundations, porches, decks, walkways, travel lanes, shall be indicated. Dimensions to property lines from structures and overall building dimensions shall also be shown. The dimensions of parking lot, including isle width and length, and width of parking spaces shall be shown.

 - All applicable (existing and proposed) Zone Development Standards.

 - Existing and proposed grades shall be shown at 2-foot intervals.

 - One or more benchmarks that can be used in the field to verify conditions shall be indicated.

- A drainage plan prepared by a professional engineer, showing all provisions for site runoff; on-site retentions; connections to city services; and any other pertinent information, including City Engineer's requirements.
- Building floor plans (all floors above and below grade) shall be prepared by a licensed architect, showing any and all proposed new construction or additions to existing structures. Additions and alterations shall be clearly delineated from existing work. Minimum scale 1/16" = 1"0.
- A list of names and addresses of all property owners within 100 feet of all property lines of the subject property shall be provided.
- If the petitioner is a corporation a copy of the "Certificate of Corporation" and "Organization and First Report" as filed with the Office of the Secretary of the State of CT must be filed with the application.
- An A-2 survey.
- For applications involving a building(s), the following shall be submitted:
 - Preliminary architectural plans, sections, and/or elevations at 1/4" or 1/8" = 1' showing exterior wall elevations, roof lines, façade materials or other features of proposed buildings or structures.
 - Drawings prepared by a registered architect, landscape architect or professional engineer licensed in the State of CT, each individually sealed and signed by the design professional, (except seals not required on residential projects of less than 5,000 square feet total).
- Any other evidence or testimonial information, which will be presented by the petitioner at a public hearing.

Note: All of the above information shall be submitted at the time of filing. Applications with missing information will be deemed incomplete; will not be processed and will be immediately returned to the applicant.

II. SUPPLEMENTARY INFORMATION

- Perspective renderings, either in black and white or in color, reproduced either photographically or by diazo print, showing principal street side view of the proposed development. Minimum size 8"x10" (for photos); Maximum size 30"x42". Color renderings may be presented at the public hearing provided diazo print or photo reproduction has been submitted to the Clerk for distribution before the agenda closing date.
- Building and site section drawings to show relationship of proposed development to existing adjacent streets and buildings.

- Not more than eight (8) 8"x10" color or black and white photographs showing existing site conditions or surrounding area. These may be reproduced xerographically for application filing.
- Copies of any pertinent actions by the Zoning Board of Appeals or Historic District Commission.
- Drainage reports, traffic studies, environmental impact studies and/or real estate studies.
- State Department of Environmental Protection (DEP) or Coastal Area Management (CAM) reports.
- Aerial photographs of subject parcel and surrounding environment.

III. OPTIONAL EXHIBITS

The following items may be presented to the Commission at the time of the public hearing (16 copies not required) without need for filing on or before the agenda closing date:

- Color renderings (see Section II item) provided the Commission has received through the Clerk reduced photographic reproductions, or black and white versions of the renderings.
- Models of proposed building(s).
- Samples of materials and/or colors to be used in the proposed development.

Note: Staff reports or departmental correspondence (e.g. City Engineer, W.P.C.A., Fire Marshal, Design Review Coordinator, etc.) shall be received and distributed by the Clerk of the Commission on or before the date of the public hearing. **Whether such reports or correspondence is received before the agenda closing date shall not pose any penalty to the Petitioner and shall be the responsibility of the staff.**



PLANNING & ZONING COMMISSION APPLICATION

1. NAME OF APPLICANT: _____

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

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

3. Address of Property: _____

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

4. Assessor's Map Information: Block No. _____ Lot No. _____

5. Amendments to Zoning Regulations: (indicate) Article: _____ Section: _____

(Attach copies of Amendment)

6. Description of Property (Metes & Bounds): _____

7. Existing Zone Classification: _____

8. Zone Classification requested: _____

9. Describe Proposed Development of Property: _____

Approval(s) requested: _____

Signature: _____ Date: _____

Print Name: _____

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

Print Name: _____

Mailing Address: _____

Phone: _____ Cell: _____ Fax: _____

E-mail Address: _____

\$ _____ 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

_____	_____	_____
Print Owner's Name	Owner's Signature	Date
_____	_____	_____
Print Owner's Name	Owner's Signature	Date

CITY OF BRIDGEPORT PLANNING AND ZONING COMMISSION

Written Narrative/Statement of Use

206-222 HUNTINGTON TURNPIKE

YTD ENTERPRISES, LLC

Managing Member: Derrick McLaughlin Project Manager: Joseph Iannelli

The Owner/Applicant YTD Enterprises, LLC proposes to develop 206-222 Huntington Turnpike into 51 Apartment Units. These apartments will be attractive, modest, studio and one-bedroom units designed and intended to fill an existing need, including housing for seniors, homeless, veterans and disabled tenants.

In order to achieve this goal, a zone change from N2 to NX4 would be necessary. With a change to NX4, the development is designed to be conforming. To allow the Commission to see the Owner's vision, we have included a Site Plan, Area Site Plan, Building and Street Elevations.

This Property is ideal for this use. It is located on a bus line and includes neighborhood amenities, including a grocery store within walking distance. Nearby properties are improved with multifamily developments. The property at 120 Huntington Turnpike, just two parcels away, is currently zoned NX4 and is improved with a large apartment building. The immediately adjacent parcel is zoned NX2 permitting small apartment buildings. With a zone change to NX4 the proposed development would be conforming.

The change of zone will not adversely affect the comprehensive plan of development. The site can easily and safely accommodate the proposed development without creating any negative impacts to the area.

206 Huntington Turnpike Metes and Bounds Description:

All that certain piece or parcel of land and buildings in the City of Bridgeport, County of Fairfield, and State of Connecticut, bounded and described as follows:

- NORTHERLY: by land of Edward Leo and Helen Ruth Barnes, by a line at right angles to Huntington Turnpike, starting at a point 36.75 feet south of the State Highway Monument, and extending easterly, 150 feet;
- EASTERLY: by land of United States of America, by a line parallel to Huntington Turnpike, 75 feet;
- SOUTHERLY: by land of Verna M. Muller, by a line a[t] right angles to Huntington Turnpike and parallel to and 75 feet south of the northerly boundary above described, 150 feet;
- WESTERLY: By Huntington Turnpike, 75 feet.

The monument referred to is located 1113 feet, more or less, south of Evers Lane as measured along the easterly line of Huntington Turnpike.

222 Huntington Turnpike Metes and Bounds Description:

All that certain piece or parcel of land, situated in the City of Bridgeport, County of Fairfield and State of Connecticut, and more particularly bounded and described as follows, to wit:

- NORTHWESTERLY: By Huntington Turnpike, 75 feet;
- NORTHEASTERLY: By land of United States of America, 150 feet;
- SOUTHEASTERLY: By land of United States of America, 75 feet;
- SOUTHWESTERLY: By land of Thomas and Katherine Paterno, 150 feet.

206 & 222 Huntington Turnpike Metes and Bounds Zone Change Description:

206 & 222 Huntington Turnpike – Petition of YTD Enterprises, LLC – Seeking a zone change from N2 zone to NX4 zone beginning at a point (**222 Huntington Turnpike**) along the Southerly line of Huntington Turnpike, said point being the intersection of Huntington Turnpike and land of n/f United States of America, said point being S 214° 3' 20" W of the intersection of Huntington Turnpike and Knoll Place; Thence S 135° 2' 9" E a distance of 150' along land of n/f United States of America; Thence S 219° 3' 23" W a distance of 150' along land of n/f United States of America; Thence N 309° 5' 5.4" W a distance of 150' along n/f Verna M. Muller, Thence N 37° 0' 22.2" E a distance of 150' along the Southerly line of Huntington Turnpike to the point and place of beginning.

206 & 222 Huntington Turnpike – 100-foot abutters

STREET ADDRESS	OWNER NAME	CO-OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP
170 HUNTINGTON TP	CARPEL CARMOUSTE F & MARGALIE E		170 HUNTINGTON TPKE	BRIDGEPORT	CT	06610
10 KNOLL PL #12	RIVERA SOLIA		10 KNOLL PL	BRIDGEPORT	CT	06610
165 HUNTINGTON TP	786 HUNGTINTON TURNPIKE LLC		165 HUNTINGTON TP	BRIDGEPORT	CT	06610-1463
208 PRISCILLA ST #210	ARROYO ISRAEL SR		208 PRISCILLA ST	BRIDGEPORT	CT	06610
38 KNOLL PL #40	POWELL TAIESHA		38 KNOLL PLACE	BRIDGEPORT	CT	06610
191 HUNTINGTON TP	MARIN MARK E	RUTH G V VILLA	191 HUNTINGTON TP	BRIDGEPORT	CT	06610-1463
209 HUNTINGTON TP	SINDHUSEKA RUSHNEE & ONGARJ	(SURVIVOR OF THEM)	209 HUNTINGTON TPK	BRIDGEPORT	CT	06610
236 HUNTINGTON TP	CABREJA SALVADOR E		236 HUNTINGTON TPK	BRIDGEPORT	CT	06610
185 HUNTINGTON TP	NUTERANGELO THOMAS JR		185 HUNTINGTON TPK	BRIDGEPORT	CT	06610
245 HUNTINGTON TP	BEARDSLEY PARK CONGREGATION OF JEHOVAH'S	C/O SERGE DESENCLOS	P.O. BOX 55555	BRIDGEPORT	CT	06610

SECRETARY OF THE STATE OF CONNECTICUT

Annual Report

165 CAPITOL AVENUE
P.O. BOX 150470
HARTFORD, CT 06115-0470

FILING #0006896241 PG 1 OF 3
VOL A-00487 PAGE 1363
FILED 05/01/2020 10:06 AM
SECRETARY OF THE STATE OF CONNECTICUT

- 1. Name of Limited Liability Company: YTD ENTERPRISES, LLC
- 2. Business ID: 1310053
- 3. Report due in the month of: March, 2020
- 4. NAICS Code: NONE
Changes: 531390 (Other Activities Related to Real Estate)
- 5. This Limited Liability Company is: DOMESTIC
Fee is: \$20.00
Business Name: YTD ENTERPRISES, LLC
- 6. Mailing Address: 6 W. RIVER ST
#26
MILFORD,CT 06460 USA
Changes: _____

- 7. Principal Office Address: 6 W. RIVER ST
#26
MILFORD,CT 06460 USA
Changes: _____

- 8. Address Required in State of Formation (Foreign Limited Liability Company):
Changes: _____

9. Agent Information

Agent Type: INDIVIDUAL
Agent Name: DERRICK MCLAUGHLIN
Agent's Business Address: 6 W. RIVER ST
#26
MILFORD,CT 06460 USA
Agent's Residence Address: 6 W. RIVER ST
#26
MILFORD,CT 06460 USA
Agent's Mailing Address: 6 W. RIVER ST
#26
MILFORD,CT 06460 USA

Agent's Business Address Changes: _____

Agent's Residence Address Changes: _____

Agent's Mailing Address Changes: _____

Name of person accepting appointment: _____
Title: _____

Signature Accepting Appointment: _____

(if agent is a business also print name and title of person signing)

10. Date: 05/01/2020

11. Email Address: ytdentllc@gmail.com

12. I hereby certify and state, under penalties of false statement, that all of the information set forth on this annual report is true. I hereby electronically sign this report.

Print Capacity: OWNER

13. Signature of Authorizer: DERRICK MCLAUGHLIN

1. Full Legal Name:

DERRICK MCLAUGHLIN

Title(s):

MANAGING MEMBER

Residence Addr:

6 W. RIVER ST

#26

MILFORD,CT 06460 USA

Business Addr:

6 W. RIVER ST

#26

MILFORD,CT 06460 USA

Res Changes:

Bus Changes:



SECRETARY OF THE STATE OF CONNECTICUT

CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY - DOMESTIC

FILING PARTY (CONFIRMATION WILL BE SENT TO THIS ADDRESS)

Name: YTD ENTERPRISES, LLC
Mailing Address: 6 W. RIVER ST
 #26
City: MILFORD
State: CT **Zip:** 06460
Country: USA

FILING #0006562221 PG 1 OF 2
 VOL E-00029 PAGE 1976
 FILED ON 05/20/2019 08:01 PM
 SECRETARY OF THE STATE OF CONNECTICUT

1. NAME OF LIMITED LIABILITY COMPANY - **REQUIRED:** (MUST INCLUDE BUSINESS DESIGNATION I.E. LLC, L.L.C., ETC.)

YTD ENTERPRISES, LLC

2. LLC'S PRINCIPAL OFFICE ADDRESS - **REQUIRED:** (NO P.O. BOX) PROVIDE FULL ADDRESS.

Street: 6 W. RIVER ST
 #26
City: MILFORD
State: CT **Zip:** 06460
Country: USA

3. MAILING ADDRESS, **REQUIRED** - PROVIDE FULL ADDRESS. (P.O. BOX IS ACCEPTABLE)

Street: 6 W. RIVER ST
 #26
City: MILFORD
State: CT **Zip:** 06460
Country: USA

4. APPOINTMENT OF REGISTERED AGENT - **REQUIRED:** (COMPLETE A OR B NOT BOTH)

A. IF AGENT IS AN INDIVIDUAL.

PRINT OR TYPE FULL LEGAL NAME:

DERRICK MCLAUGHLIN

CT BUSINESS ADDRESS

(P.O. BOX NOT ACCEPTABLE) IF NONE, MUST STATE "NONE"

Street: 6 W. RIVER ST
 #26
City: MILFORD
State: CT **Zip:** 06460
Country: USA

CONNECTICUT RESIDENCE ADDRESS (REQUIRED)

(P.O. BOX NOT ACCEPTABLE)

Street: 6 W. RIVER ST
 #26
City: MILFORD
State: CT **Zip:** 06460
Country: USA

CONNECTICUT MAILING ADDRESS (REQUIRED) (P.O. BOX ACCEPTABLE)

Street: 6 W. RIVER ST
 #26
City: MILFORD
State: CT **Zip:** 06460
Country: USA

SIGNATURE ACCEPTING APPOINTMENT: [This document has been executed and filed electronically]

DERRICK MCLAUGHLIN

B. IF AGENT IS A BUSINESS:

PRINT OR TYPE NAME OF BUSINESS AS IT APPEARS ON OUR RECORDS:

CT BUSINESS ADDRESS (P.O. BOX NOT ACCEPTABLE)

Street: NONE

City:

State:

Zip:

Country:

CT MAILING ADDRESS (P.O. BOX ACCEPTABLE)

Street: NONE

City:

State:

Zip:

Country:

SIGNATURE ACCEPTING APPOINTMENT ON BEHALF OF AGENT: [This document has been executed and filed electronically]

PRINT NAME & TITLE OF PERSON SIGNING:

5. MANAGER OR MEMBER INFORMATION - REQUIRED: (MUST LIST ATLEAST ONE MANAGER OR MEMBER OF THE LLC.)

NAME / TITLE : DERRICK MCLAUGHLIN / MANAGING MEMBER

BUSINESS ADDRESS

Street: 6 W. RIVER ST

#26

City: MILFORD

State: CT

Zip: 06460

Country: USA

RESIDENCE ADDRESS

Street: 6 W. RIVER ST

#26

City: MILFORD

State: CT

Zip: 06460

Country: USA

6. ENTITY EMAIL ADDRESS-REQUIRED: (IF NONE, MUST STATE "NONE.")

YARYMC@YAHOO.COM

7. EXECUTION - REQUIRED: (SUBJECT TO PENALTY OF FALSE STATEMENT) [This document has been executed and filed electronically]

Date: (MM/DD/YYYY) 05/20/2019

NAME OF ORGANIZER
(print/type)

DERRICK MCLAUGHLIN

SIGNATURE
(required)

DERRICK MCLAUGHLIN

NOTES

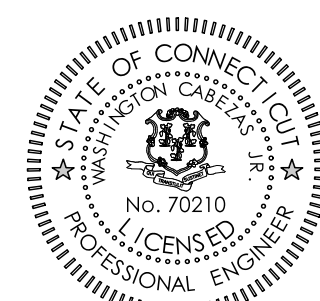
- THIS CONCEPTUAL PLAN INTENDED FOR SITE PLANNING PURPOSES ONLY.
- THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
- ALL IMPROVEMENTS SHOWN HEREON BASED ON EXISTING CONDITIONS SURVEY AND TOPOGRAPHIC SURVEY PREPARED FOR YTD ENTERPRISES, LLC, 206 & 222 HUNTINGTON TURNPIKE, BRIDGEPORT, CONNECTICUT, SCALE: 1"=10', DATED JUNE 7, 2021 AND PREPARED BY CABEZAS DeANGELIS, LLC.
- PARCEL INFORMATION:
206 HUNTINGTON TURNPIKE
A. ASSESSOR'S REFERENCE: MAP 76, BLOCK 2860, LOT 5
B. PARCEL AREA: 11,446± SQ. FT. OR 0.263± AC.
C. RECORD OWNER: YTD ENTERPRISES LLC, VOL. 10242, PG. 3
222 HUNTINGTON TURNPIKE
A. ASSESSOR'S REFERENCE: MAP 76, BLOCK 2860, LOT 6
B. PARCEL AREA: 11,042± SQ. FT. OR 0.253± AC.
C. RECORD OWNER: YTD ENTERPRISES LLC, VOL. 10262, PG. 6
- PARCELS ARE LOCATED WITHIN THE 'N2' ZONING DISTRICT.
- SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 433 OF 426. COMMUNITY BRIDGEPORT, CITY OF, NUMBER 090002 PANEL 0433 SUFFIX G, MAP NUMBER 09001C0433G, MAP REVISED JULY 8, 2013. THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS ZONE X (UNSHADED).
- 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).

LEGEND

- N/F NOW OR FORMERLY
- MON. MONUMENT
- I.P. IRON PIPE
- FND. FOUND
- S.F. SQUARE FEET
- CONC. CONCRETE
- BIT. BITUMINOUS
- OHU OVERHEAD UTILITIES
- UG UNDER GROUND
- MH MANHOLE
- ELEC. ELECTRIC
- Ø UTILITY POLE
- DYL DOUBLE YELLOW LINE
- SWL SINGLE WHITE LINE
- BWL BROKEN WHITE LINE
- EOP EDGE OF PAVEMENT
- RET. RETAINING
- CLF CHAIN LINK FENCE
- FFE FINISHED FLOOR ELEVATION
- C.O. CLEANOUT
- LP LIGHT POST
- CB CATCH BASIN
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- RET. RETAINING
- SNET SOUTHERN NEW ENGLAND TELEPHONE
- UI UNITED ILLUMINATING COMPANY
- TMH TELEPHONE MANHOLE
- INT. INTERSECTION
- INV. INVERT
- C.I. CAST IRON
- V.C. VITRIFIED CLAY
- RCP REINFORCED CONCRETE PIPE
- RD ROOF DRAIN
- MW MONITOR WELL
- x ± 0.05 EXISTING SPOT GRADE
- - - 10± EXISTING CONTOUR ELEVATION
- (L) LAYOUT OF STREET WIDTH
- (P) PARKING SPACES
- HDPE HIGH DENSITY POLYETHYLENE
- PVC POLYVINYL CHLORIDE
- ⊗ EXISTING DECIDUOUS TREE
- ⊙ EXISTING CONIFER TREE

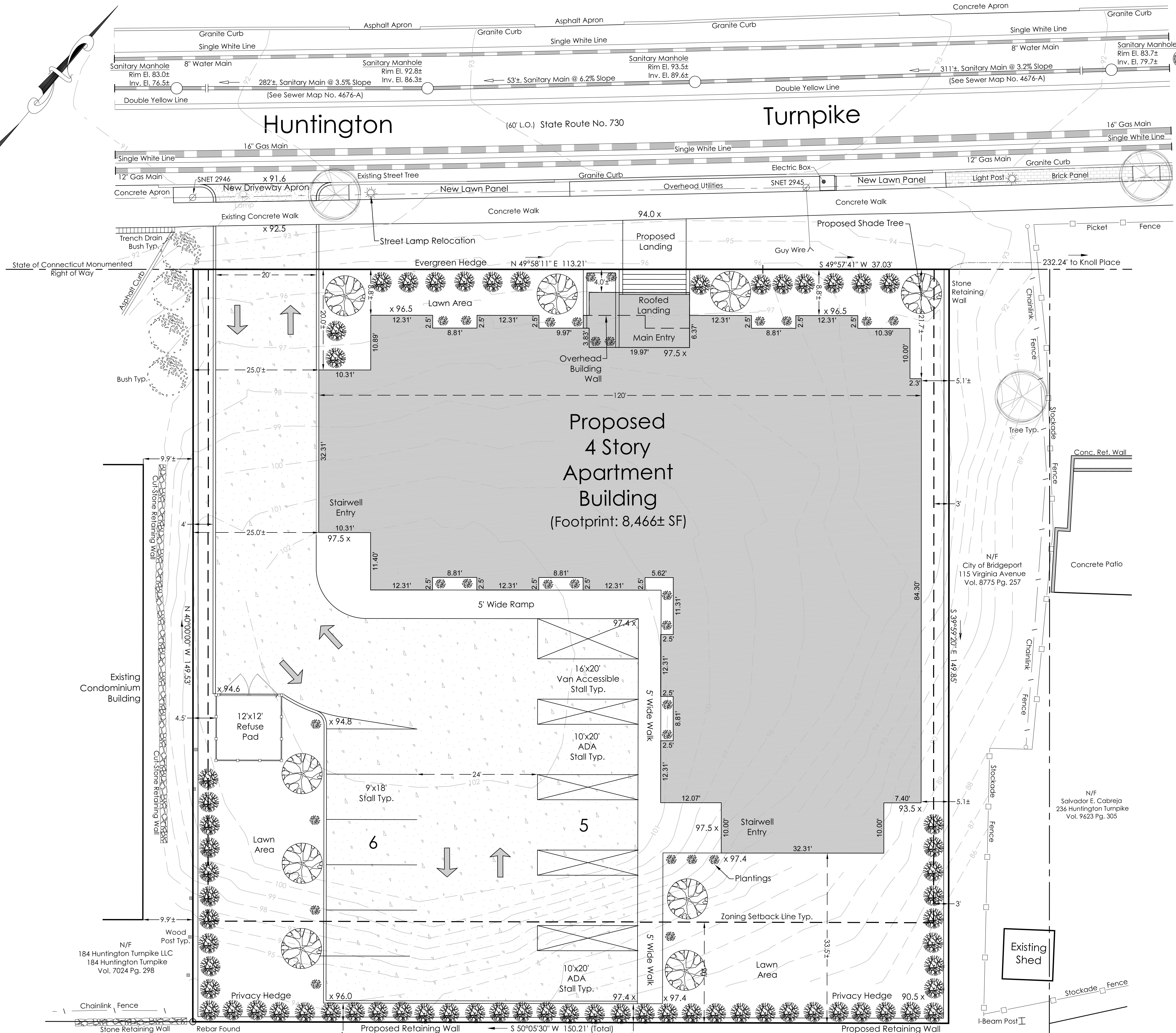
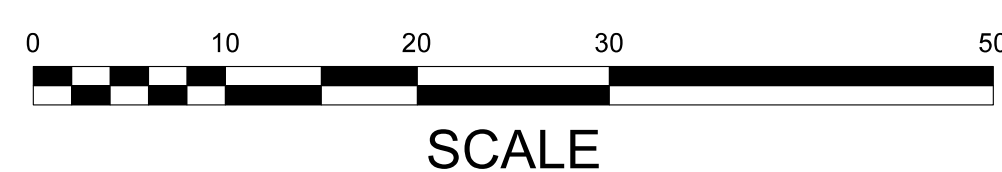


SCALE: 1" = 10'
FIELD FILE: huntington_survey.rnw
PROJECT NO. CD1504
DATE: December 8, 2022
CAD FILE: 206-222 Huntingdon CONCEPT.dwg
SHEET 1 OF 1
REV:



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

WASHINGTON CABEZAS, JR. PEL 70210



NX4 ZONE DEVELOPMENT STANDARDS		
GENERAL BUILDING TYPE		
3.50.4. BUILDING LOCATION SEE FIGURE 3.50-A	REQUIRED	PROPOSED
MULTIPLE PRINCIPLE BUILDINGS	ALLOWED	N/A
1) LOT WIDTH PER PRINCIPLE BUILDING	-	150± FT
2) PRIMARY STREETWALL (SEE 3.50.10 FOR COURTYARD ALLOWANCE AND DOUBLE FRONTAGE LOTS)	80% MIN.	80%
3) PRIMARY STREET BUILD-TO-ZONE (SEE 3.50.10 MINIMUM STREETSCAPE AREA AND ALLOWED PLAZA EXCEPTION TO BUILD-TO-ZONE)	0 FT. MIN. 25 FT. MAX.	8.8± FT. MIN. 21.7± FT. MAX.
4) STOOP, BAY ENCROACHMENT	-	N/A
5) NON-PRIMARY STREET BUILD-TO-ZONE	0 FT. MIN. 25 FT. MAX.	N/A
6) SIDE SETBACK BUILDING	3 FT. MIN.	5 FT. MIN.
SPACE BETWEEN ADJACENT BUILDINGS	12 FT. MIN.	34.9± FT.
7) REAR SETBACK (SEE 3.50.10 FOR TREATMENT ADJACENT TO N ZONES)	20 FT. MIN.	33.5± FT.
8) SITE COVERAGE (SEE 14.20.7 FOR MEASURING SITE COVERAGE)	85% MAX	77%
3.50.5. PARKING & ACCESSORY STRUCTURES SEE FIGURE 3.50-C		
1) PARKING & DRIVEWAY ACCESS (SEE 8.0 PARKING)	NON-PRIMARY: IF NO NON-PRIMARY STREET, PRIMARY STREET MAX 22 FT. WIDTH AT SIDEWALK. MAX. 1 DRIVEWAY ACCESS POINT PER BUILDING	20 FT. WIDTH 1 DRIVEWAY ACCESS
2) ATTACHED GARAGE SETBACK (ALLOWED GARAGE DOOR LOCATION) (SEE 8.50.11 FOR GARAGE DOOR DESIGN REGULATIONS)	20 FT. MIN. BEHIND PRIMARY FACADE IN REAR OF BUILDING REAR, INTERIOR SIDE AND SIDE FACADES	N/A
3) SURFACE PARKING LOCATION (SEE 14.20.9 FOR ALLOWED LIMITED SIDE YARD PARKING LAYOUT)	REAR YARD, LIMITED SIDE YARD	REAR YARD
STREET SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPAL BUILDING	N/A
SIDE & REAR SETBACK	3 FT. MIN.	4± FT.
4) ACCESSORY STRUCTURE LOCATION (SEE 3.170 ACCESSORY STRUCTURES)	REAR YARD	N/A
STREET SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPAL BUILDING	N/A
SIDE & REAR SETBACK	3 FT. MIN.	N/A
3.50.6. HEIGHT SEE FIGURE 3.50-D		
HEIGHT (SEE 3.50.10 FOR STEP-BACK REGULATIONS; SEE 14.20.10 FOR HEIGHT; SEE REGULATIONS ON HIGH RISES IN 8.70.)	2 STORIES MIN. 5.5 STORIES MAX.	4 STORIES
ADDITIONAL HIGH-RISE OR STEPPED-BACK HEIGHT	NX4: 7 ADDITIONAL STORIES ALLOWED STEPPED BACK FROM LOWER 5.5 STORIES PER 3.50.10.C	N/A
GROUND STORY HEIGHT	10 FT. MIN. - 18 FT. MAX.	10 FT.
ALL OTHER STORIES HEIGHT	10 FT. MIN. - 14 FT. MAX.	10 FT.
3.50.7. ROOFS SEE FIGURE 3.60-D		
ROOF TYPES (SEE 6.20 FOR ROOF TYPES AND TOWER REGULATIONS)	FLAT, PARAPET	FLAT
TOWER	ALLOWED	N/A
3.50.8. ALLOWED USES SEE ARTICLE 4.0 FOR USE DEFINITIONS, SPECIFIC USE LIMITATIONS, AND OTHER USE-RELATED REGULATIONS		
RESIDENTIAL		
NUMBER OF PRINCIPAL UNITS	3 MINIMUM	51
NUMBER OF ACCESSORY UNITS	-	N/A
HOUSEHOLD LIVING	ALLOWED	PROVIDED

CONCEPTUAL SITE PLAN

PREPARED FOR
YTD ENTERPRISES LLC

**206 & 222 HUNTINGTON TURNPIKE
BRIDGEPORT, CONNECTICUT**
ASSESSOR'S REFERENCE: MAP 76 | BLOCK 2860 | LOT 5 & 6

SHEET 1 OF 1

206-222 Huntington Apartments

206-222 Huntington Turnpike, Bridgeport, 06610

SHEET LIST

Sheet List	
Sheet Number	Sheet Name
INFORMATION	
G100	Cover Sheet
G101	Renderings
CIVIL	
SP1	Conceptual Site Plan
ARCHITECTURAL	
A101	Basement Plan
A102	Ground Floor
A103	Second Floor
A104	Roof Plan
A201	Exterior Elevations
A202	Exterior Elevations
A301	Sections
Grand total: 10	

PROJECT STATUS:

Regulatory Approval

SCOPE OF WORK:

CONSTRUCT NEW MULTI-FAMILY BUILDING FULLY SPRINKLED PROJECT INCLUDES SITE WORK, GENERAL CONSTRUCTION, MECHANICAL. ELECTRICAL PLUMBING AND FIRE PROTECTION WORK

PROJECT DATA

FOR AREA / SQFT REFER TO DRAWINGS A101 & A102

PROJECT TEAM:

Architect

Wiles+Architects, LLC
257 Naugatuck Avenue,
Milford, CT 06460
ph | 203-366-6003

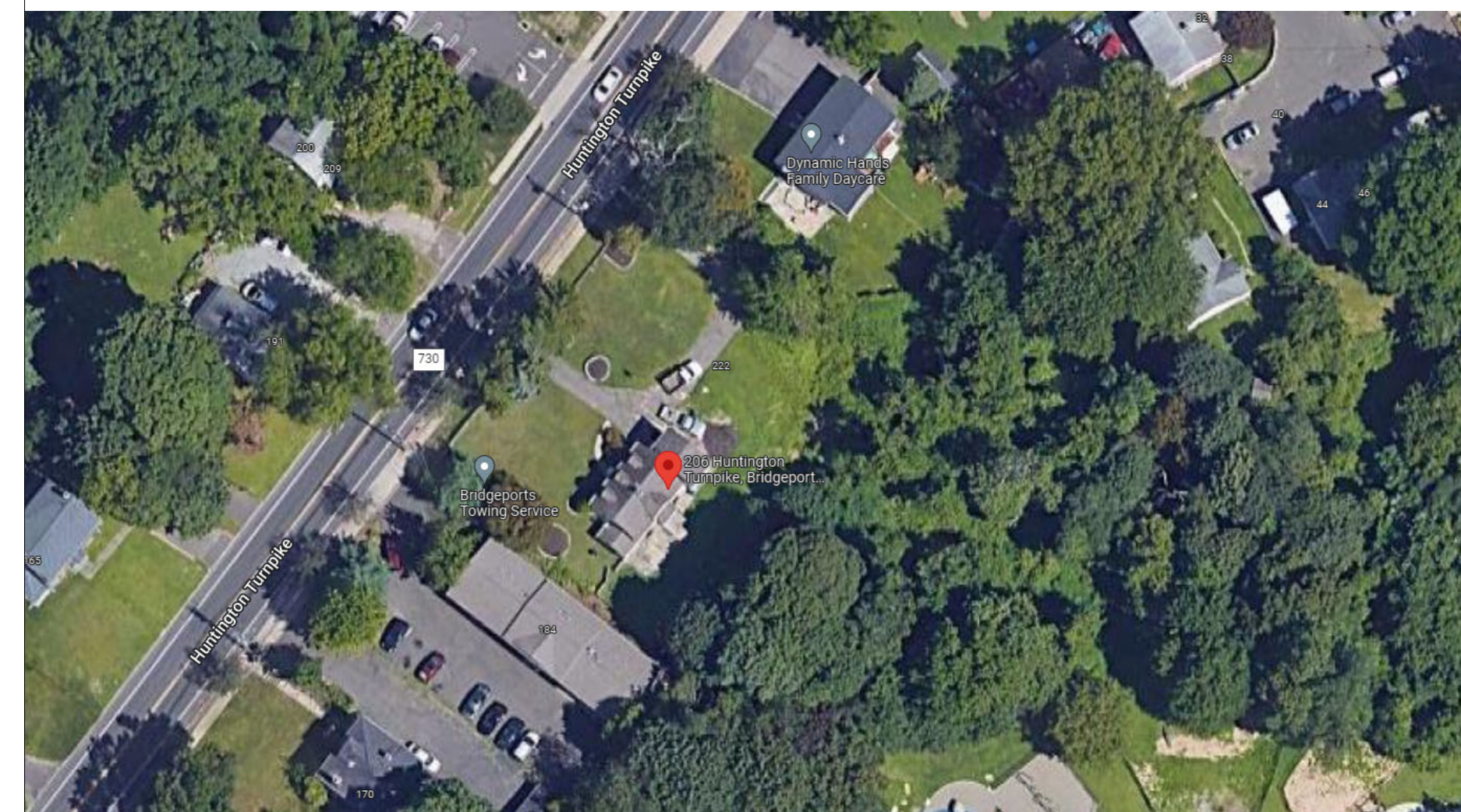
Owner

YTD Enterprises LLC
6 West River Street - Unit 26
Milford, CT 06460

Site

Cabezas DeAngelis
LLC Engineers &
Surveyors
78 Elm Street
Bridgeport, CT 06604
ph | 203-330-8700

VICINITY MAP:



DECEMBER 07, 2022



ATTENTION:
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206-222 Huntington Apartments

206-222 Huntington Turnpike, Bridgeport, 06610

Professional Seal:


 Wiles + Architects, LLC
 257 Naugatuck Ave
 Milford, CT 06460
 ph: 203.368.6003
 f: 203.368.3357
 www.wilesarch.com

No.	Description	Date

Renderings

Project number	22-
Date	December 07, 2022
Drawn by	Author
Checked by	Checker
	Designer

G101

Scale

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Professional Seal:

wiles Architects
Wiles + Architects, LLC
257 Naugatuck Ave
Milford, CT 06460
ph: 203.366.6003
f: 203.363.3357
www.wilesarch.com

No.	Description	Date

Basement Plan

Project number	22-
Date	December 07, 2022
Drawn by	Author
Checked by	Checker
	Designer

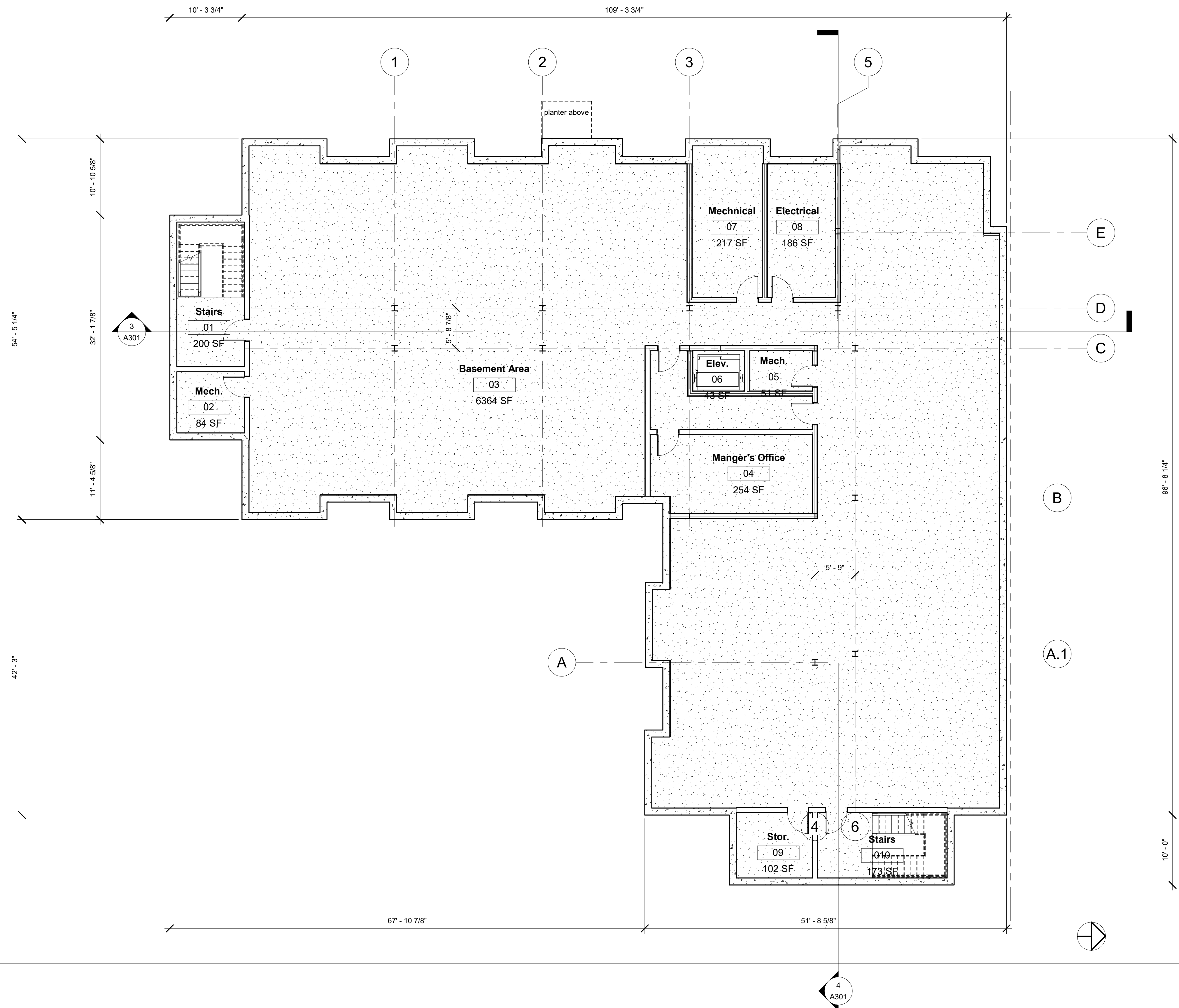
A101

Scale 1/8" = 1'-0"

PRINTED: 12/7/2022 4:59:39 PM

Wiles+Architects 2018 copyright

C:\Users\Justin\Documents\study NX4_Justin\JKSS.rvt



1 Basement
1/8" = 1'-0"

ATTENTION:
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206-222 Huntington Turnpike, Bridgeport, 06610

Professional Seal:



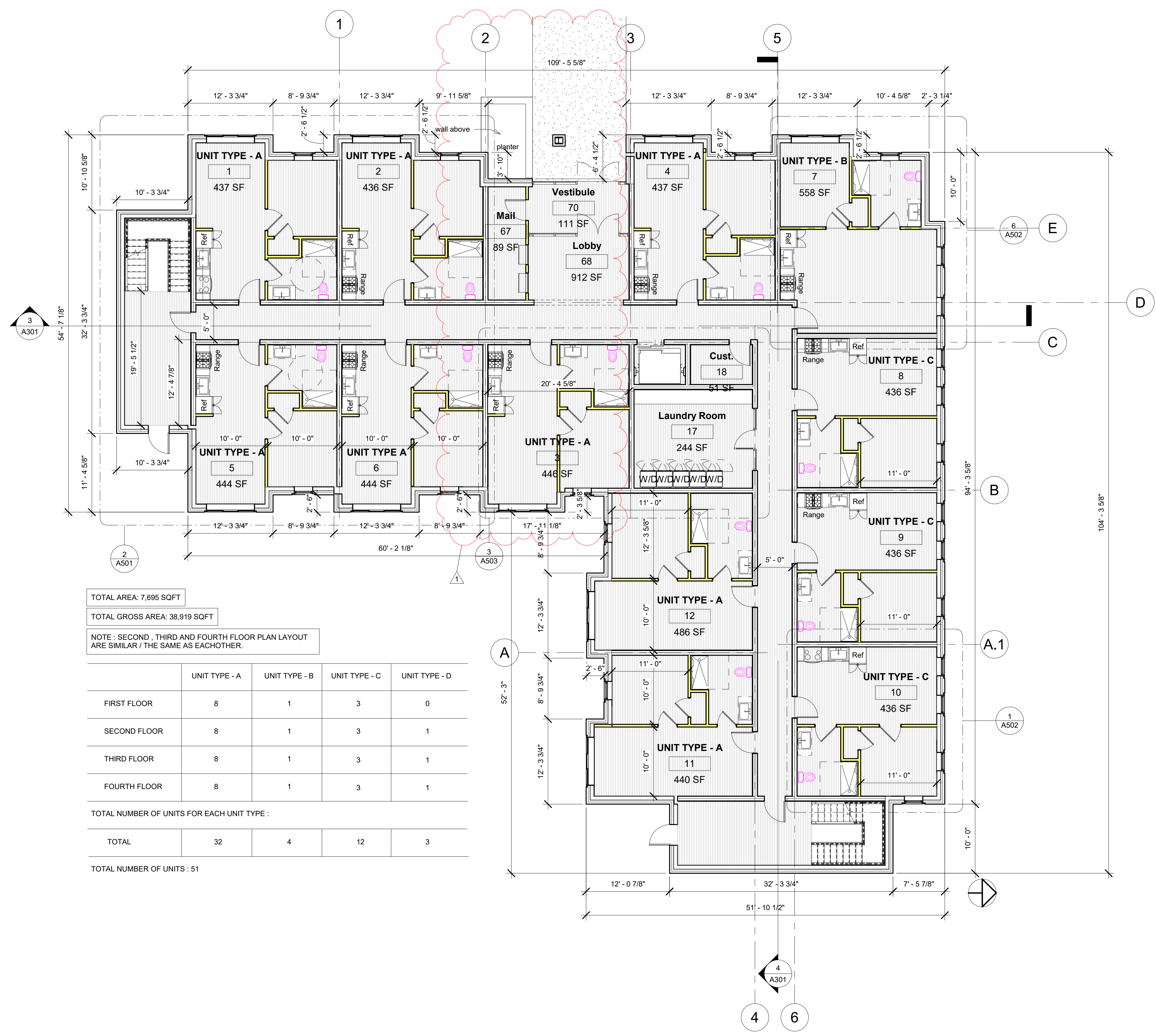
No.	Description	Date
1	Revision 1	Date 1

Ground Floor

Project number	22-
Date	December 07, 2022
Drawn by	Author
Checked by	Checker
	Designer

A102

Scale 1/8" = 1'-0"



TOTAL AREA: 7,695 SQFT
TOTAL GROSS AREA: 38,919 SQFT

NOTE: SECOND, THIRD AND FOURTH FLOOR PLAN LAYOUT ARE SIMILAR / THE SAME AS EACHOTHER.

	UNIT TYPE - A	UNIT TYPE - B	UNIT TYPE - C	UNIT TYPE - D
FIRST FLOOR	8	1	3	0
SECOND FLOOR	8	1	3	1
THIRD FLOOR	8	1	3	1
FOURTH FLOOR	8	1	3	1
TOTAL NUMBER OF UNITS FOR EACH UNIT TYPE :				
TOTAL	32	4	12	3
TOTAL NUMBER OF UNITS : 51				

1 Level 1
1/8" = 1'-0"

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Wiles+Architects 2018 copyright

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ATTENTION:
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206-222 Huntington Apartments

206-222 Huntington Turnpike, Bridgeport, 06610

Professional Seal:



No.	Description	Date

Second Floor

Project number	22-
Date	December 07, 2022
Drawn by	Author
Checked by	Checker
	Designer

A103

Scale 1/8" = 1'-0"



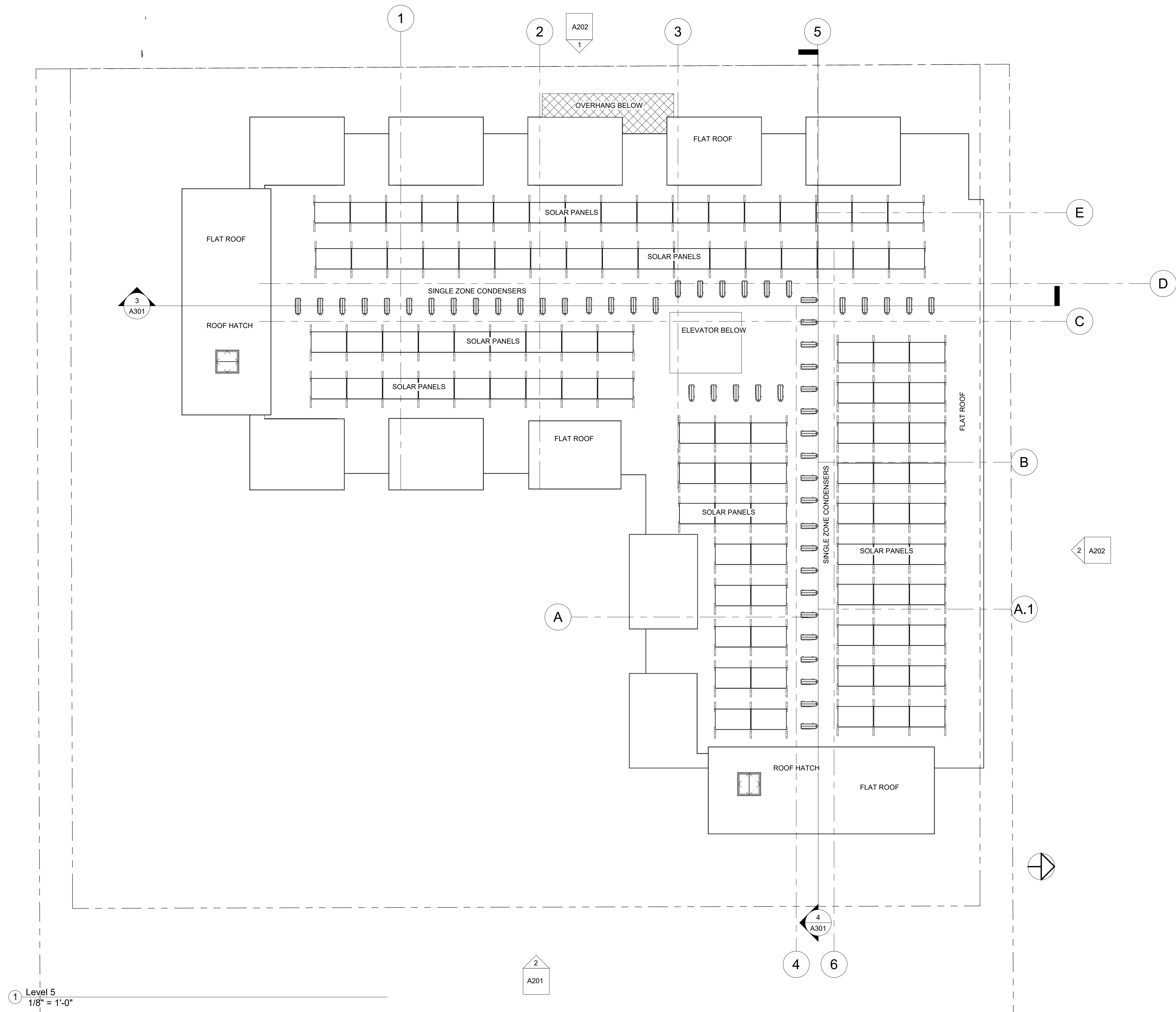
TOTAL AREA: 7,806 SQFT
TOTAL GROSS AREA: 38,919 SQFT

NOTE: SECOND, THIRD AND FOURTH FLOOR PLAN LAYOUT ARE SIMILAR / THE SAME AS EACHOTHER.

	UNIT TYPE - A	UNIT TYPE - B	UNIT TYPE - C	UNIT TYPE - D
FIRST FLOOR	8	1	3	0
SECOND FLOOR	8	1	3	1
THIRD FLOOR	8	1	3	1
FOURTH FLOOR	8	1	3	1
TOTAL NUMBER OF UNITS FOR EACH UNIT TYPE :				
TOTAL	32	4	12	3
TOTAL NUMBER OF UNITS : 51				

Level 2
1/8" = 1'-0"

C:\Users\Justin\Documents\study NX4_Justin\JKSS.rvt



① Level 5
1/8" = 1'-0"

ATTENTION:
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206-222 Huntington Apartments

206-222 Huntington Turnpike, Bridgeport, 06610

Professional Seal:

wiles Architects
Wiles + Architects, LLC
257 Naugatuck Ave
Milford, CT 06460
ph: 203.366.6003
f: 203.583.3357
www.wilesarch.com

No.	Description	Date

Roof Plan

Project number	22-
Date	December 07, 2022
Drawn by	Author
Checked by	Checker
	Designer

A104

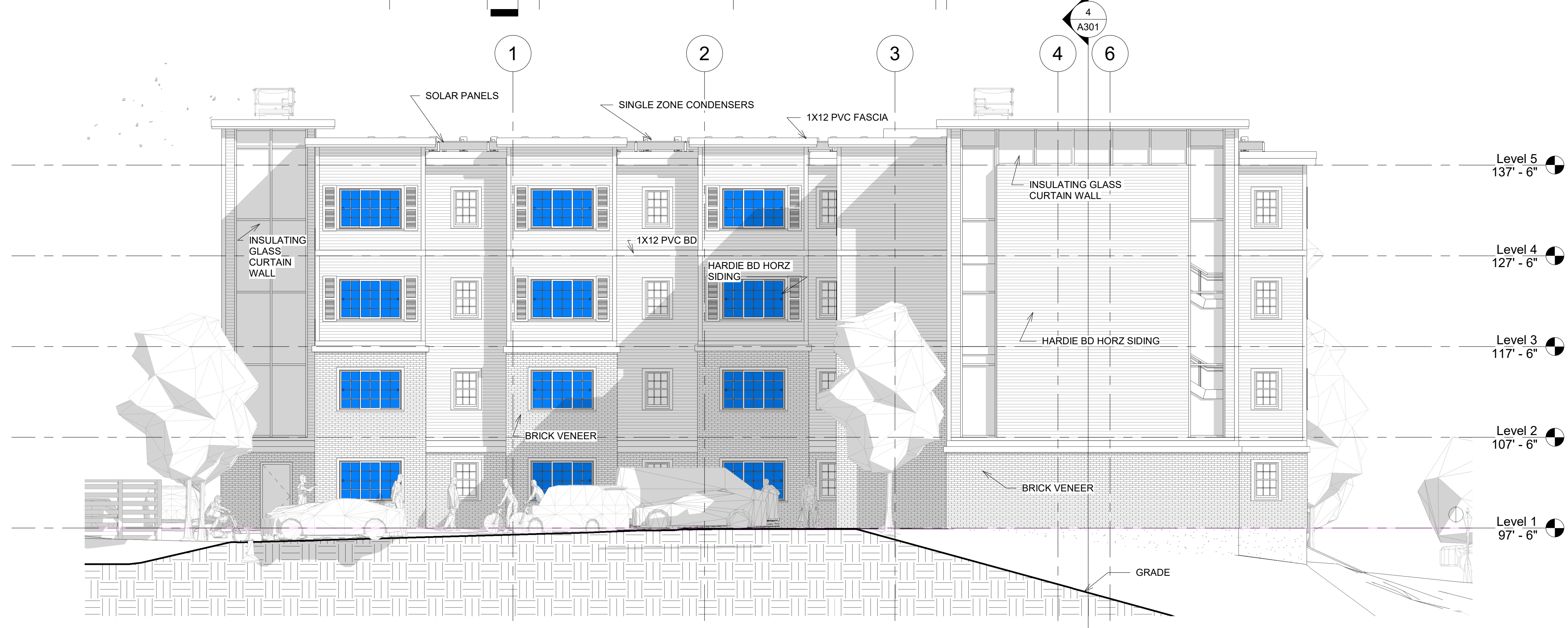
Scale 1/8" = 1'-0"

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① East
1/8" = 1'-0"



② North
1/8" = 1'-0"

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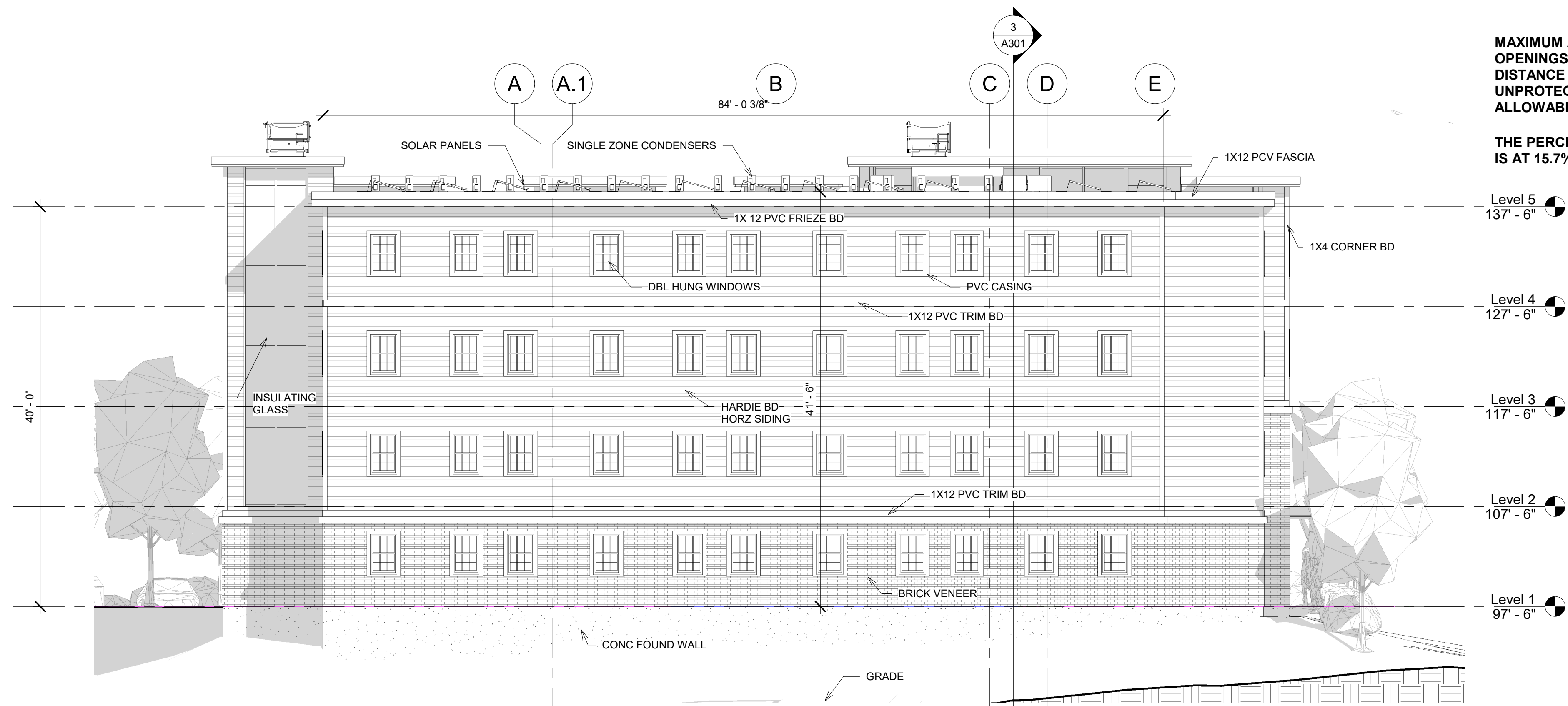
No.	Description	Date

Exterior Elevations

Project number	22-
Date	December 07, 2022
Drawn by	Author
Checked by	Checker
	Designer

A201

Scale 1/8" = 1'-0"



2 North
1/8" = 1'-0"

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON THE FIRE SEPARATION DISTANCE (5 TO LESS THAN 10) FOR UNPROTECTED, SPRINKLED BLDG. OUR ALLOWABLE AREA IS 25%.

THE PERCENTAGE OF OUR EXTERIOR OPENING IS AT 15.7% FOR THIS EXTERIOR ELEVATION

ATTENTION:
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Professional Seal:

wiles Architects
Wiles + Architects, LLC
257 Naugatuck Ave
Milford, CT 06460
ph: 203.366.6003
f: 203.583.3357
www.wilesarch.com

Level 5
137' - 6"

Level 4
127' - 6"

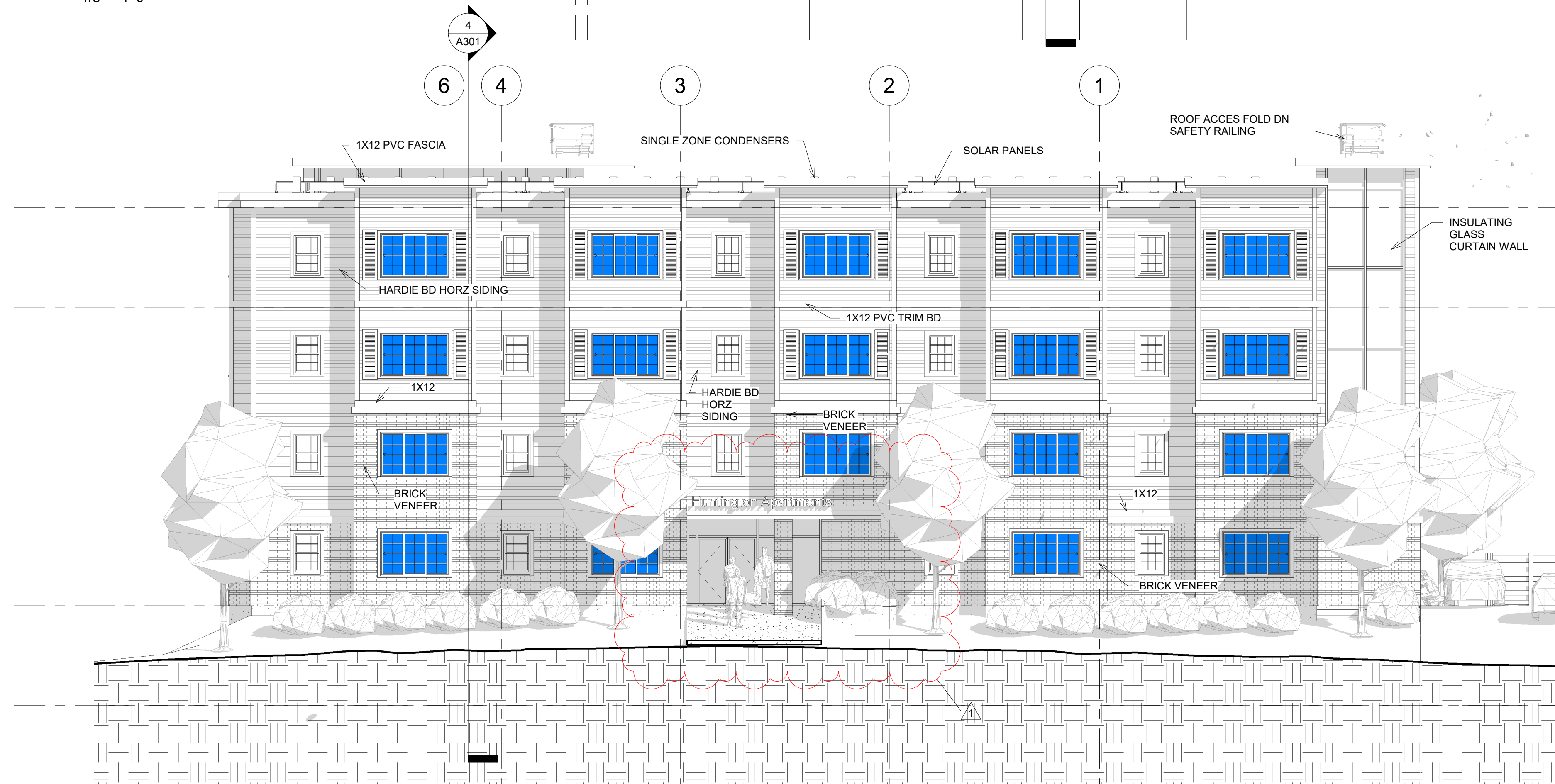
Level 3
117' - 6"

Level 2
107' - 6"

Level 1
97' - 6"

Basement
87' - 6"

STREET FACADE AREA 4,422 sf
TOTAL WINDOW AREA 995 sf
PERCENTAGE OF WINDOWS 22.5 %



1 West
1/8" = 1'-0"

No.	Description	Date
1	Revision 1	Date 1

Exterior Elevations

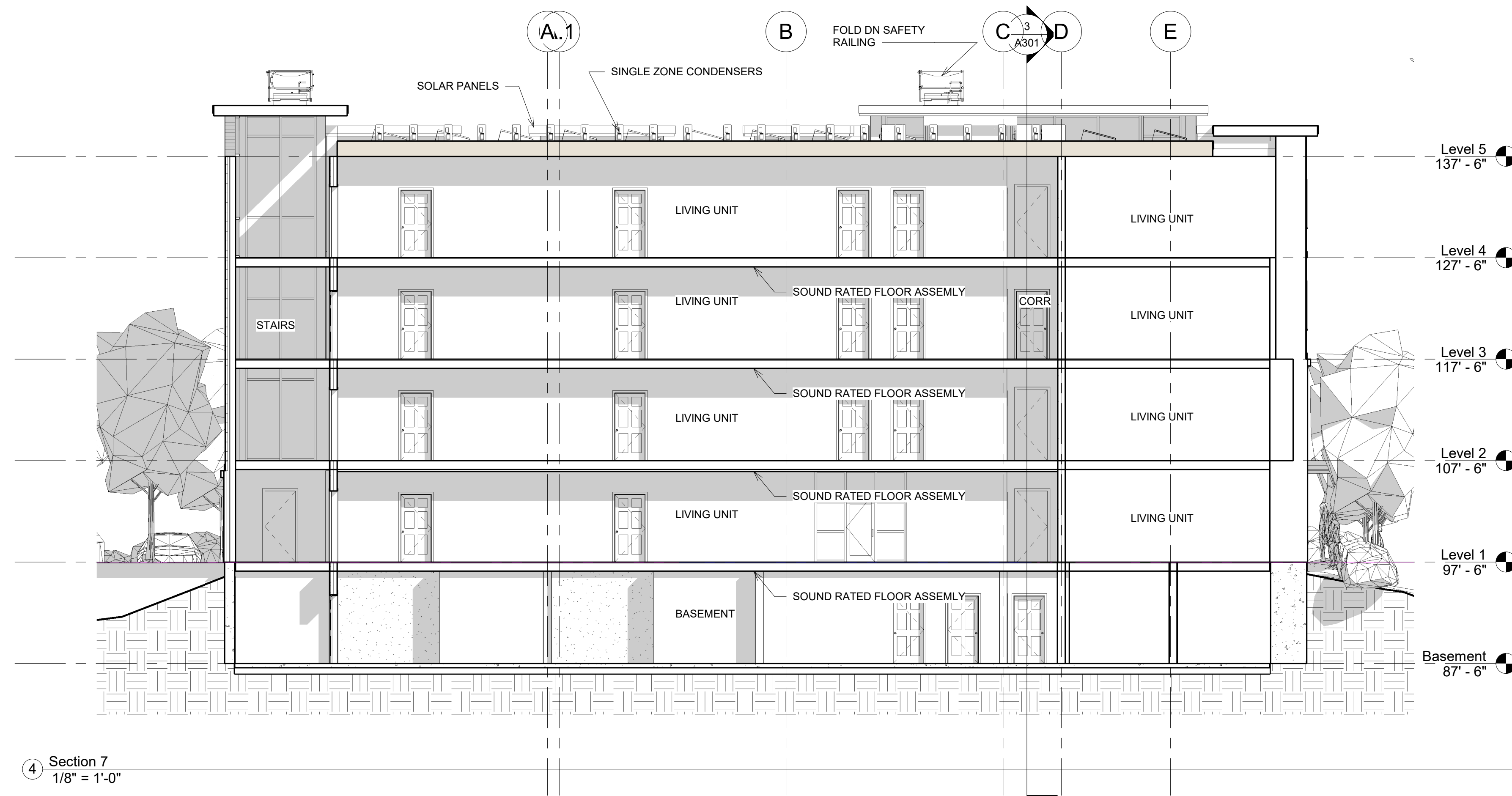
Project number 22-
Date December 07, 2022
Drawn by Author
Checked by Checker
Designer

A202

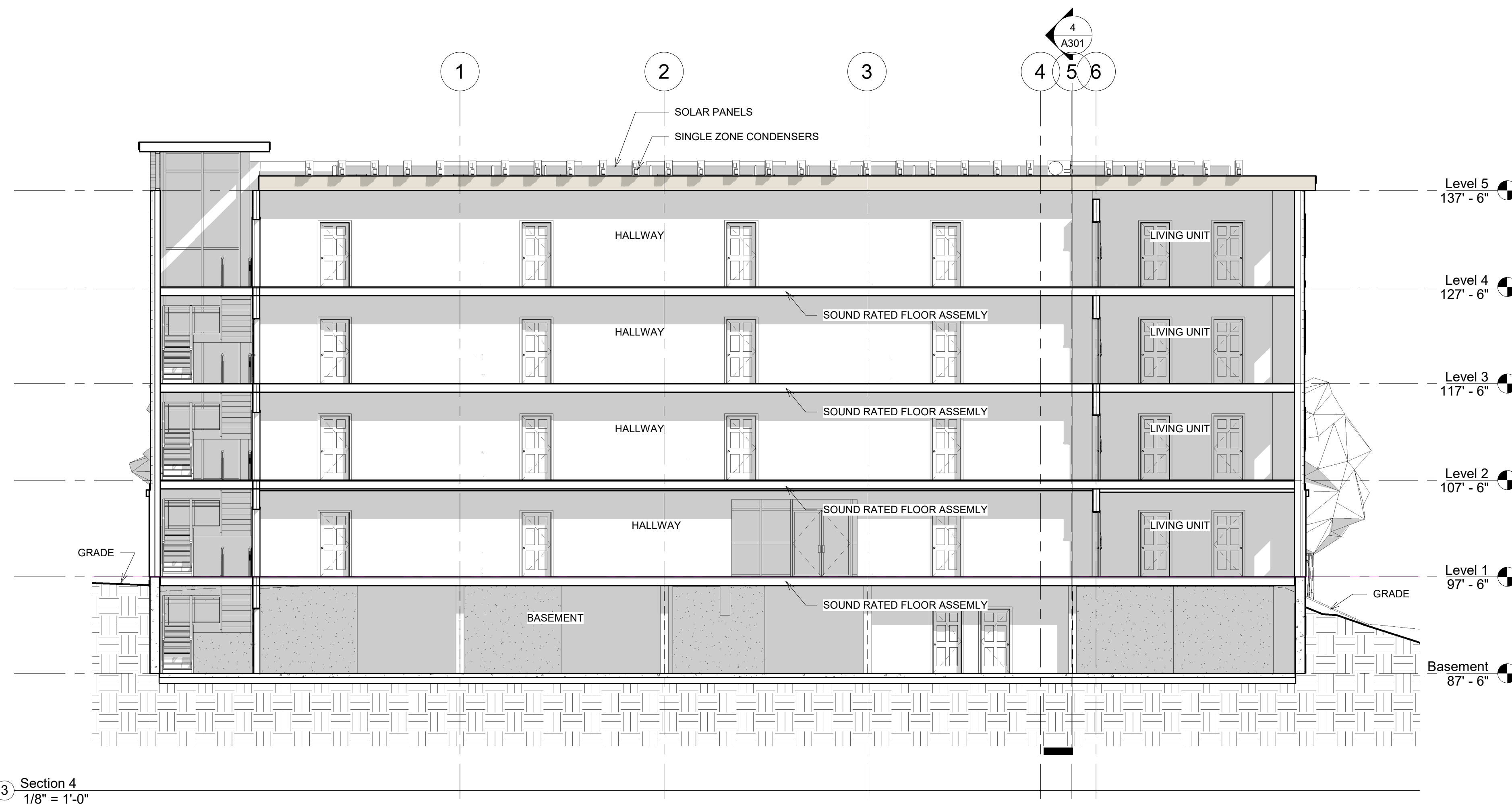
Scale 1/8" = 1'-0"

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④ Section 7
1/8" = 1'-0"



③ Section 4
1/8" = 1'-0"

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206-222 Huntington
Apartments

206-222 Huntington
Turnpike, Bridgeport,
06610

Professional Seal:

wiles
Architects

Wiles + Architects, LLC
257 Naugatuck Ave
Milford, CT 06460
ph: 203.366.6003
f: 203.583.3357
www.wilesarch.com

No.	Description	Date

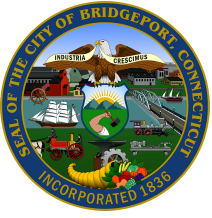
Sections

Project number	22-
Date	December 07, 2022
Drawn by	Author
Checked by	Checker
	Designer

A301

Scale 1/8" = 1'-0"

PRINTED: 12/7/2022 5:00:48 PM



PLANNING & ZONING COMMISSION APPLICATION

1. **NAME OF APPLICANT:** PEACE DEVELOPMENT LLC
2. Is the Applicant's name Trustee of Record? Yes YES No _____
If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.
3. Address of Property: 439 OAKWOOD ST, BRIDGEPORT, CT 06606
(number) (street) (state) (zip code)
4. Assessor's Map Information: Block No. _____ Lot No. _____
5. Amendments to Zoning Regulations: (indicate) Article: _____ Section: _____
(Attach copies of Amendment)
6. Description of Property (Metes & Bounds): SINGLE FAMILY
7. Existing Zone Classification: N2
8. Zone Classification requested: SPECIAL PERMIT FOR 2-FAMILY DWELLING
9. Describe Proposed Development of Property: 2 FAMILY RESIDENTIAL RENOVATION

Approval(s) requested: SPECIAL PERMIT TO RENOVATE/BUILD AS A 2 FAMILY DWELLING

Signature: _____ **Date:** 12/22/2022
Print Name: MARCIA MACEDO

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

Mailing Address: 2989 BROADBRIDGE AVE, STRATFORD, CT 06614
Phone: _____ Cell: 203 615-4766 Fax: _____
E-mail Address: MARCIALOPESCT@GMAIL.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 checked="" type="checkbox"/> A-2 Site Survey | <input checked="" type="checkbox"/> Building Floor Plans |
| <input checked="" type="checkbox"/> Completed Site / Landscape Plan | <input checked="" type="checkbox"/> Drainage Plan | <input checked="" type="checkbox"/> Building Elevations |
| <input checked="" type="checkbox"/> Written Statement of Development and Use | <input checked="" type="checkbox"/> Property Owner's List | <input type="checkbox"/> Fee |
| <input checked="" type="checkbox"/> Cert. of Incorporation & Organization and First Report (Corporations & LLC's) | | |

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

<u>MARCIA MACEDO</u> Print Owner's Name	<u><i>Marcia Macedo</i></u> Owner's Signature	<u>12/22/2022</u> Date
_____ Print Owner's Name	_____ Owner's Signature	_____ Date

WRITTEN STATEMENT OF DEVELOPMENT USE

Planning & Zoning Commission

RE: 439 Oakwood St, Bridgeport, CT 06606

Existing Single Family
N2 Zone

RE: Proposed renovation/build of a 2-Family dwelling.

To whom it may concern,

Peace Development LLC, would like to request for a "Special Permit" to Renovate/build a 2-family dwelling that includes the neighborhood design standard on an existing single family on a lot of 53' x 106" (439 Oakwood St.)

This development is zone-compliant for a two-family dwelling with all the requirements. It will beautify, enhance and protect the neighborhood character as well as its value.

Kind Regards

Peace Development LLC
Marcia Macedo, Owner

Marcia Macedo

_____, Date: 12/22/2022

LIST OF NEIGHBOORS ON 439 OAKWOOD ST. BRIDGEPORT

AMAZAN PAUL
425 OAKWOOD ST
BRIDGEPORT, CT 06606

RODRIQUEZ RALPH
415 OAKWOOD ST
BRIDGEPORT, CT 06606

NEW ERA INVESTING LLC
143 EXETER ST
BRIDGEPORT, CT 06606

RIOS CESAR
444 OAKWOOD ST
BRIDGEPORT, CT 06606

FERMIN JUAN
430 OAKWOOD ST
BRIDGEPORT, CT 06606

PAGAN ARACELI
420 OAKWOOD ST
BRIDGEPORT, CT 06606

AJEL BARBARA Y
AJEL JULIO A
410 OAKWOOD ST
BRIDGEPORT, CT 06606

Dear Sir or Madam:

You are receiving this letter because you are a property owner within 100-feet of an address or addresses for which an application has been submitted to the **Planning & Zoning Commission requesting a special permit to build a 2-family house** at the property address of:

439 OAKWOOD ST, BRIDGEPORT, CT 06606
ADDRESS

This application will be considered at a public hearing to be held in City Hall on 45 Lyon Terrace, Bridgeport CT on:

30 JANUARY 2023 6:30 PM
DAY DATE TIME

You are not required to do anything. This is only to inform you that you may participate in this public hearing or email a written statement if you are in favor or in opposition to the application. Please email your comments A.S.A.P. allowing the Commissioners to receive them long before the hearing.

Email: gloria.blackwell@bridgeportct.gov

The application and supporting materials are on file in the Zoning Department, Room 210, 45 Lyon Terrace and may be inspected during business hours between 9am-4pm Monday thru Friday.

If you have any questions, you may contact the Zoning Office at 203-576-7217 or the applicant (or the applicant's representative) at the name and number below:

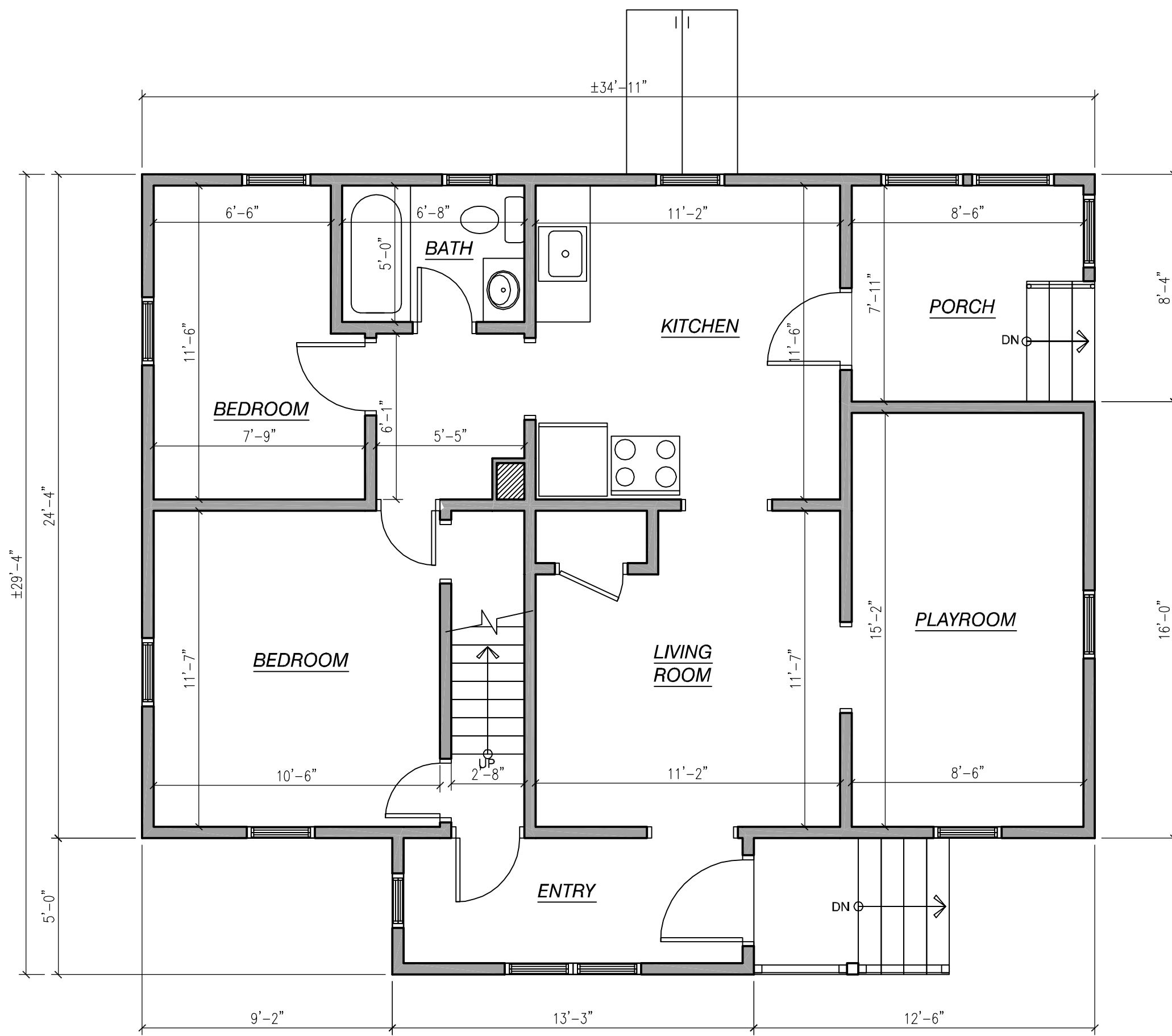
PEACE DEVELOPMENT LLC 203 615-4766
NAME PHONE NUMBER

Respectfully,

APPLICANT (or REPRESENTATIVE)

DATE

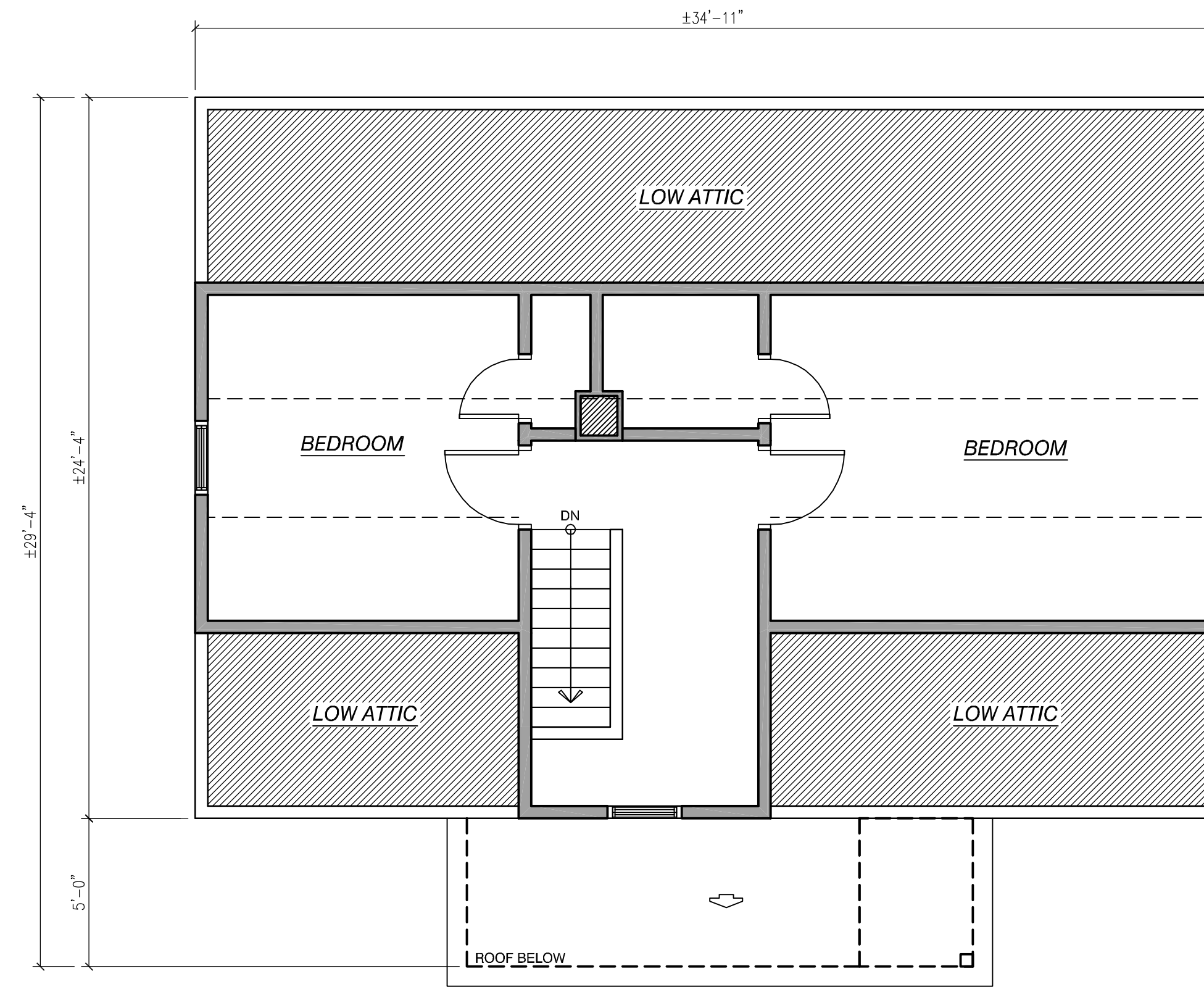
*City of Bridgeport Zoning Regulations: Section 11-10B (1)



EXISTING 1ST FLOOR PLAN

SCALE 1/4" = 1'-0"

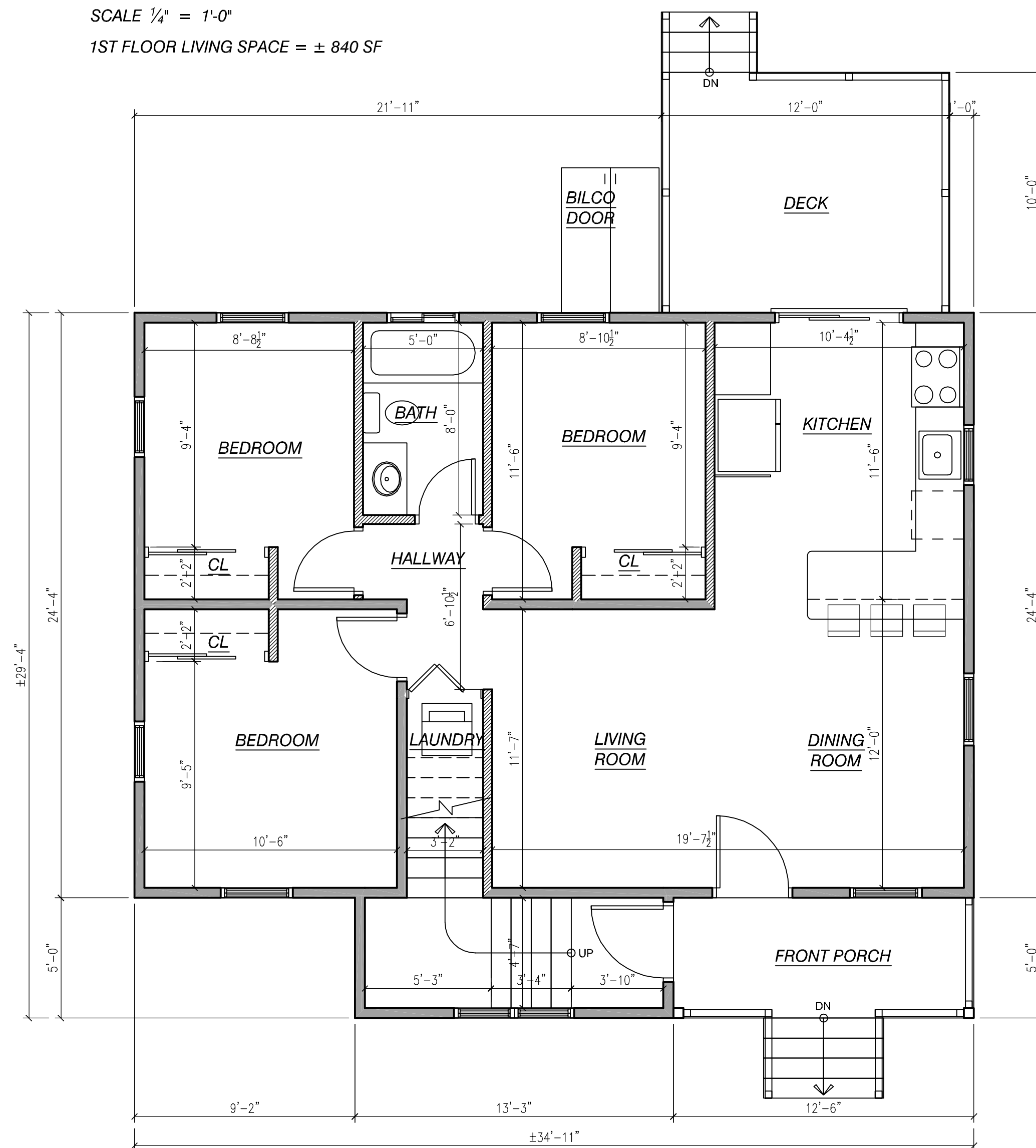
1ST FLOOR LIVING SPACE = ± 840 SF



EXISTING 2ND FLOOR PLAN

SCALE 1/4" = 1'-0"

2ND FLOOR LIVING SPACE = ± 440 SF

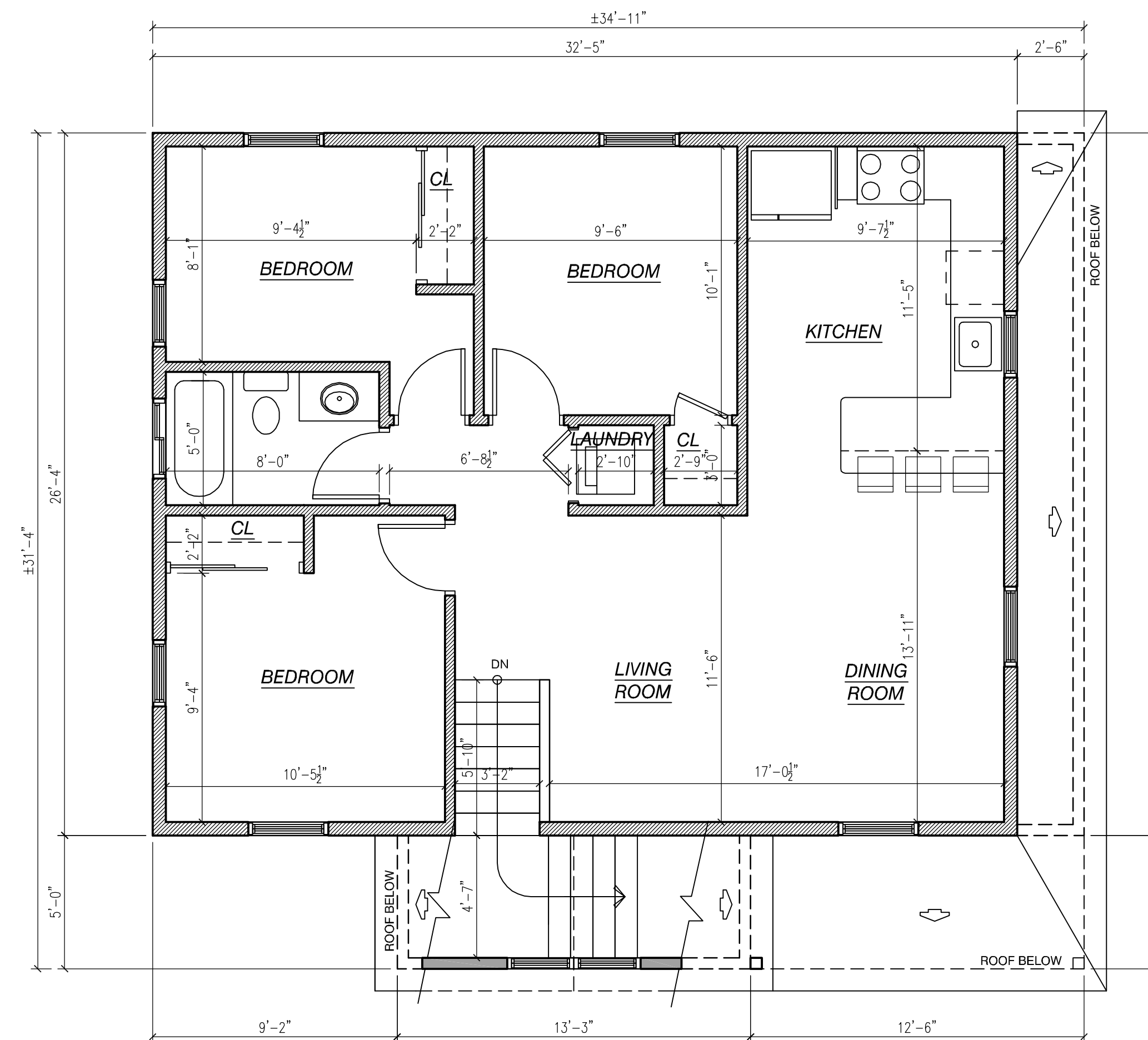


PROPOSED 1ST FLOOR PLAN

SCALE 1/4" = 1'-0"

1ST FLOOR LIVING SPACE = ± 850 SF

- EXISTING PARTITIONS TO REMAIN
- NEW PARTITIONS



PROPOSED 2ND FLOOR PLAN

SCALE 1/4" = 1'-0"

2ND FLOOR LIVING SPACE = ± 850 SF

- EXISTING PARTITIONS TO REMAIN
- NEW PARTITIONS

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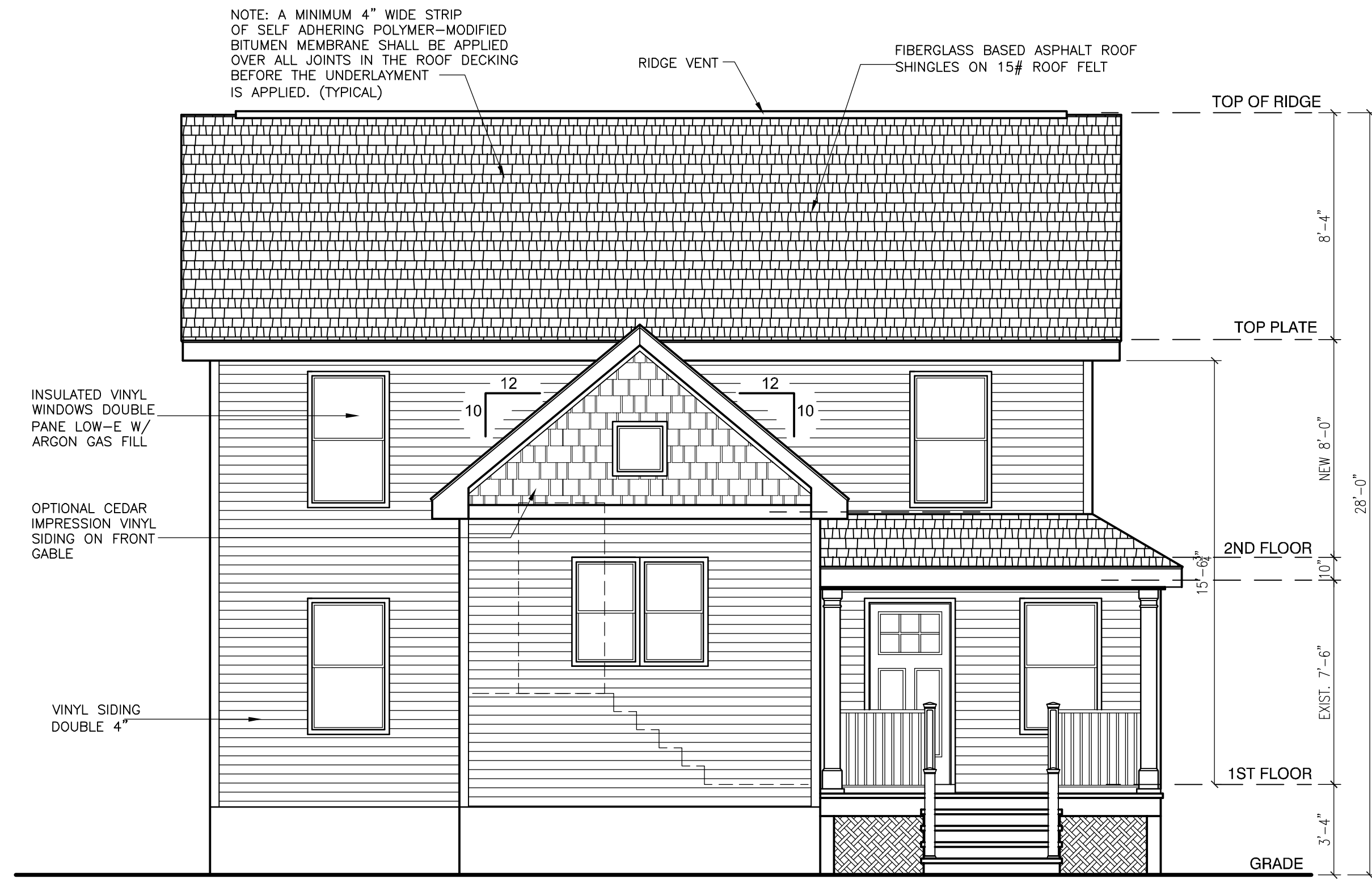
EXISTING AND PROPOSED FLOOR PLANS

date: 12-22-2022
 scale: AS NOTED
 drawit: M. REINHEIMER 203-449-6137
 project #: MCR-2022-173
 E-Mail: marcosprimrose@yahoo.com

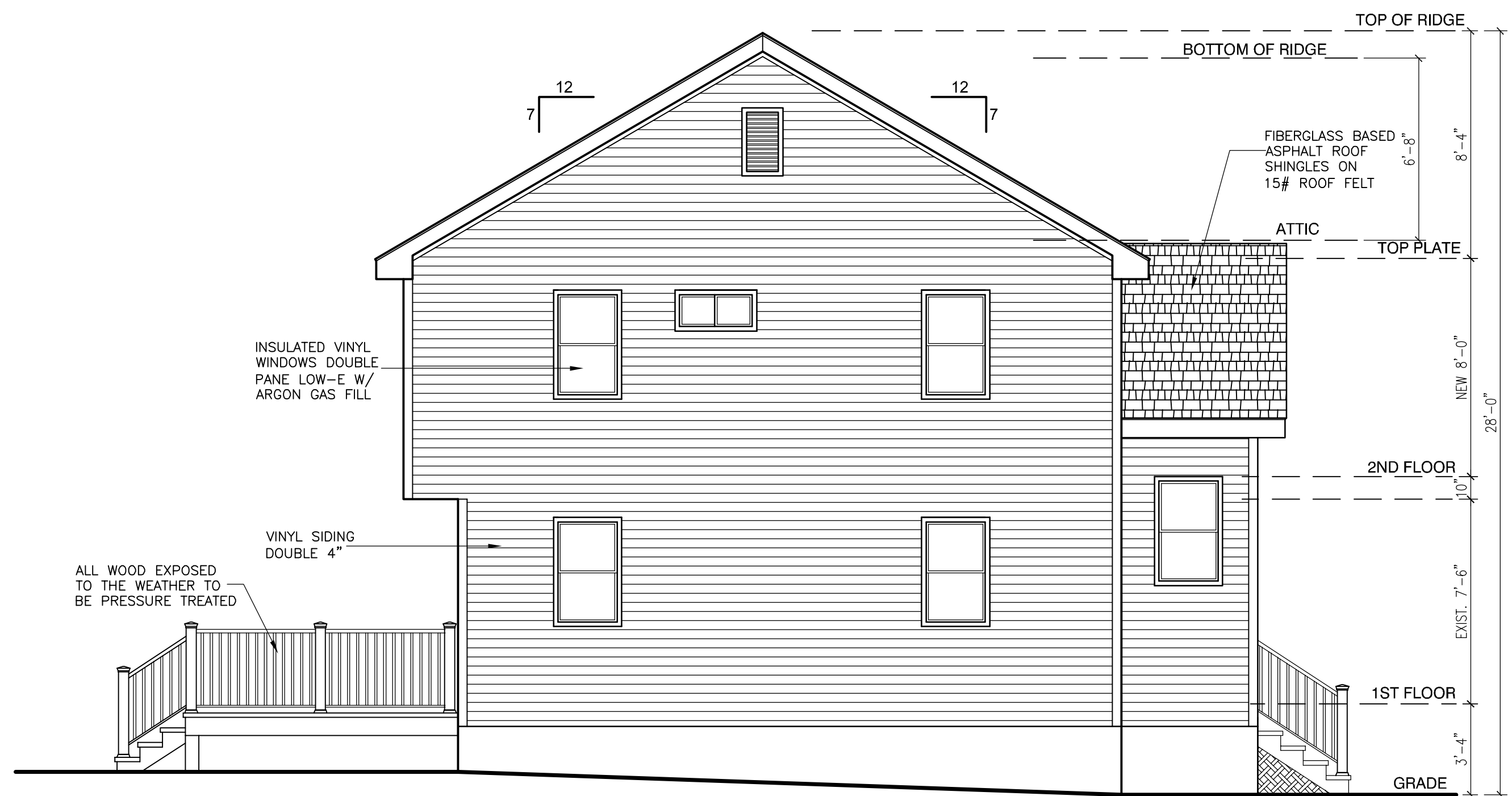
ONE TO TWO FAMILY HOME CONVERSION
 PREPARED FOR PROPERTY LOCATED AT
 439 OAKWOOD STREET, BRIDGEPORT, CT

1 2 3 4 5 6
 REVISIONS

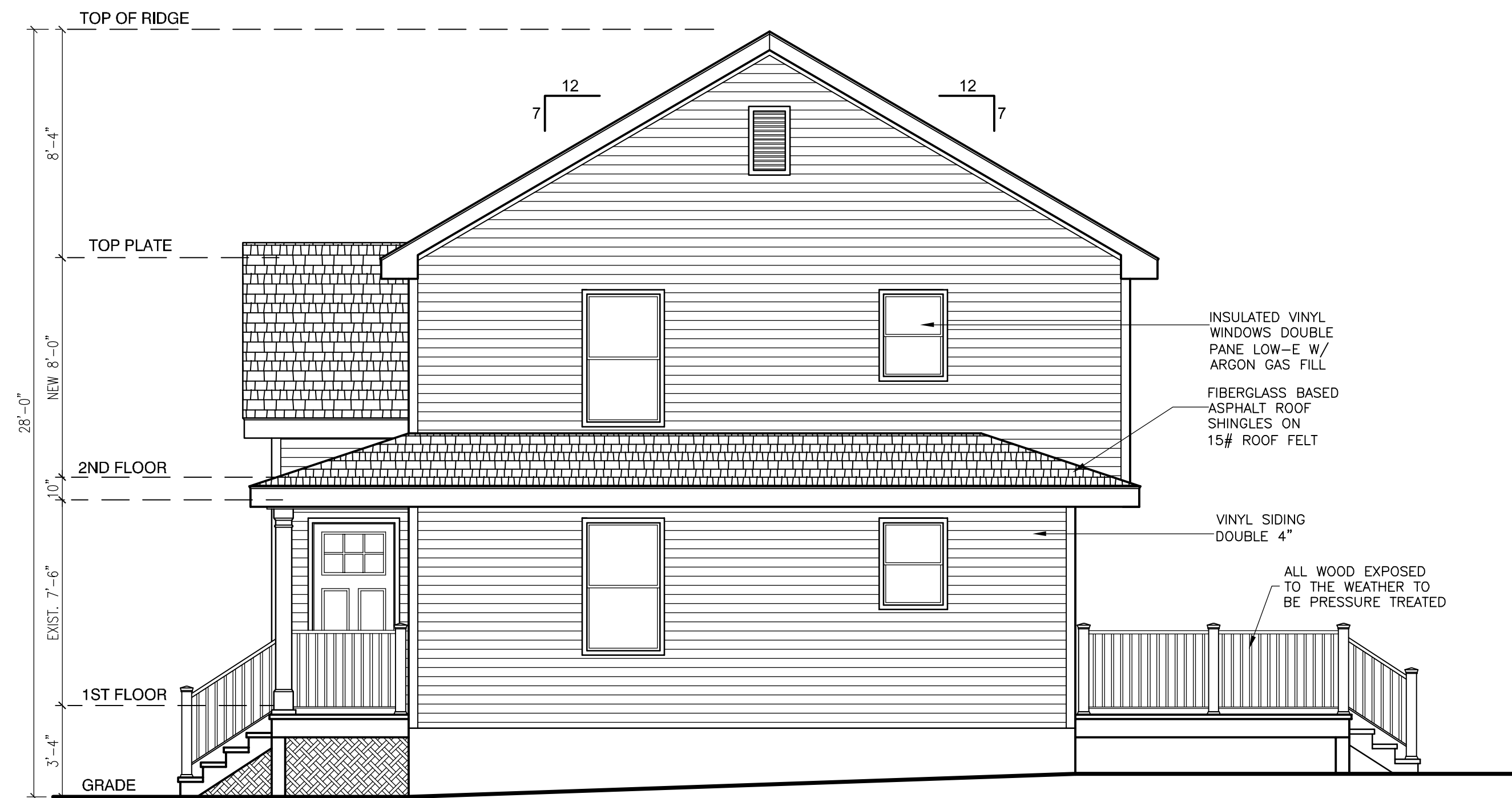
A-1



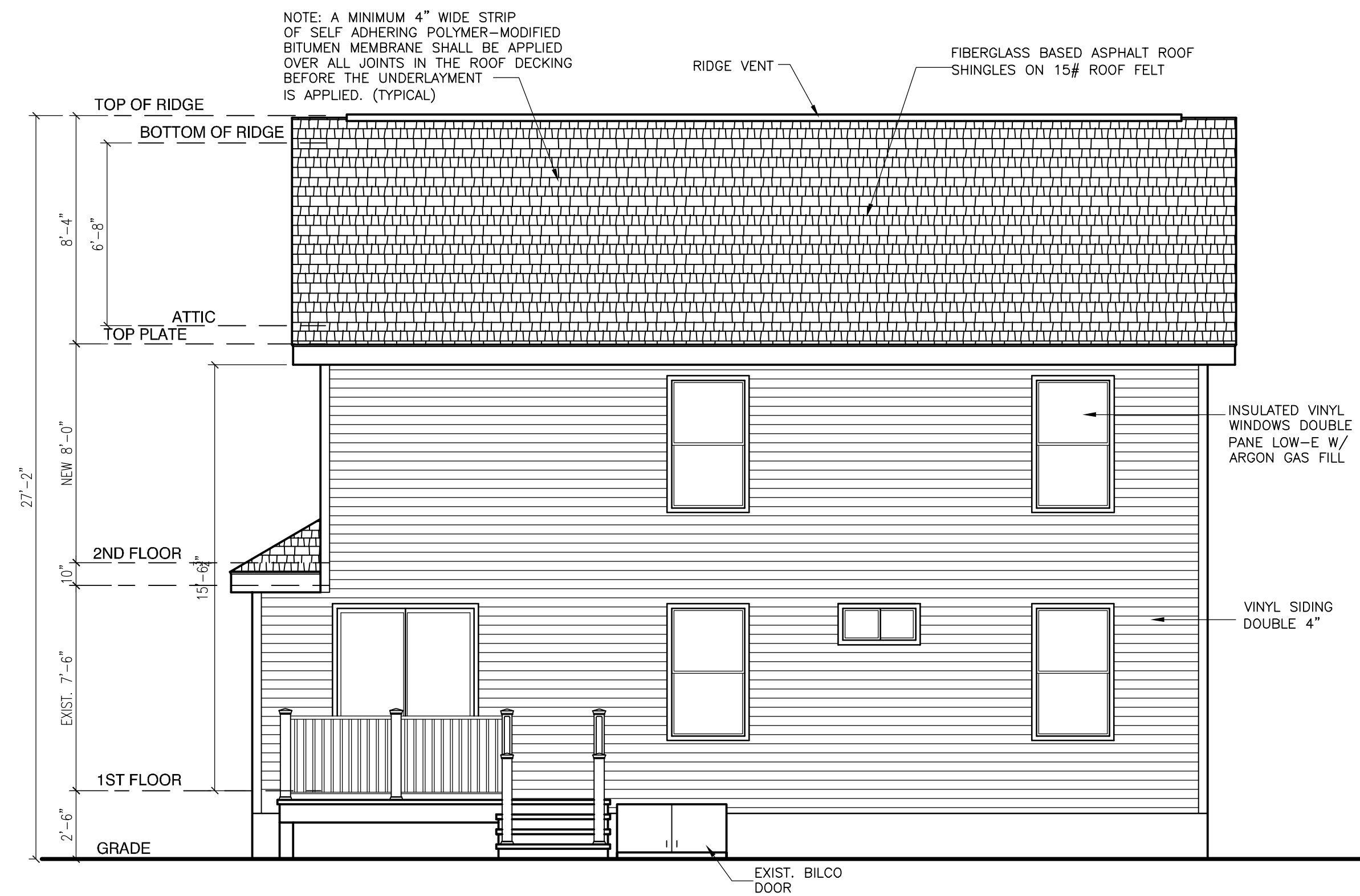
PROPOSED FRONT ELEVATION Required Transparency: 12%
 Provided 2nd Fl: 13.07%
 Provided 1st Fl: 17.79%
 SCALE 1/4" = 1'-0"



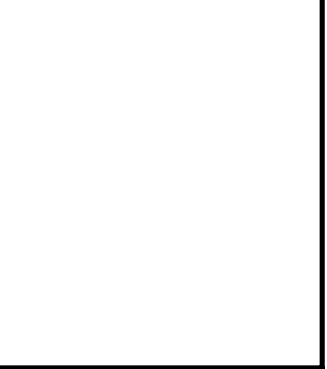
PROPOSED LEFT SIDE ELEVATION Required Transparency: 10%
 Provided 2nd Fl: 11.66%
 Provided 1st Fl: 12.29%
 SCALE 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION Required Transparency: 10%
 Provided 2nd Fl: 11.10%
 Provided 1st Fl: 11.06%
 SCALE 1/4" = 1'-0"



PROPOSED REAR ELEVATION Required Transparency: 10%
 Provided 2nd Fl: 11.53%
 Provided 1st Fl: 23.38%
 SCALE 1/4" = 1'-0"



1	2	3	4	5	6

REVISIONS

ONE TO TWO FAMILY HOME CONVERSION
 PREPARED FOR PROPERTY LOCATED AT
 439 OAKWOOD STREET, BRIDGEPORT, CT

PROPOSED ELEVATIONS	
date: 12-22-2022	scale: AS NOTED
drawn: M. REINHEIMER 203-449-6137	project #: MCR-2022-173
E-Mail: marcosprimrose@yahoo.com	

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A-2



PLANNING & ZONING COMMISSION APPLICATION

1. NAME OF APPLICANT: Grand Brass, LLC & Housatonic & Grand, LLC
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: 552 & 522 Housatonic Avenue Bridgeport 06604
(number) (street) (state) (zip code)
4. Assessor's Map Information: Block No. 1534 Lot No. 1 & 1A
5. Amendments to Zoning Regulations: (indicate) Article: _____ Section: _____
(Attach copies of Amendment)
6. Description of Property (Metes & Bounds): Lot1-704.35'x381.38'x670.26'x335.41'
Lot 1A-670.26'x381.38'x80.67'x630.78'x147.04'x42.50'x418.46'x137.50'x100.22'x28.0'x356.86'x10.26'x85.85' See attached legal description
7. Existing Zone Classification: Downtown Support - DX2
8. Zone Classification requested: Industrial - I
9. Describe Proposed Development of Property: _____

Approval(s) requested: Coastal Site Plan Approval & Change of Zone from DX2 to I

Signature: [Signature] Date: 12/28/22
Print Name: Diane M Lord

If signed by Agent, state capacity (Lawyer, Developer, etc.) Signature: [Signature]
Print Name: Diane M. Lord

Mailing Address: 1000 Bridgeport Ave., Suite 501, Shelton, CT 06824
Phone: 203-366-3939 Cell: _____ Fax: 475-269-2907
E-mail Address: dlord@wwblaw.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>Grand Brass, LLC</u>	<u>[Signature]</u>	<u>12/28/22</u>
Print Owner's Name	Owner's Signature	Date
<u>Housatonic & Grand, LLC</u>	<u>[Signature]</u>	<u>12/28/22</u>
Print Owner's Name	Owner's Signature	Date

*Diane M. Lord, Agent
Duly Authorized*

**PROPERTY DESCRIPTION
PARCEL 1
HOUSATONIC AVENUE AND GRAND STREET
BRIDGEPORT, CONNECTICUT**

A parcel of land shown and designated as Parcel 1 on a certain map entitled Property Division Plan Parcel 1, Property Survey of property located on Housatonic Avenue and Grand Street, Bridgeport, Connecticut, prepared for Grand Brass, LLC, scale: 1"= 40' dated 12-26-2006 and revised to 1-18-2007 by Lewis Associates, and filed in the Bridgeport Town Clerk's office in Map Vol. 54 Pg. 57.

bounded and described as follows;

commencing at a point on the southerly street line of Grand Street at its intersection with the easterly street line of Housatonic Avenue, said point also being the northwesterly corner of the parcel herein described,

thence S74°40'15"E;

along the southerly street line of Grand Street for a distance of 704.35 feet to a point,

thence southerly and westerly;

along Parcel 1, all as shown on said map, the following two (2) courses:

S07°56'03"W	381.38 feet, and
N74°40'15"W	670.26 feet to a point,

thence northerly and westerly;

along the easterly and southerly street line of Housatonic Avenue the following three (3) courses:

N04°23'30"E	49.13 feet,
N71°01'31"W	10.23 feet, and
N04°23'30"E	335.41 feet to the point and place of commencement. Said

Parcel 1 contains 261,360 square feet or 6.0000 acres.

Date: 8-18-2022

FILE: L:_CARLSON PROJECTS\2000-218C-DINARDO\DATA\DESCRIPTIONS\PARCEL 1

**PROPERTY DESCRIPTION
PARCEL 1A
HOUSATONIC AVENUE AND GRAND STREET
BRIDGEPORT, CONNECTICUT**

A parcel of land shown and designated as Parcel 1A on a certain map entitled Property Division Plan Parcel 1, Property Survey of property located on Housatonic Avenue and Grand Street, Bridgeport, Connecticut, prepared for Grand Brass, LLC, scale: 1"= 40' dated 12-26-2006 and revised to 1-18-2007 by Lewis Associates, and filed in the Bridgeport Town Clerk's office in Map Vol. 54 Pg. 57.

bounded and described as follows;

commencing at a point on the easterly street line of Housatonic Avenue, said point being the southwesterly corner of Parcel 1, all as shown on said map, said point also being the northwesterly corner of the parcel herein described'

thence easterly and northerly;

along Parcel 1 the following two (2) courses:

S74°40'15"E 670.26 feet, and
N07°56'03"E 381.38 feet to a point,

thence S74°40'15"E;

along the southerly street line of Grand Street for a distance of 80.67 feet to a point,

thence S07°56'03"W;

along the combined pierhead and bulkhead line of the Pequonnock River for a distance of 630.78 feet to a point,

thence westerly and southerly;

along land now or formerly of XBBC, LLC the following two (2) courses:

N81°54'29"W 147.04 feet, and
S08°03'31"W 42.50 feet to a point,

thence westerly;

along land now or formerly of Housatonic Avenue, LLC the following two (2) courses:

N81°43'30"W 418.46 feet, and
N75°59'01"W 137.50 feet to a point,

thence southerly and westerly;

along land now or formerly of Housatonic Avenue, LLC the following three (3) courses:

S04°23'30"W 100.22 feet,
a curve to the left having a radius of 2167.27 feet and arc length of 80.06 feet, and
N87°43'31"W 28.00 feet to a point,

thence northerly and easterly;

along the easterly and southerly street line of Housatonic Avenue the following four (4) courses:

a curve to the right having a radius of 2374.67 feet and arc length of 114.34 feet,
N04°23'30"E 356.86 feet,
S70°19'09"E 10.26 feet, and
N04°23'30"E 85.85 feet to the point and place of commencement. Said

Parcel 1A contains 278,603 square feet or 6.3958 acres.

Date: 8-18-2022

FILE: L:_CARLSON PROJECTS\2000-218C-DINARDO\DATA\DESCRIPTIONS\PARCEL 1A

**CITY OF BRIDGEPORT
PLANNING & ZONING COMMISSION**

**552 and 522 HOUSATONIC AVENUE
CHANGE OF ZONE APPLICATION**

For decades 552 and 522 Housatonic Avenue were located in the Industrial zoning district and were utilized for industrial purposes. However, effective January 1, 2022, the Planning & Zoning Commission amended its zoning map such that 552 Housatonic Avenue and 522 Housatonic Avenue are now located in the Downtown Support (DX2) zoning district.

United Rentals, Inc. ("United") is the current tenant at the property known as 552 Housatonic Avenue and conducts its successful business at the six-acre property having received a special permit from the Planning & Zoning Commission in April of 2007.

United now has an opportunity to expand its existing business by leasing 522 Housatonic Avenue, consisting of approximately five acres. To effectuate its expansion plans, United seeks to return both its existing leased premises and the additional five acres of the property to the Industrial zoning district as befits its use and location.

In addition to the application for a Zoning Map Amendment, United is simultaneously applying for Coastal Site Plan approval from the Commission.

HOUSATONIC AND GRAND, LLC
522 HOUSATONIC AVENUE

GRAND BRASS, LLC
552 HOUSATONIC AVENUE

PROPERTY OWNERS
WITHIN 100 FEET OF SUBJECT PROPERTY

ABUTTING PROPERTY OWNERS

Property Description	Owner(s)	Mailing Address
482 Housatonic Ave.	Housatonic Avenue, LLC	300 Sperry Ave. Stratford, CT 06497
560 N. Washington Ave. #8	City of Bridgeport	c/o Starlight Properties 1 Grand St. Bridgeport, CT 06604
560 N. Washington Ave. #7	City of Bridgeport	c/o Starlight Properties 1 Grand St. Bridgeport, CT 06604
560 N. Washington Ave. #6A	Melric Trading Company, LLC	1 Bruce La. Westport, CT 06880

Application Form
Municipal Coastal Site Plan Review
For Projects Located Fully or Partially Within the Coastal Boundary

Please complete this form in accordance with the attached instructions and submit it with the appropriate plans to appropriate **municipal agency**.

Section I: Applicant Identification

Applicant: <u>Grand Brass, LLC and Housatonic & Grand, LLC</u>	Date: <u>12/28/2022</u>
Address: <u>13727 NOEL ROAD SUITE 900, DALLAS, TX 75240</u>	Phone: <u>203-375-1383</u>
Project Address or Location: <u>552 & 522 Housatonic Avenue Bridgeport CT</u>	
Interest in Property: <input checked="" type="checkbox"/> fee simple <input type="checkbox"/> option <input type="checkbox"/> lessee <input type="checkbox"/> easement <input type="checkbox"/> other (specify) _____	
List primary contact for correspondence if other than applicant: Name: <u>Manuel Jose Silva P.E.</u>	
Address: <u>35 Brentwood Ave</u>	
City/Town: <u>Fairfield</u>	State: <u>CT</u> Zip Code: <u>06825</u>
Business Phone: <u>203-610-6262</u>	
e-mail: <u>MSilva@RoseTiso.com</u>	

Section II: Project Site Plans

Please provide project site plans that clearly and accurately depict the following information, and check the appropriate boxes to indicate that the plans are included in this application:

- Project location
- Existing and proposed conditions, including buildings and grading
- Coastal resources on and contiguous to the site
- High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
- Soil erosion and sediment controls
- Stormwater treatment practices
- Ownership and type of use on adjacent properties
- Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)

Section III: Written Project Information

Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site Plan Review:

- Site Plan for Zoning Compliance
- Subdivision or Resubdivision
- Special Permit or Special Exception
- Variance
- Municipal Project (CGS Section 8-24)

Part I: Site Information

1. Street Address or Geographical Description:

552 & 522 Housatonic Avenue Bridgeport CT

City or Town:

2. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)? YES NO

3. Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable:

Pequonnock River

4. Identify and describe the existing land use on and adjacent to the site. Include any existing structures, municipal zoning classification, significant features of the project site:

Parcel 1 is currently developed as a storage yard with various construction equipment and an office. Parcel 1A is currently an undeveloped lot.

These parcels will not change in current use and no physical improvements are proposed.

The surrounding area is fully developed, with industrial factories.

5. Indicate the area of the project site: 12.39 acres (acres) or square feet (circle one)

6. Check the appropriate box below to indicate total land area of disturbance of the project or activity (please also see Part II.B. regarding proposed stormwater best management practices):

Project or activity will disturb 5 or more total acres of land area on the site. It may be eligible for registration for the Department of Environmental Protection's (DEP) General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities

Project or activity will disturb one or more total acres but less than 5 total acres of land area. A soil erosion and sedimentation control plan must be submitted to the municipal land use agency reviewing this application.

Project or activity will not disturb 1 acre total of land area. Stormwater management controls may be required as part of the coastal site plan review.

7. Does the project include a shoreline flood and erosion control structure as defined in CGS section 22a-109(d) Yes No

Part II.A.: Description of Proposed Project or Activity

Describe the proposed project or activity including its purpose and related activities such as site clearing, grading, demolition, and other site preparations; percentage of increase or decrease in impervious cover over existing conditions resulting from the project; phasing, timing and method of proposed construction; and new uses and changes from existing uses (attach additional pages if necessary):

The proposal is to use parcel 1a for storage of containers and equipment. The use of parcel 1 will not change.

No grading or new structures are proposed.

This area will be surrounded by pervious gravel surfaces therefore no additional off site runoff is anticipated.

Part II.B.: Description of Proposed Stormwater Best Management Practices

Describe the stormwater best management practices that will be utilized to ensure that the volume of runoff generated by the first inch of rainfall is retained on-site, especially if the site or stormwater discharge is adjacent to tidal wetlands. If runoff cannot be retained on-site, describe the site limitations that prevent such retention and identify how stormwater will be treated before it is discharged from the site. Also demonstrate that the loadings of total suspended solids from the site will be reduced by 80 percent on an average annual basis, and that post-development stormwater runoff rates and volumes will not exceed pre-development runoff rates and volumes (attach additional pages if necessary):

No new stormwater structures are proposed as no physical changes are proposed.

This area will be surrounded by pervious gravel surfaces therefore no additional off site runoff is anticipated.

No off site discharge of runoff or sediments are anticipated, they will be contained on site.

Part III: Identification of Applicable Coastal Resources and Coastal Resource Policies

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table.

Coastal Resources	On-site	Adjacent	Off-site but within the influence of project	Not Applicable
General Coastal Resources* - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)	X	X	X	
Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)				X
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)				X
Coastal Hazard Area - Definition: CGS Section 22a-93(7)(H); Policies: CGS Sections 22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)	X	X		
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS Sections 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A)	X	X		
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)				X
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)				X
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)				X
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)				X
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)				X
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)				X
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)				X
Tidal Wetlands - Definition: CGS Section 22a-93(7)(E); Policies: CGS Sections 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)				X

* General Coastal Resource policy is applicable to all proposed activities

Part IV: Consistency with Applicable Coastal Resource Policies and Standards

Describe the location and condition of the coastal resources identified in Part III above and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and standards; also see adverse impacts assessment in Part VII.A below (attach additional pages if necessary):

See attached

Part V: Identification of Applicable Coastal Use and Activity Policies and Standards

Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the proposed project or activity:

- General Development* - CGS Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- Water-Dependent Uses** - CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A);
Definition CGS Section 22a-93(16)
- Ports and Harbors - CGS Section 22a-92(b)(1)(C)
- Coastal Structures and Filling - CGS Section 22a-92(b)(1)(D)
- Dredging and Navigation - CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- Boating - CGS Section 22a-92(b)(1)(G)
- Fisheries - CGS Section 22a-92(c)(1)(I)
- Coastal Recreation and Access - CGS Sections 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)
- Sewer and Water Lines - CGS Section 22a-92(b)(1)(B)
- Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- Solid Waste - CGS Section 22a-92(a)(2)
- Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)
- Cultural Resources - CGS Section 22a-92(b)(1)(J)
- Open Space and Agricultural Lands - CGS Section 22a-92(a)(2)

* General Development policies are applicable to all proposed activities

** Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

Part VI: Consistency With Applicable Coastal Use Policies And Standards

Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. **For projects proposed at waterfront sites (including those with tidal wetlands frontage)**, particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Part VII.B below (attach additional pages if necessary):
 see attached section 4

Part VII.A.: Identification of Potential Adverse Impacts on Coastal Resources

Please complete this section for all projects.

Identify the adverse impact categories below that apply to the proposed project or activity. The Applicable column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(15). If an adverse impact may result from the proposed project or activity, please use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)		X
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)		X
Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS Section 22a-93(15)(B)		X
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS Section 22a-93(15)(D)		X
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)		X
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)		X
Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A)		X
Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G)		X

Part VII.B.: Identification of Potential Adverse Impacts on Water-dependent Uses

Please complete the following two sections **only if the project or activity is proposed at a waterfront site**:

1. Identify the adverse impact categories below that apply to the proposed project or activity. The **Applicable** column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact may result from the proposed project or activity, use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities	Applicable	Not Applicable
Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS Section 22a-93(17)	X	
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)		X
Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS Section 22a-93(17)		x

2. Identification of existing and/or proposed Water-dependent Uses

Describe the features or characteristics of the proposed activity or project that qualify as water-dependent uses as defined in CGS Section 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.):

No Water-dependent uses are existing or proposed

*If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use.

Part VIII: Mitigation of Potential Adverse Impacts

Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII have been avoided, eliminated, or minimized (attach additional pages if necessary):

See attached section 8

Part IX: Remaining Adverse Impacts

Explain why any remaining adverse impacts resulting from the proposed activity or use have not been mitigated and why the project as proposed is consistent with the Connecticut Coastal Management Act (attach additional pages if necessary):

none

COASTAL RESOURCES

4.1 General coastal Resources General Coastal resources refer to the coastal resources as a whole, the coastal waters of the state, their natural resources, related marine and wildlife habitat and adjacent shore lands, both developed and undeveloped, that together form and integrated terrestrial and estuarine ecosystems (CGS Section 22a- 93(7)). The following general resource policies are applicable to the proposed project.

Policy: CGS Section 22a-92(a)(2)

To preserve and enhance coastal resources in accordance with the policies established by Chapters 439 (Environmental Protection Department and State policy, 440 (wetlands and Watercourses), 446l (water Resources), 446k (Water Pollution Control), 447 (State Parks and Forests), 474 (Pollution), and 477 (Flood Control and Beach Erosion).

Compliance

Pequonnock River is considered a "coastal water" as defined in the Coastal Management Act (Section 22A-93(5)) and forms the western boundary of the subject property. Stormwater generated from the project site does not discharge to the river; it is contained on-site by various soil berms and walls. The stormwater is then retained on site and infiltrated via pervious surfaces throughout the site. No direct discharges of stormwater or change in stormwater patterns are proposed.

Policy: CGS Section 22a-1 as referenced by CGS Section 22a-92(a)(2)

The general assembly hereby declares that the policy of the State of Connecticut is to conserve, improve and protect its natural resources and environment and to control air, land and water pollution in order to enhance the health, safety and welfare of the people of the State.

The site presently contains a construction equipment storage yard. No significant increase in air pollution is anticipated as a result of conducting the proposed development.

As discussed above, it is anticipated that the subdivision of the site will not change the existing water quality or runoff from the site. We anticipate no change in the quality of stormwater discharged to the Pequonnock River because of the subdivision.

Therefore, the proposed project is consistent with this policy.

Policy: CGS Section 22a-15 as referenced by CGS Section 22a-92(a)(2)

It is hereby found and declared that there is a public trust in the air, water and other natural resources of the State of Connecticut and that each person is entitled to the protection, preservation and enhancement of the same.

For the proposed subdivision, soil erosion and sediment control measures are not required as there will not be physical changes to the sites, and no construction is proposed.

4.2 Coastal Flood Hazard Area

The Coastal Hazard Areas are defined as "those land areas inundated during coastal storm events or subject to erosion induced by such events, including flood hazard areas as determined by the National Flood Insurance Act and all erosion hazard areas as determined by the Commissioner" (CGS Section 22a-93(7)(H)). According to the Federal Emergency Management Agency floodplain map for Bridgeport (Figure 4), the easterly portion of the site is located in Zone AE, which is designated as an area located within the 100-year floodplain. The remainder of the site is located in Zone X, which is designated to be outside the 500-year floodplain. Based on our review of this FEMA map and the Flood Insurance Study it appears that the 100-year floodplain of the Pequonnock River in this area is el. 10.0 (NGVD 1988). No new structures are proposed

The following coastal hazard policies are applicable to the proposed project.

Policy: CGS Section 22a-92(b)(2)(F)

To manage coastal hazard areas so as to insure that development proceeds in such a manner that hazards to life and property are minimized and to promote nonstructural solutions to flood and erosion problems except in those instances where structural alternatives prove unavoidable and necessary; to protect existing inhabited structures, infrastructures facilities or water dependent uses.

Compliance

The existing project site is located within the 100-year coastal floodplain. No structures are proposed in the floodplain. The 100-year flood elevation of the area designated be within the 100-year floodplain is el. 10.0. No portion of the proposed development is in danger of being inundated by the 100-year flood

Policy: CGS Section 22a-92(a)(5)

To consider in the planning process the potential impact of coastal flooding and erosion patterns on coastal development so as to minimize damage to and destruction of life and property and reduce the necessity of public expenditure to protect future development from such hazards.

Compliance

The project site is adjacent to the Pequonnock River, a coastal water body as defined above. The layout for the proposed development does not change the topography of the site as it exists, also there are no topographic changes proposed within the floodway or floodplain of the Pequonnock river. The location of the 100 and 500-year floodplains have been considered in the design and allow the project to comply with this policy.

COASTAL USES AND FEATURES

4.3 General Development

The General Development policies of the CCMA apply to all sites and uses within the coastal boundary. The following policy is applicable to the proposed project.

Policy: CGS Section 22a-92(a)(1)

To insure that the development, preservation or use of the land and water resources of the coastal area proceeds in a manner consistent with the capability of the land and water resources to support development, preservation or use without significantly disrupting either the natural environment or sound economic growth.

Compliance

The activity on the site is consistent with the coastal resources and policies concerning General Development in that it permits the property in private ownership to be used in a manner that is in accordance with the capacity of existing water and land resources in the immediate area both on and surrounding the site. Of note, there will be no additional permanent structures located on the site, nor the addition of additional impervious materials. Additionally, as the area in which the site is located has traditionally, and continues to be, used for heavy industrial uses together with the lack of realistic ability to utilize the site for a true word use at this location, a potential adverse impact or minimize. Therefore, the proposed development is consistent with this coastal use policy.

8.0 IMPACTS ASSESSMENT

8.1 Potential Adverse Impacts

There are eight potential adverse impacts to coastal resources defined in the CCMA and summarized in the Connecticut Coastal Management Manual. Each of these potential adverse impacts is listed below, followed by a discussion of its applicability to the proposed development.

Impact: CGS 22a-93(1 r)(A)

Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxic, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity.

Applicability

The proposal divides an existing site into 2 parcels and will not change the character of existing use on site. This will result in a no change in impact to the quality of stormwater discharged to the Pequonnock River and nearby coastal waters of the Long Island Sound.

Proper maintenance of the proposed stormwater management system best management practices (BMP's) will significantly reduce sedimentation, and pollutant loading (e.g., hydrocarbons and ethylene glycol) in the Pequonnock River. Therefore, changes to the current pH, dissolved oxygen, temperature, or the salinity of the receiving waters are not anticipated as a result of constructing the project as proposed.

Impact: CGS section 22a-93(15) (B)

Degrading existing circulation patterns of coastal through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basins characteristics and channel contours.

Applicability

Existing natural patterns of water circulation in the Pequonnock River will not be altered as a result of the proposed project. We also do not anticipate any adverse impacts to adjacent coastal waters of the Long Island Sound.

Impact: CGS school) 22a-93(15)(c)

Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source-reduction.

Applicability

Existing natural erosion patterns in the Pequonnock River will not be altered as a result of the proposed project. We also do not anticipate any adverse impacts to adjacent coastal waters of the Long Island Sound.

Impact: (CGS Section 22a-93 (1 5)(D)

Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff.

Applicability

Little or no impacts will result to existing drainage patterns by the re-grading of the site and the overall effect to groundwater flow will be insignificant,

Impact: CGS Section 22a-93 (15)(E)

Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetric particularly within high velocity flood zones.

Applicability

The easterly portion of the site is located in Zone AE, which is designated as an area located within the 100-year floodplain. The remainder of the site is located in Zone X, which is designated to be outside the 500-year floodplain. The proposed regarding within the subject site will be outside the 500-year floodplain and will not cause any effect on the base flood elevation. Thus, the project will not result in an increased hazard of coastal flooding and will not involve alterations to shoreline or bathymetry.

Impact: CGS Section 22a-93 (15)(F)

Degrading visual quality through significant alteration of the natural features of vistas and viewpoints.

Applicability

The redevelopment of the site will maintain the - character of the existing facility and should not significantly affect vistas points to coastal resources from areas surrounding the project site.

Impact: CGS Section 22a-93 (15)(G)

Degrading or destroying essential wildlife, finnish or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat.

Applicability

The proposed reuse and future redevelopment will not impact finnish or shellilfish populations, nor will it impact their habitat on-site or in the vicinity of the site, as the proposed development does not require any work within a tidal watercourse.

Impact: CGS Section 22a-93 (15)(H)

Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or function

Applicability

No tidal wetlands, dunes, beaches, dunes, rocky shorefronts, bluffs escarpments are located on the project site. Thus, no degradation of these resources will occur as a result of conducting the proposed activities.

8.2 Potential Beneficial Impacts

Beneficial impacts to water quality will result from creating an area for piles to be under cover while they are tested and determined to be clean of any contaminants.

8.3 Proposed Mitigation Measures to Offset Adverse Impacts

The future redevelopment's proposed stormwater management system will result significant improvements to the quality of water reaching the Housatonic River and the Long Island Sound during peak stormwater discharges.

10.0 CONCLUSION

The proposed reuse consistency with the applicable coastal policies has been addressed in the text presented above. As demonstrated herein, the project is consistent with all the applicable coastal policies. The proposed reuse of the existing facility will not change the quality of stormwater reaching the Pequonnock River and the Long Island Sound. The project will be designed to avoid environmental impacts where possible and to minimize impacts to coastal systems and resources.

In summary, the proposed development will not adversely impact onsite or adjacent off-site coastal resources. The project is in compliance with Section 404 of the Clean Water Act, Section 401 of the Clean Water Act, Structures, Dredge and Fill, the Connecticut Coastal Management Act, the Connecticut Tidal Wetlands Act/Regulations, and the historic City of Bridgeport Planning and Zoning Regulations. Therefore, we respectfully request approval of this Coastal Site Plan Application.

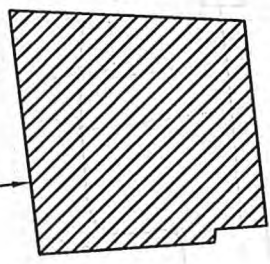
Appendix A

Figures



CAM BOUNDARY

SITE



FLOOD HAZARD

R ROSE
• TISO
& CO. LLC.
ARCHITECTS • SURVEYORS • ENGINEERS

100 W. BOND STREET
SUITE 200
MILWAUKEE, WI 53202
TEL: 414.224.1100 FAX: 414.224.1101

CAM RESOURCES
GRAND BRASS LLC
552 & 522 HOUSATONIC AVE

DRAWN BY: MJS
CHECKED BY: MJS
CAD FILE: 2741
DESIGN BY: MJS
SCALE: 1" = 500'
DATE: 12-28-22

SHEET NO.

C-1



PANEL
09001C_192
eff: 7/8/2013

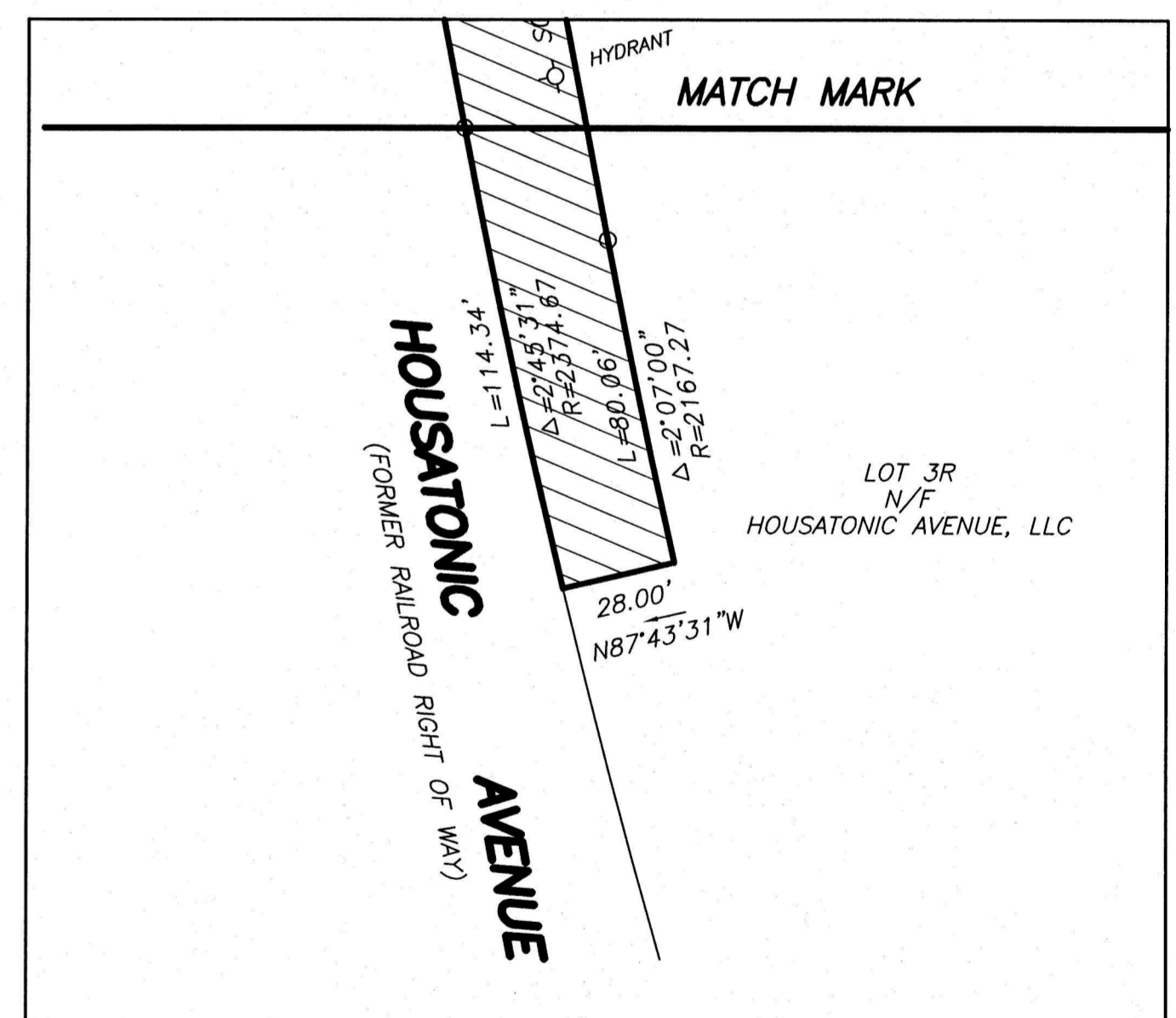
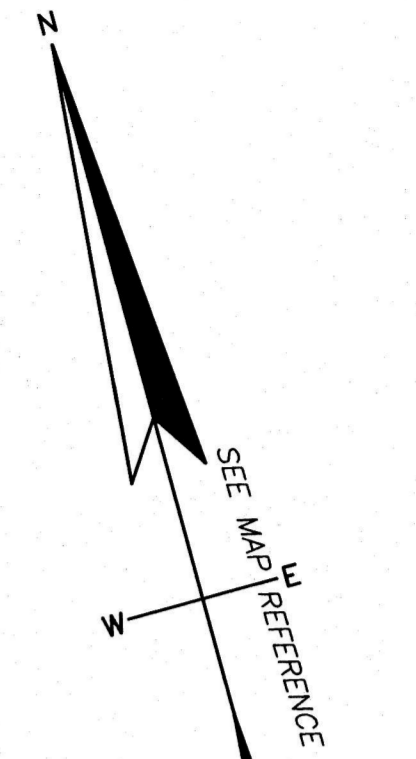
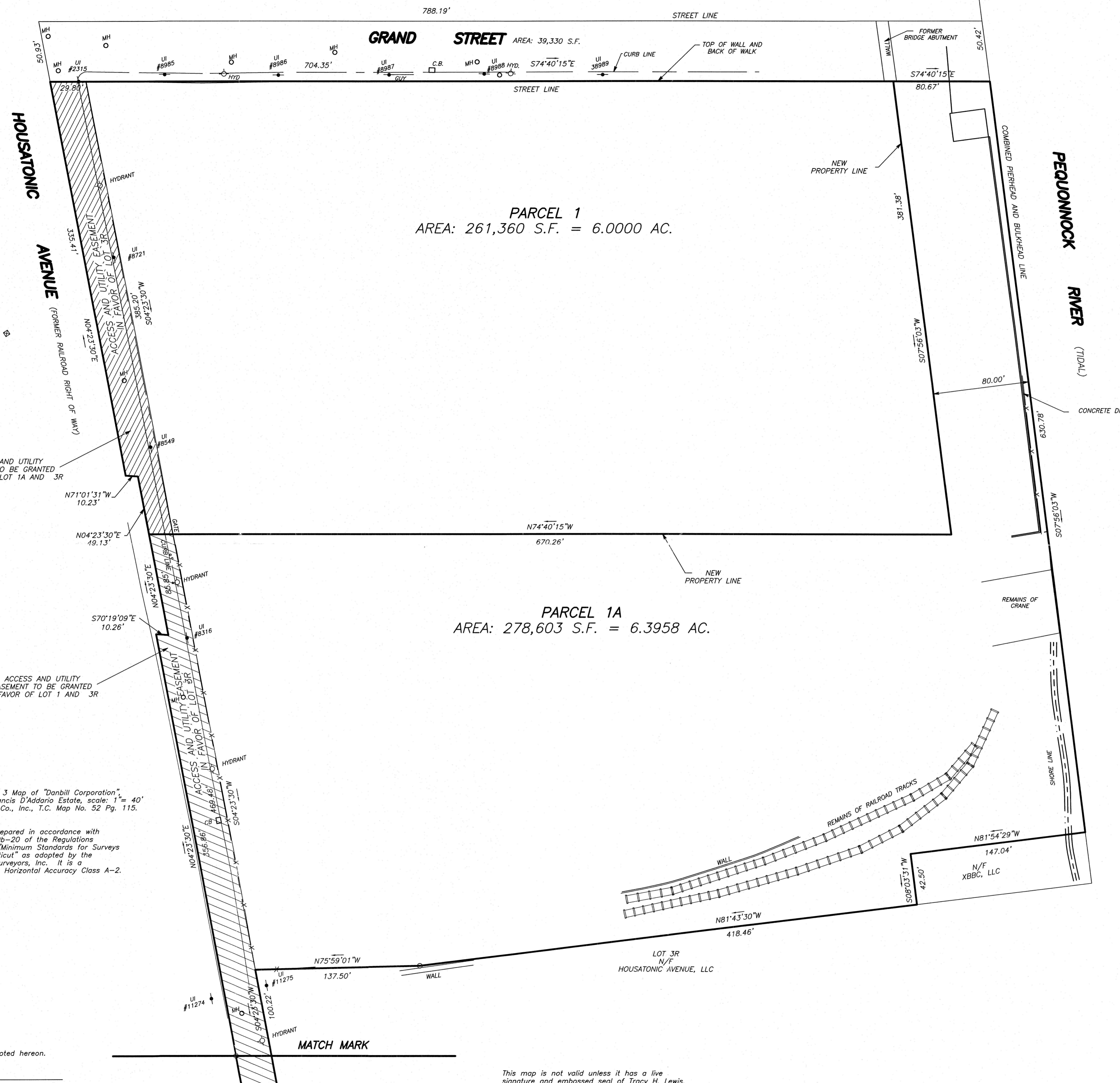
NEW 100 YEAR
FLOOD LINE

FLOODWAY LINE

AE
0FE 100

PANEL
09001C_188
eff: 7/8/2013

100 200ft



MAP REFERENCE:
 Revision Map Parcel 1 and Parcel 3 Map of "Danbill Corporation",
 Bridgeport, Ct. prepared for F. Francis D'Addario Estate, scale: 1"= 40'
 dated April 19, 1996 by Fuller & Co., Inc., T.C. Map No. 52 Pg. 115.

NOTES:
 1. This survey and map has been prepared in accordance with
 Sections 20-300b-1 thru 20-300b-20 of the Regulations
 of Connecticut State Agencies - "Minimum Standards for Surveys
 and Maps in the State of Connecticut" as adopted by the
 Connecticut Association of Land Surveyors, Inc. It is a
 Dependent Resurvey conforming to Horizontal Accuracy Class A-2.

To my knowledge and belief,
 this map is substantially correct as noted hereon.

TRACY H. LEWIS L.L.S. CT. LIC. NO. 15160

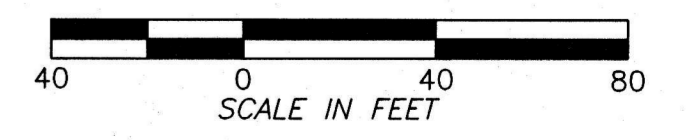
PARCEL 1
 AREA: 261,360 S.F. = 6.0000 AC.

PARCEL 1A
 AREA: 278,603 S.F. = 6.3958 AC.

LOT 3R
 N/F
 HOUSATONIC AVENUE, LLC

N81°54'29"W
 147.04'
 N/F
 XBBC, LLC

PROPERTY DIVISION PLAN
PARCEL 1
 PROPERTY SURVEY
 OF PROPERTY LOCATED ON
 HOUSATONIC AVENUE AND
 GRAND STREET
 BRIDGEPORT, CONNECTICUT
 PREPARED FOR
GRAND BRASS, LLC
 SCALE: 1"= 40' DATE: 12-26-2006
 REVISED 1-18-2007



LEWIS ASSOCIATES
 LAND SURVEYING AND CIVIL ENGINEERING
 260 MAIN STREET, MONROE, CONNECTICUT
 PHONE: 203-261-8648

This map is not valid unless it has a live
 signature and embossed seal of Tracy H. Lewis.



CITY OF BRIDGEPORT

File No. _____

PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: Friendly Homes Solution, LLC
2. Is the Applicant's name Trustee of Record? Yes _____ No X
3. Address of Property: 1546 & 1562 Fairfield Avenue, Bridgeport
4. Assessor's Map Information: Block No. 1215 Lot No. 59 & 24
5. Amendments to Zoning Regulations: (indicate) Article: N/A Section: N/A
6. Description of Property (Metes & Bounds): (Extra sheet attached)
7. Existing Zone Classification: RX1
8. Zone Classification requested: RX2
9. Describe Proposed Development of Property: Refurbishment and renovation of existing commercial house-type building to fit 16 residential units.

Approval(s) requested: Zone change from RX1 to RX2 to allow 16 residential units in commercial house-type building.

Signature: [Signature] Date: 12/23/2022
Print Name: Wilson T. Carroll, Esq.

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

Mailing Address: 1115 Broad Street, Bridgeport, CT 06604
Phone: 203-368-0211 Cell: 203-337-4123 Fax: 203-337-5513
E-mail Address: wcarroll@cohenandwolf.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

Friendly Homes Solution, LLC
Print Owner's Name Owner's Signature Date 12-22-22

1546 & 1562 Fairfield Avenue, Bridgeport: Property Description

Bounded Northerly on land now or formerly of Blanche Weinstock, et als, in part, and in part on land now or formerly of Pauline M. Keller, in all, 74.97 feet; Easterly on land now or formerly of Iswaldo A. and Carol B. Scarpetti, and in part on land now or formerly of Michael E. Lipecz, Jr., and in part on land now or formerly of Veronica A. Lipecz, in all, 152.74 feet; Southerly on land now or formerly of John M. and Margaret M. Rhinda, 9 feet; Easterly again on land now or formerly of the said John M. and Margaret M. Rhinda, 95.4 feet; Southerly again on Fairfield Avenue, 157 feet; Westerly on Hancock Avenue, 150 feet; Northerly again on land now or formerly of Peter Ruseski and Michael Beck, 99 feet, more or less; Westerly again on land now or formerly of the said Peter Ruseski and Michael Beck, 98.12 feet, more or less.



City of Bridgeport
Zoning Department
PLANNING AND ECONOMIC DEVELOPMENT

45 Lyon Terrace • Bridgeport, Connecticut 06604
Telephone (203) 576-7217
Fax (203) 576-7213

November 10, 2022

FRIENDLY HOMES SOLUTION, LLC
C/O COHEN & WOLF P.C.
ATTORNEY WILSON CARROLL
1115 BROAD STREET
BRIDGEPORT, CT 06604
ITEM D-1 (#7)

RE: 1546 & 1562 FAIRFIELD AVENUE – Seeking a variance of section 3.40.5 to allow a driveway access width of 24-feet at the property line and a variance of section 3.40.9 to convert the former funeral home into a 16-unit apartment building with a 2nd story addition and site improvements in the RX1 zone.

Dear Attorney Wilson Carroll:

At a public hearing held on November 9, 2022 the City of Bridgeport's Zoning Board of Appeals decided the following regarding the above-referenced matter:

DECISION: Partially granted and partially denied without prejudice

- **APPROVED:** Driveway access width.

REASON: The increased width of the driveway provides for safer ingress and egress for the residents.

- **DENIED WITHOUT PREJUDICE:** Apartment building.

REASON: A zone change approval from the Planning & Zoning Commission is recommended to allow for the 16-unit apartment building.

If you have any questions, please call the Zoning Office at 203-576-7217.

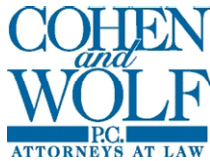
Sincerely,

Paul Boucher, Clerk
Zoning Board of Appeals

PB/gb

enclosure: variance form

***Conditionally, if variance is not filed in the Town Clerk's office within six months, this approval lapses and has no further effect (Sec. 11.90.7).** Your failure to comply with any conditions applicable to this action will also void the rights and privileges granted hereby. This is not a Building Permit and any structure or building contemplated by this action can only be started after the proper application to and issuance of such permit by the Building Official. Also needed is a Certificate of Zoning Compliance. Other approvals or permits, required by law, should be sought from the proper authorities before exercising any part of this approval. Additional approvals from the Planning & Zoning Commission may be necessary. If so, please contact the Zoning Office for information.



WILSON T. CARROLL, ESQ.

Please Reply To Bridgeport
Writer's Direct Dial: (203) 337-4123
E-Mail: wcarroll@cohenandwolf.com

VIA HAND-DELIVERY

December 23, 2022

Paul Boucher
Bridgeport Zoning Department
45 Lyon Terrace #210
Bridgeport, CT 06604
E-Mail: zoning@bridgeportct.gov

Re: Zoning Map Amendment Application for 1546 and 1562 Fairfield Avenue

Dear Mr. Boucher,

Please accept, on behalf of Friendly Homes Solution, LLC (“Applicant”), the following narrative and enclosed application materials as part of this Zoning Map Amendment Application, seeking a zone change from RX1 to RX2 for the property located at 1546 and 1562 Fairfield Avenue (the “Property”) to allow sixteen units in a Commercial House-Type Building (the “Building”) on the Site.

Zone Change Requested

The Applicant requests a Zoning Map Amendment to change the Property’s zone from RX1 to RX2 to allow sixteen units in the Commercial House-Type Building on the Property, where a maximum of six units are allowed in that building type in the RX1 zone.

Narrative

The Applicant requests a Zone Change from RX1 to RX2 to allow sixteen residential units in a Building on the Property that it proposes to refurbish and renovate. The Property, zoned RX1, is unusual in that it contains two principal buildings and comprises two irregular lots that have traditionally been treated as a single lot. The frontmost Building is situated mainly on 1546 Fairfield Avenue and partially on 1562 Fairfield Avenue. The rear building already contains two residential units and one commercial salon.

This Application follows Concept Review conducted on June 16, 2022. At the Concept Review stage, the Applicant updated its plans to the satisfaction of Zoning Department staff with respect to the design of the façade, repairs to the sidewalks surrounding the

1115 Broad Street
PO Box 1821
Bridgeport, CT 06601-1821
Tel: (203) 368-0211

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

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

Page 2

Building, and removal of the existing curb cut on Fairfield Avenue, among other things. It was determined at Concept Review that the Building falls within the Commercial House-Type Building classification.

The concept review process resulted in a recommendation that the Applicant seek a variance of Regulations § 3.40.9 to allow sixteen units where six are allowed under the Regulations. Accordingly, the Applicant filed a variance application on September 1, 2022, seeking variances regarding driveway width and the number of units allowed in the Commercial House-Type Building in the RX1 zone.

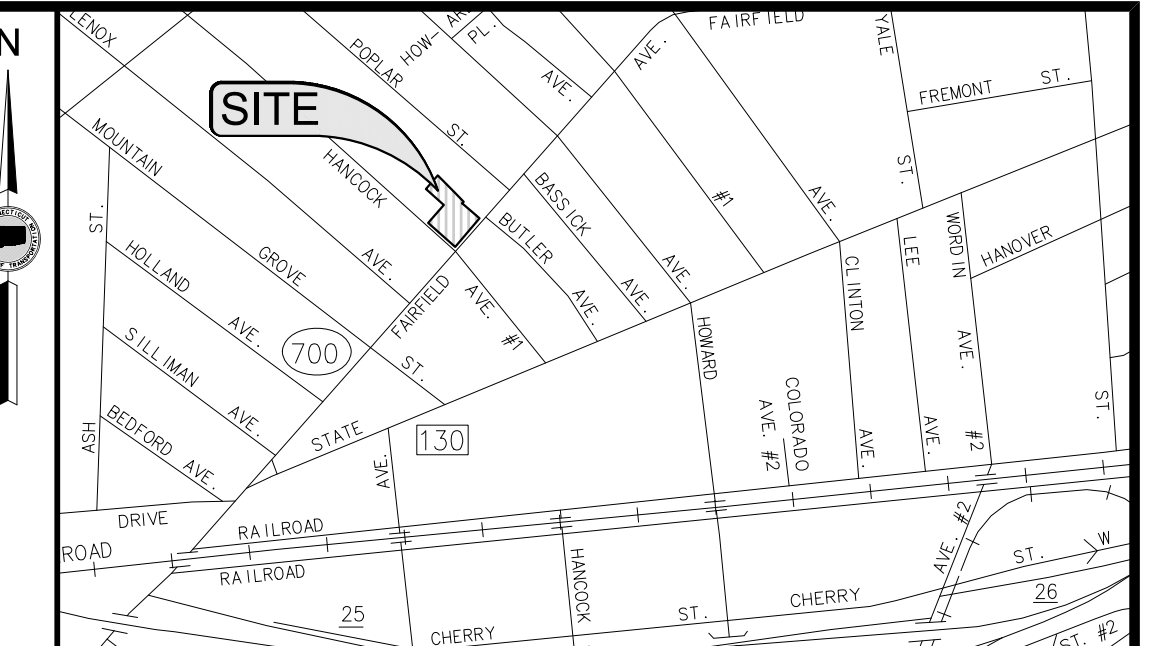
The Zoning Board of Appeals considered the variance application at its regular meeting on November 9, 2022. Although the Zoning Board of Appeals granted the driveway-width variance, it ultimately denied the remainder of the application without prejudice, reasoning that instead of creating a nonconformity through the variance process, “[a] zone change approval from the Planning & Zoning Commission is recommended to allow for the 16-unit apartment building.” A copy of the Zoning Department’s decision on the application for variances is attached to this letter.

Granting the Applicant the above-stated zone change will not substantially affect the comprehensive zoning plan of the City of Bridgeport. The Property directly abuts an RX2 Zone and other higher-density zones containing apartment buildings with sixteen or more units. Additionally, the six-unit limit on Commercial House-Type Buildings in the RX1 Zone is unique to that building type—if the Building was a Small General Building or a Row Building, there would be no limit on the number of units allowed. The RX2 Zone, by comparison, does not limit the number of units allowed in a Commercial House-Type Building. The Building, once renovated, will be larger than the Regulations governing RX1 Zones anticipated, but it will match the overall character of the area.

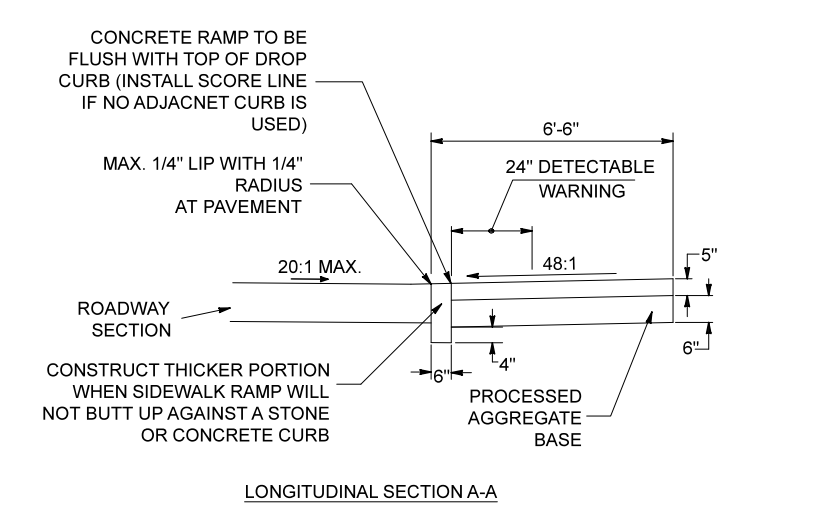
For the reasons stated above, the Applicant respectfully requests approval of this Zoning Map Amendment Application, seeking a zone change from RX1 to RX2.

Very truly yours,

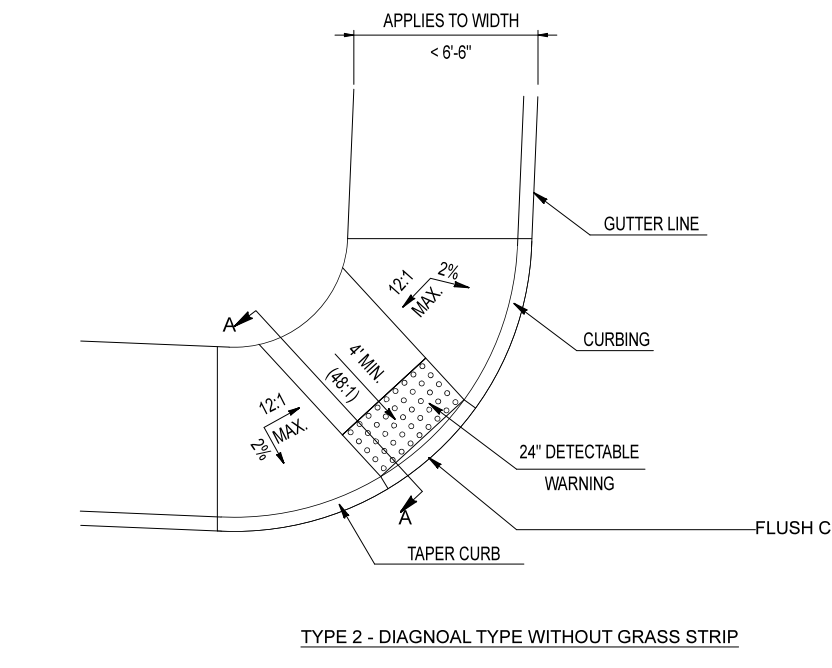
Wilson T. Carroll, Esq.



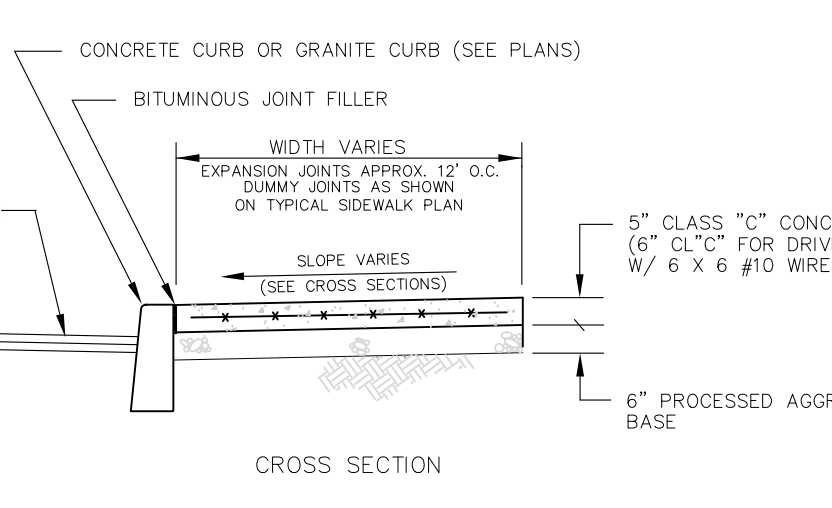
LOCATION MAP
SCALE: 1" = 800'



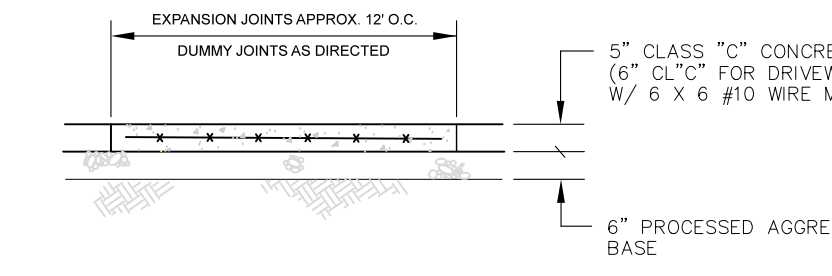
LONGITUDINAL SECTION A-A



CURB RAMP AT STREET INTERSECTIONS



CROSS SECTION



LONGITUDINAL SECTION CONCRETE SIDEWALK

LEGEND

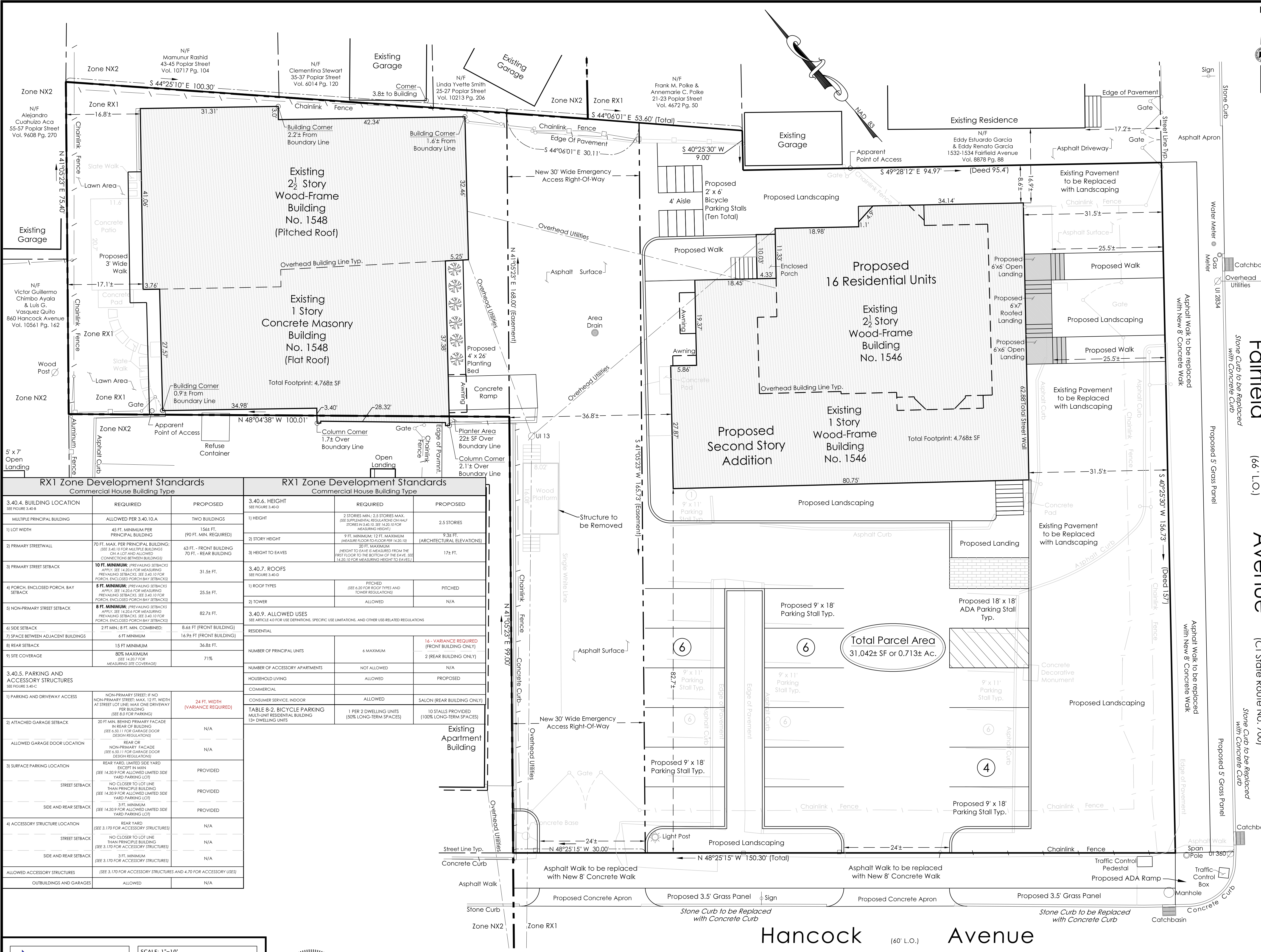
N/F	NOW OR FORMERLY	CB	CATCH BASIN
MON.	MONUMENT	WM	WATER METER
I.P.	IRON PIPE	WV	WATER VALVE
FND.	FOUND	GV	GAS VALVE
S.F.	SQUARE FEET	RET.	RETAINING
CONC.	CONCRETE	SNET	SOUTHERN NEW ENGLAND TELEPHONE
BIT.	BITUMINOUS	UI	UNITED ILLUMINATING COMPANY
CHU	OVERHEAD UTILITIES	TMH	TELEPHONE MANHOLE
UG	UNDER 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
ESP	EDGE OF PAVEMENT	EGP	EXISTING SPOT GRADE
RET.	RETAINING	-100-	EXISTING CONTOUR ELEVATION
CLF	CHAIN LINK FENCE	L.O.	LAYOUT OF STREET WIDTH
PFE	FINISHED FLOOR ELEVATION	(2)	PARKING SPACES
C.O.	CLEANOUT	HDP	HIGH DENSITY POLYETHYLENE
LP	LIGHT POST	PVC	POLYVINYL CHLORIDE
EXISTING CONIFER TREE		EXISTING DECIDUOUS TREE	

SITE DEVELOPMENT PLAN

PREPARED FOR
FRIENDLY HOMES SOLUTION, LLC

1546 & 1548 FAIRFIELD AVENUE
BRIDGEPORT, CONNECTICUT
ASSESSOR'S REFERENCE: MAP 26 | BLOCK 1215 | LOTS 59 & 24

SHEET 1 OF 1



RX1 Zone Development Standards Commercial House Building Type

3.40.4. BUILDING LOCATION	REQUIRED	PROPOSED	3.40.6. HEIGHT	REQUIRED	PROPOSED
MULTIPLE PRINCIPAL BUILDING	ALLOWED PER 3.40.10.A	TWO BUILDINGS	1) HEIGHT	2 STORIES MIN.; 2.5 STORIES MAX. (SEE SUPERVISORY REGULATIONS CONCERNING STORIES IN 3.40.10. SEE 14.20.10 FOR MEASURING HEIGHT)	2.5 STORIES
1) LOT WIDTH	45 FT. MINIMUM PER PRINCIPAL BUILDING	156.4 FT. (90 FT. MIN. REQUIRED)	2) STORY HEIGHT	9 FT. MINIMUM; 12 FT. MAXIMUM (MEASURE FLOOR-TO-FLOOR PER 14.20.10)	9.32 FT. (ARCHITECTURAL ELEVATIONS)
2) PRIMARY STREET WALL	70 FT. MAX. PER PRINCIPAL BUILDING; (SEE 3.40.10 FOR MEASURE BUILDINGS ON A LOT AND ALLOWED CONNECTIONS BETWEEN BUILDINGS)	63 FT. - FRONT BUILDING 70 FT. - REAR BUILDING	3) HEIGHT TO EAVES	20 FT. MAXIMUM (HEIGHT TO EAVE IS MEASURED FROM THE FRONT FLOOR TO THE BOTTOM OF THE EAVE; SEE 14.20.10 FOR MEASURING HEIGHT TO EAVES)	17.75 FT.
3) PRIMARY STREET SETBACK	10 FT. MINIMUM. (PREVAILING SETBACKS APPLY. SEE 14.20.6 FOR MEASURING PREVAILING SETBACKS. SEE 3.40.10 FOR PORCH ENCLOSED PORCH BAY SETBACKS)	31.52 FT.	3.40.7. ROOFS	SEE FIGURE 3.40-D	
4) PORCH, ENCLOSED PORCH, BAY SETBACK	5 FT. MINIMUM. (PREVAILING SETBACKS APPLY. SEE 14.20.6 FOR MEASURING PREVAILING SETBACKS. SEE 3.40.10 FOR PORCH ENCLOSED PORCH BAY SETBACKS)	25.52 FT.	1) ROOF TYPES	PITCHED (SEE 4.20 FOR ROOF TYPES AND TOWER REGULATIONS)	PITCHED
5) NON-PRIMARY STREET SETBACK	8 FT. MINIMUM. (PREVAILING SETBACKS APPLY. SEE 14.20.6 FOR MEASURING PREVAILING SETBACKS. SEE 3.40.10 FOR PORCH ENCLOSED PORCH BAY SETBACKS)	82.75 FT.	2) TOWER	ALLOWED	N/A
6) SIDE SETBACK	2 FT. MIN.; 8 FT. MIN. COMBINED; 6 FT. MINIMUM	8.62 FT (FRONT BUILDING) 16.92 FT (FRONT BUILDING)	3.40.9. ALLOWED USES	SEE ARTICLE 4.0 FOR USE DEFINITIONS, SPECIFIC USE LIMITATIONS, AND OTHER USE-RELATED REGULATIONS	
7) SPACE BETWEEN ADJACENT BUILDINGS	15 FT. MINIMUM	36.82 FT.	RESIDENTIAL		
8) REAR SETBACK	80% MAXIMUM (SEE 14.20.7 FOR MEASURING SITE COVERAGE)	71%	NUMBER OF PRINCIPAL UNITS	6 MAXIMUM	16 - VARIANCE REQUIRED (FRONT BUILDING ONLY)
9) SITE COVERAGE			NUMBER OF ACCESSORY APARTMENTS	NOT ALLOWED	N/A
3.40.5. PARKING AND ACCESSORY STRUCTURES			HOUSEHOLD LIVING	ALLOWED	PROPOSED
1) PARKING AND DRIVEWAY ACCESS	NON-PRIMARY STREET: IF NO NON-PRIMARY STREET: MAX. 12 FT. WIDTH AT STREET LOT LINE; MAX ONE DRIVEWAY PER BUILDING (SEE 8.0 FOR PARKING)	24 FT. WIDTH (VARIANCE REQUIRED)	COMMERCIAL	ALLOWED	PROPOSED
2) ATTACHED GARAGE SETBACK	20 FT. MIN. BEHIND PRIMARY FACADE IN REAR OF BUILDING (SEE 8.0.1.1 FOR GARAGE DOOR DESIGN REGULATIONS)	N/A	CONSUMER SERVICE, INDOOR	ALLOWED	SALON (REAR BUILDING ONLY)
ALLOWED GARAGE DOOR LOCATION	REAR OR NON-PRIMARY FACADE (SEE 8.0.1.1 FOR GARAGE DOOR DESIGN REGULATIONS)	N/A	TABLE 8-2. BICYCLE PARKING	1 PER 2 DWELLING UNITS (50% LONG-TERM SPACES)	10 STALLS PROVIDED (100% LONG-TERM SPACES)
3) SURFACE PARKING LOCATION	REAR YARD, LIMITED SIDE YARD EXCEPT IN MAIN (SEE 14.20.9 FOR ALLOWED LIMITED SIDE YARD PARKING LOT)	PROVIDED	MULTI-UNIT RESIDENTIAL BUILDING 13+ DWELLING UNITS		
STREET SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPLE BUILDING (SEE 14.20.9 FOR ALLOWED LIMITED SIDE YARD PARKING LOT)	PROVIDED			
SIDE AND REAR SETBACK	(SEE 14.20.9 FOR ALLOWED LIMITED SIDE YARD PARKING LOT)	PROVIDED			
4) ACCESSORY STRUCTURE LOCATION	REAR YARD (SEE 3.1.70 FOR ACCESSORY STRUCTURES)	N/A			
STREET SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPLE BUILDING (SEE 3.1.70 FOR ACCESSORY STRUCTURES)	N/A			
SIDE AND REAR SETBACK	3 FT. MINIMUM (SEE 3.1.70 FOR ACCESSORY STRUCTURES)	N/A			
ALLOWED ACCESSORY STRUCTURES	(SEE 3.1.70 FOR ACCESSORY STRUCTURES AND 4.70 FOR ACCESSORY USES)				
OUTBUILDINGS AND GARAGES	ALLOWED	N/A			

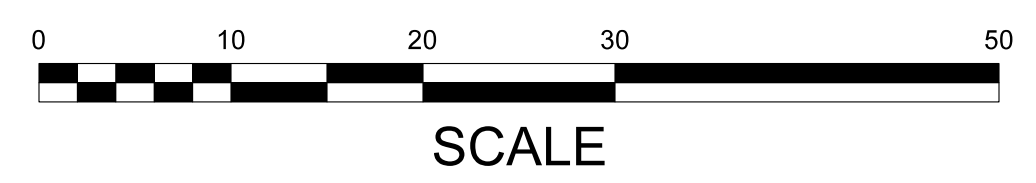
Cabezas DeAngelis
ENGINEERS & SURVEYORS

78 ELM STREET, BRIDGEPORT, CT 06604
P: 203 330 8700 • F: 203 330 8701

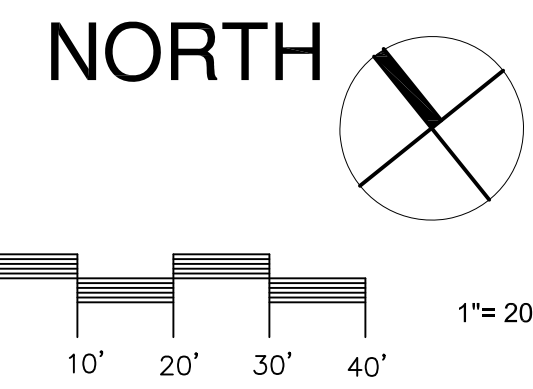
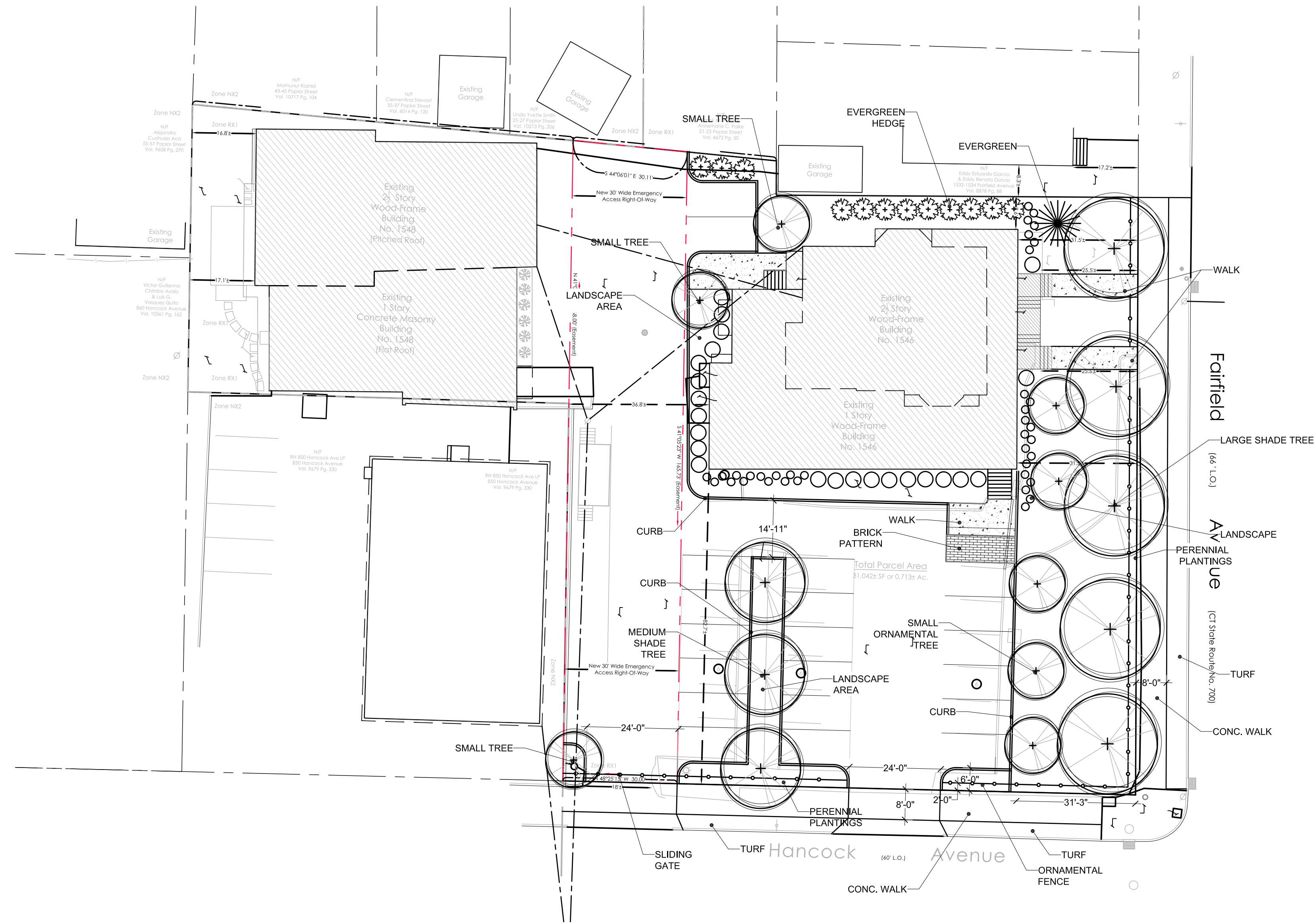
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FIELD FILE: 1546-1552 Fairfield Ave_survey.rw5
PROJECT NO. CD1619
DATE: August 30, 2022
CAD FILE: 1546 Fairfield Av_Site Plan.dwg
SHEET 1 OF 1
REV:

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

Washington Cabezas, Jr.
WASHINGTON CABEZAS, JR. PEL 70210



SCALE



SITE PLANTING PLAN

Friendly Homes Solutions, LLC
 1546 + 1548 FAIRFIELD AVENUE
 BRIDGEPORT, CONNECTICUT

ARIS LAND STUDIO
 Sustainability + Land Architecture
 78 Elm Street
 Bridgeport, CT 06604
 www.arisland.com
 203.606.3130

DATE: 7/26/2022
 ISSUED FOR: PRELIMINARY CITY REVIEW
 DWG. No.: L-1

NO.	REVISION / ISSUE	DATE:

List of Names and Addresses of Property Owners Within 100 Feet of Property Line

Property Address	Owner's Name	Mailing Address	City	State	Zipcode
1457 FAIRFIELD AV	LISSY PENA REALTY LLC	1457 FAIRFIELD AVE	BRIDGEPORT	CT	06605
1521 FAIRFIELD AV #1523	LISSY PENA REALTY LLC	1457 FAIRFIELD AVE	BRIDGEPORT	CT	06605
1522 FAIRFIELD AV	RAHMAN MDZ	36 BIBBINS AVENUE	FAIRFIELD	CT	06825
1526 FAIRFIELD AV #1528	JONES, RAHI	1526 FAIRFIELD AVE	BRIDGEPORT	CT	06605
1532 FAIRFIELD AV #1534	GARCIA EDDY ESTUARDO & EDDY RENATO	1532 FAIRFIELD AVENUE	BRIDGEPORT	CT	06605
1539 FAIRFIELD AV #1547	CASTRO CHEVERE FRANCISCO X	1539-1547 FAIRFIELD AVE	BRIDGEPORT	CT	06605
1546 FAIRFIELD AV	RE-ENTRY MINISTRY INC	1546 FAIRFIELD AVE	BRIDGEPORT	CT	06601
1549 FAIRFIELD AV #1551	GOLDEN HILL FOUNDATION INC	2 TRAP FALLS RD #405	SHELTON	CT	06484
1555 FAIRFIELD AV #1557	HANCOCK PLAZA LLC	1555 FAIRFIELD AVE #1557	BRIDGEPORT	CT	06605
1562 FAIRFIELD AV	RE-ENTRY MINISTRY INC	1546 FAIRFIELD AVE	BRIDGEPORT	CT	06605
1590 FAIRFIELD AV	GALVIZ LUZ STELLA	1590 FAIRFIELD AV	BRIDGEPORT	CT	06605
1599 FAIRFIELD AV	KMF BRIDGEPORT LLC	1140 POST ROAD	FAIRFIELD	CT	06824
21 POPLAR ST #23	POLKE FRANK M SR &	31 GISELLA RD	TRUMBULL	CT	06611
25 POPLAR ST #27	SMITH LINDA YVETTE	25 POPLAR ST #27	BRIDGEPORT	CT	06605-1975
35 POPLAR ST #37	STEWART CLEMENTINA	35 POPLAR ST	BRIDGEPORT	CT	06605
43 POPLAR ST #45	RASHID MAMUNUR	43 POPLAR ST #45	BRIDGEPORT	CT	06605
55 POPLAR ST #57	ACA ALEJANDRO C	55-57 POPLAR ST	BRIDGEPORT	CT	06605
65 POPLAR ST #67	AKTER RASHADA	28 TAYLOR AVENUE UNIT 1	NORWALK	CT	06854
71 POPLAR ST	MORALES FIDEL ETAL	71 POPLAR STREET	BRIDGEPORT	CT	06605
841 HANCOCK AV	COLON DINA	841 HANCOCK AV	BRIDGEPORT	CT	06605
847 HANCOCK AV	ZHU ZAI YAN	847 HANCOCK AV	BRIDGEPORT	CT	06605
850 HANCOCK AV	RH 850 HANCOCK AVE LP	46 MAIN ST #339	MONSEY	NY	10952
860 HANCOCK AV #866	AYALA VICTOR GUILLERMO CHIMBO & VASQUEZ QUITO	102-28 N87TH AVE	RICHMOND HILL	NY	11418
870 HANCOCK AV #872	HANIS JASON	416 NORTH BARRY AVE	MAMARONECK	NY	10543
880 HANCOCK AV	880 HANCOCK LLC	6015A CATALPA AVE	RIDGEWOOD	NY	11385



1546 Fairfield Avenue



1546 Fairfield Avenue



1599 Fairfield Avenue



841 Hancock Street



847 Hancock Street

Class Of
2020
Bassick
High School



850 Hancock Avenue



860 Hancock Avenue



1534 Fairfield Avenue



1526 Fairfield Avenue



1539 Fairfield Avenue



1549 Fairfield Avenue

1555 Fairfield Avenue



1590 Fairfield Avenue



1590 Fairfield Avenue



SECRETARY OF THE STATE OF CONNECTICUT

CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY - DOMESTIC

FILING PARTY (CONFIRMATION WILL BE SENT TO THIS ADDRESS)

Name: BALMER GONZALEZ
Mailing Address: 505 CAMPBELL AVE
 WEST
City: WEST HAVEN
State: CT **Zip:** 06516
Country: USA

FILING #0007300209 PG 1 OF 3
 VOL E-00154 PAGE 1031
 FILED ON 04/15/2021 03:09 PM
 SECRETARY OF THE STATE OF CONNECTICUT

1. NAME OF LIMITED LIABILITY COMPANY - **REQUIRED:** (MUST INCLUDE BUSINESS DESIGNATION I.E. LLC, L.L.C., ETC.)

FRIENDLY HOMES SOLUTIONS LLC

2. LLC'S PRINCIPAL OFFICE ADDRESS - **REQUIRED:** (NO P.O. BOX) PROVIDE FULL ADDRESS.

Street: 6763 MAIN ST
City: TRUMBULL
State: CT **Zip:** 06611
Country: USA

3. MAILING ADDRESS, **REQUIRED** - PROVIDE FULL ADDRESS. (P.O. BOX IS ACCEPTABLE)

Street: 6763 MAIN ST
City: TRUMBULL
State: CT **Zip:** 06611
Country: USA

4. NAICS CODE

53 (Real Estate and Rental and Leasing)

NAICS SUB CODE

531390 (Other Activities Related to Real Estate)

5. APPOINTMENT OF REGISTERED AGENT - **REQUIRED:** (COMPLETE A OR B NOT BOTH)

A. IF AGENT IS AN INDIVIDUAL.

PRINT OR TYPE FULL LEGAL NAME:

CT BUSINESS ADDRESS

(P.O. BOX NOT ACCEPTABLE) IF NONE, MUST STATE "NONE"

Street: NONE
City:
State: **Zip:**
Country:

CONNECTICUT RESIDENCE ADDRESS (REQUIRED)

(P.O. BOX NOT ACCEPTABLE)

Street: NONE
City:
State: **Zip:**
Country:

CONNECTICUT MAILING ADDRESS (REQUIRED) (P.O. BOX ACCEPTABLE)

Street: NONE
City:
State: **Zip:**
Country:

SIGNATURE ACCEPTING APPOINTMENT: [This document has been executed and filed electronically]

B. IF AGENT IS A BUSINESS:

PRINT OR TYPE NAME OF BUSINESS AS IT APPEARS ON OUR RECORDS:

SPEEDY GONZALEZ MULTISERVICES LLC

CT BUSINESS ADDRESS (P.O. BOX NOT ACCEPTABLE)

Street: 505 CAMPBELL AVE
City: WEST HAVEN
State: CT **Zip:** 06516
Country:

CT MAILING ADDRESS (P.O. BOX ACCEPTABLE)

Street: 505 CAMPBELL AVE
City: WEST HAVEN
State: CT **Zip:** 06516
Country:

SIGNATURE ACCEPTING APPOINTMENT ON BEHALF OF AGENT: [This document has been executed and filed electronically]

BALMER GONZALEZ

PRINT NAME & TITLE OF PERSON SIGNING: BALMER GONZALEZ & MEMBER

6. MANAGER OR MEMBER INFORMATION - REQUIRED: (MUST LIST ATLEAST ONE MANAGER OR MEMBER OF THE LLC.)

NAME / TITLE : LESMAN CORDERO / MEMBER

BUSINESS ADDRESS

Street: 6763 MAIN ST
City: TRUMBULL
State: CT **Zip:** 06611
Country: USA

RESIDENCE ADDRESS

Street: 6763 MAIN ST
City: TRUMBULL
State: CT **Zip:** 06611
Country: USA

NAME / TITLE : VICTOR CORDERO / MEMBER

BUSINESS ADDRESS

Street: 6763 MAIN ST
City: TRUMBULL
State: CT **Zip:** 06611
Country: USA

RESIDENCE ADDRESS

Street: 6763 MAIN ST
City: TRUMBULL
State: CT **Zip:** 06611
Country: USA

NAME / TITLE : BALMER GONZALEZ / MEMBER

BUSINESS ADDRESS

Street: 6763 MAIN ST
City: TRUMBULL
State: CT **Zip:** 06611
Country: USA

RESIDENCE ADDRESS

Street: 505 CAMPBELL AVENUE
City: WEST HAVEN
State: CT **Zip:** 06516
Country: USA

7. ENTITY EMAIL ADDRESS-REQUIRED: (IF NONE, MUST STATE "NONE.")

FRIENDLYHOMESOLUTIONS1@GMAIL.COM

8. EXECUTION - REQUIRED: (SUBJECT TO PENALTY OF FALSE STATEMENT) [This document has been executed and filed electronically]

Date: (MM/DD/YYYY) 04/15/2021

NAME OF ORGANIZER (print/type)	SIGNATURE (required)
BALMER GONZALEZ	BALMER GONZALEZ



Secretary of the State of Connecticut Annual Report

FILING DETAILS

Filing Number: 0010345810 Report Year: 03/31/2022
Filing Fee: \$80.00 Due Date:
Filed On: 7/13/2022 12:33:00 PM

PRIMARY DETAILS

Business Type: Domestic
Legal Structure: LLC
Business Name: FRIENDLY HOMES SOLUTIONS LLC
Business ALEI: US-CT.BER:1387776

	<i>Existing Information</i>	<i>Updated Information</i>
Business Email Address:	FRIENDLYHOMESSOLUTIONS1@GMAIL.COM	No update
NAICS Information:	Other Activities Related to Real Estate (531390)	No update

BUSINESS LOCATION

	<i>Existing Information</i>	<i>Updated Information</i>
Principal Office Address:	6763 MAIN ST TRUMBULL, CT 06611 United States	No update
Mailing Address:	6763 MAIN ST TRUMBULL, CT 06611 United States	No update



Secretary of the State of Connecticut Annual Report

AGENT INFORMATION

Type: Business
 Agent's Name: SPEEDY GONZALEZ MULTISERVICES LLC
 Agent's ALEI: US-CT.BER:1299500

	<i>Existing Addresses</i>	<i>Updated Addresses</i>
Business Address:	505 CAMPBELL AVE WEST HAVEN, CT 06516 United States	505 CAMPBELL AVE WEST HAVEN, CT 06516 United States
Mailing Address:	505 CAMPBELL AVE WEST HAVEN, CT 06516 United States	505 CAMPBELL AVE WEST HAVEN, CT 06516 United States

CURRENT PRINCIPAL INFORMATION

This section contains principals already on record who remained the same as part of this report; updates to address or title information is displayed as applicable.

Principal Name:	VICTOR CORDERO	
	<i>Existing Information</i>	<i>Updated Information</i>
Title:	MEMBER	No Update
Business Address:	6763 MAIN ST, TRUMBULL, CT, 06611, United States	No Update
Residence Address:	6763 MAIN ST, TRUMBULL, CT, 06611, United States	No Update



Secretary of the State of Connecticut Annual Report

Principal Name:	LESMAN CORDERO	
	<i>Existing Information</i>	<i>Updated Information</i>
Title:	MEMBER	No Update
Business Address:	6763 MAIN ST, TRUMBULL, CT, 06611, United States	No Update
Residence Address:	6763 MAIN ST, TRUMBULL, CT, 06611, United States	No Update

ACKNOWLEDGEMENT

I hereby certify and state under penalties of false statement that all the information set forth on this document is true.

I hereby electronically sign this document on behalf of:

Name of Authorizer: LESMAN CORDERO
Authorizer Title: MEMBER

Filer Name: Angie GOLDING
Filer Signature: Angie GOLDING
Execution Date: 07/13/2022

This signature has been executed electronically



PLANNING & ZONING COMMISSION APPLICATION

1. NAME OF APPLICANT: Joao Barros

2. Is the Applicant's name Trustee of Record? Yes _____ No NO
If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.

3. Address of Property: Visual Aroma 1649 Main Street Bridgeport
CT 06604 (number) (street) (state) (zip code)

4. Assessor's Map Information: Block No. 1044 Lot No. 9

5. Amendments to Zoning Regulations: (indicate) Article: _____ Section: _____
(Attach copies of Amendment)

6. Description of Property (Metes & Bounds): .08 AC Irregular Shape lot

7. Existing Zone Classification: MU 1

8. Zone Classification requested: _____

9. Describe Proposed Development of Property: Wine + Beer License for restaurant

Approval(s) requested: Cert. of location approval

Signature: _____ Date: _____

Print Name: _____

If signed by Agent, state capacity (Lawyer, Developer, etc.) Signature: Joao Barros

Print Name: JOAO BARRROS

Mailing Address: 501 Wilmot Ave Bpt. Ct. 06607

Phone: _____ Cell: 203-993-7866 Fax: _____

E-mail Address: Jjbarros1379@gmail.com

\$ _____ Fee received Date: _____ Clerk: _____

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST *1 original*

- 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~~ *13 Copies*
- Fee

→ PDF file

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

Pedro Valentin
Print Owner's Name

[Signature]
Owner's Signature

10/7/2022
Date

Print Owner's Name

Owner's Signature

Date

VISUAL AROMA

1649 MAIN STREET
BRIDGEPORT, CT 06604
(203) 345-8756

Joao Barros,

Immigrated from the Island of Cape Verde at the young age of 10yrs old around 1982, lived in the City of Bridgeport for 38yrs. While attending Central High School I acquired my passion for art started a profession in Bakery at Luigi Bakery on Main Street Bridgeport, CT.

Now I'm able to open my own business where I want to incorporate food, art, and wine with a European feeling culture.

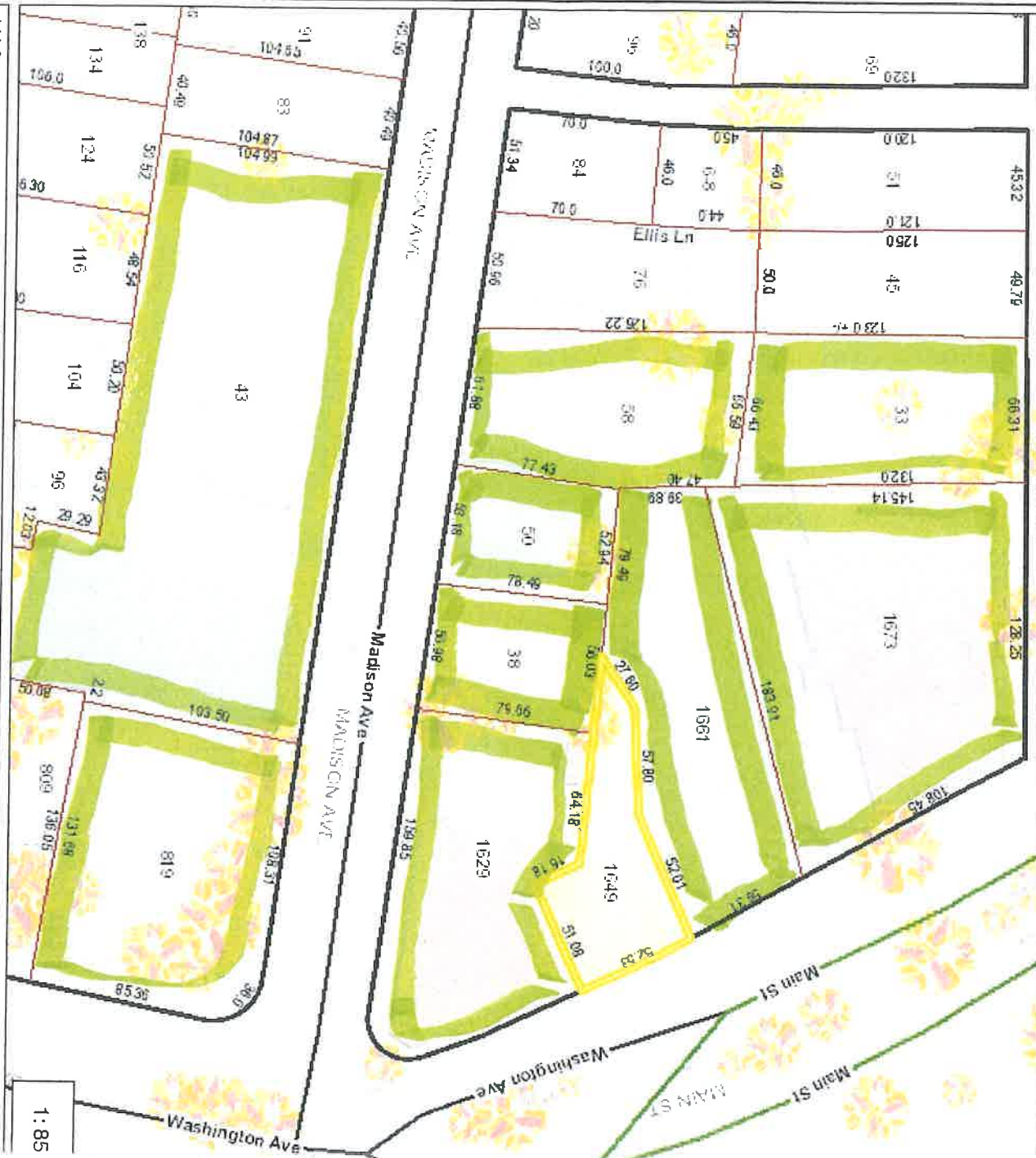
A handwritten signature in blue ink, appearing to read 'Joao Barros', with a stylized flourish at the end.





City of Bridgeport

My Map



1661 MAIN STREET

Squash & Education Alliance INC

1673 Main Street
Bridgeport CT 06604
PARKING LOT

1673 MAIN STREET #1695

Squash & Education Alliance INC
1673 Main Street #1695
Bridgeport CT 06604

VACANT (FORMER CLUB)

33 GEORGE STREET #35

Jose & Maria D. Maldonado
33 George Street
Bridgeport CT 06604

2 FAMILY RESIDENCE

1629 MAIN STREET

Luis Carrena
24 Tuckahoe Road
Easton CT 06612

PROPERTY MANAGEMENT

38 MADISON AVENUE # 44

Luis Carrena
24 Tuckahoe Road
Easton CT 06612

2 FAMILY RESIDENCE

50 MADISON AVENUE # 56

Luis Carrena
24 Tuckahoe Road
Easton CT 06612

2 FAMILY RESIDENCE

58 MADISON AVENUE # 64

Luis Carrena
24 Tuckahoe Road
Easton CT 06612

2 FAMILY RESIDENCE

1: 85

24 Tuckahoe Road

2 FAMILY RESIDENCE

1: 85

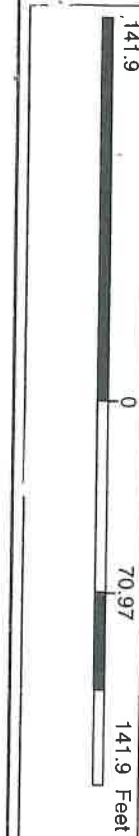
2 FAMILY RESIDENCE

1: 85

2 FAMILY RESIDENCE

1: 85

- 43 MADISON AVENUE
Catholic Charities of Fairfield County
238 Jewett Avenue
Bridgeport CT 06606
THOMAS MERTON CENTER
(FOOD PANTRY)
- 819 WASHINGTON AVENUE
City of Bridgeport Charities Department
45 Lyon Terrace
Bridgeport CT 06604



7500K Aerial
40 3000 BARCODE
391 WILMOT AVE., DPT. CT
PH: (203) 993-7066

APPLICATION FOR ADOPTIVE ZONING
FEES & WAYS AT BY DEMONSTRATION
SHOP AT 1649 MAIN STREET
PH: (203) 993-7066

1649 MADISION AVENUE
(list of property owners within 100-feet)

1629 MAIN ST.

Carrena Luis
24 Tuckahoe Rd
Easton, Ct 06612

38-44 MADISON AVE

Carrena Luis
24 Tuckahoe Rd
Easton, Ct 06612

50-56 MADISON AVE

Carrena Luis
24 Tuckahoe Rd
Easton, Ct 06612

1649-1655 MAIN ST

Amora Main Street LLC
182 Boggs Hill Rd
Newtown, Ct 06470

58-64 MADISON AVE

Carrena Luis
24 Tuckahoe Rd
Easton, Ct 06612

1661 MAIN ST

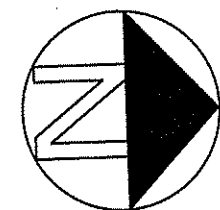
Squash & Education Alliance Inc
1673 Main Street
Bridgeport, Ct 06604

1673-1695 MAIN ST

Squash & Education Alliance Inc
1673 Main St #1695
Bridgeport, Ct 06604

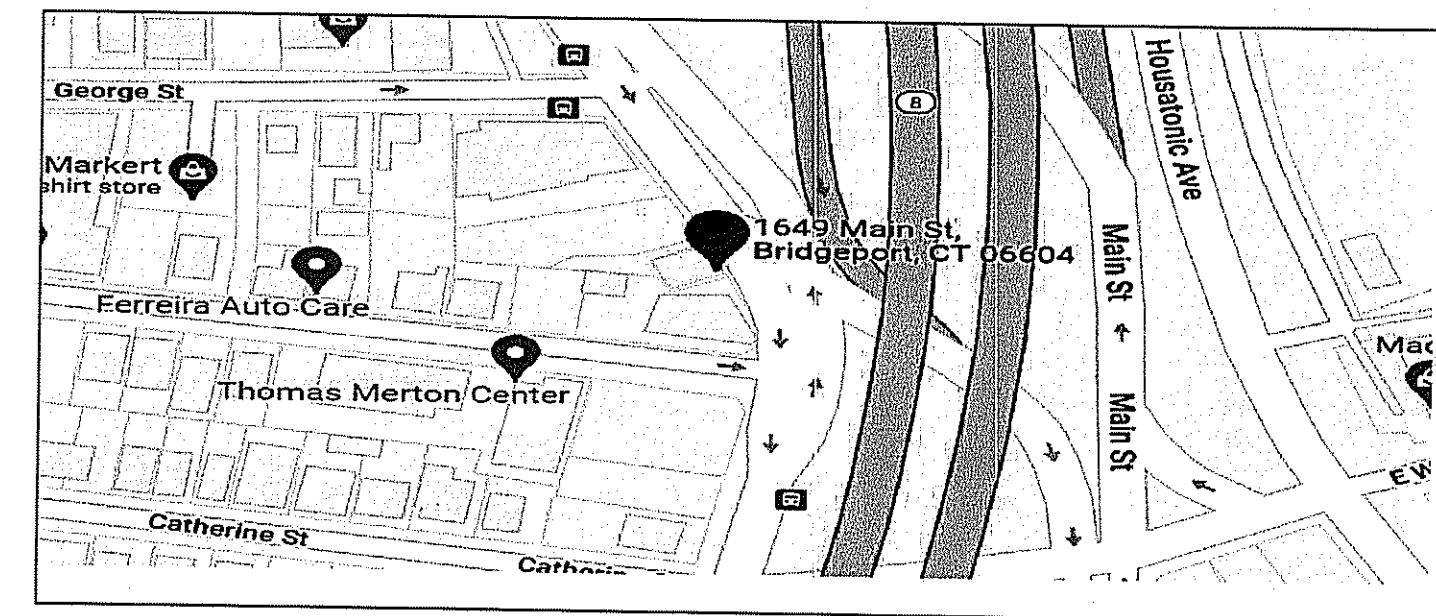
33-35 GEORGE ST

Maldonado Jose & Maria D
33 George St
Bridgeport, Ct 06604



LOCATION MAP

NOT TO SCALE



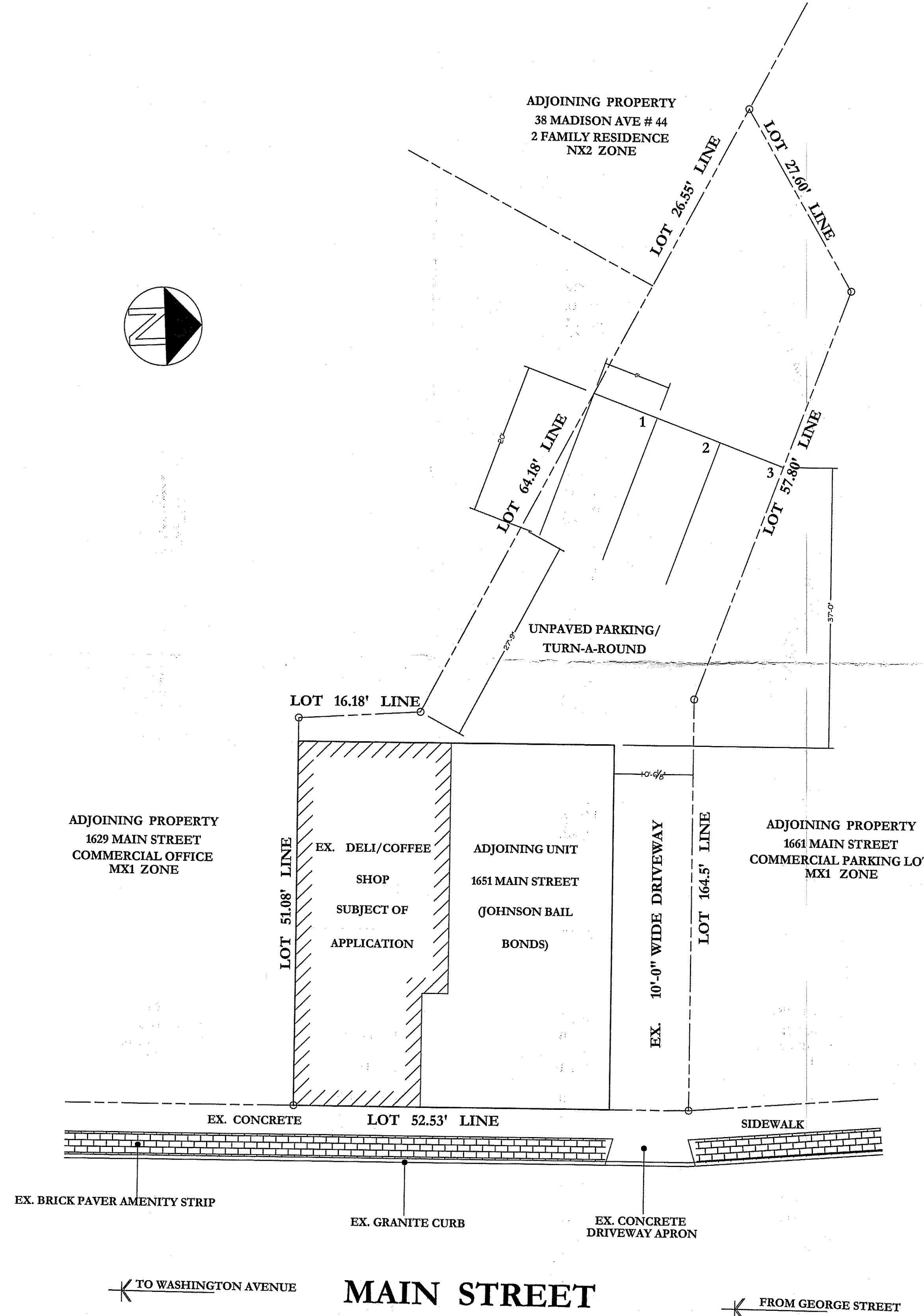
**ZONE DEVELOPMENT STANDARDS
(MX1) MIXED USE CORRIDOR**

STANDARDS	REQUIRED	EXISTING	PROPOSED
LOT WIDTH	-	52.53'	52.53'
PRIMARY STREETWALL	75% MIN.	79.95% MIN.	79.95% MIN.
PRIMARY ST BUILD - TO ZONE	0' MIN. 15' MAX.	0'	0'
NON-PRIMARY ST BUILD - TO ZONE	0 MIN. 15' MAX.	N/A	N/A
SIDE SETBACK	0 MIN. MIN 5' ADJ. TO OTHER BLDG TYPE	0	0'
REAR SETBACK	15' MIN.	37'-0"	37'-0"
SITE COVERAGE	95% MAX.	42.0%	42.0%

SCHEDULE OF AREAS

1. SEATING AREA: 415 S.F.
 2. COFFEE SECTION: 90 S.F.
 3. INDUSTRIAL KITCHEN: 280 S.F.
 4. HANDICAP BATHROOM: 52.5 S.F.
- TOTAL = 837.5 S.F.

(23-04)

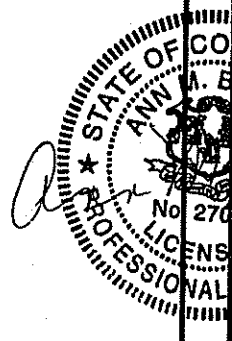


SHEET #
SI

REV. NOTES

DATE :
8/29/2022

DRAWN BY:
ANN BROWN P.E.

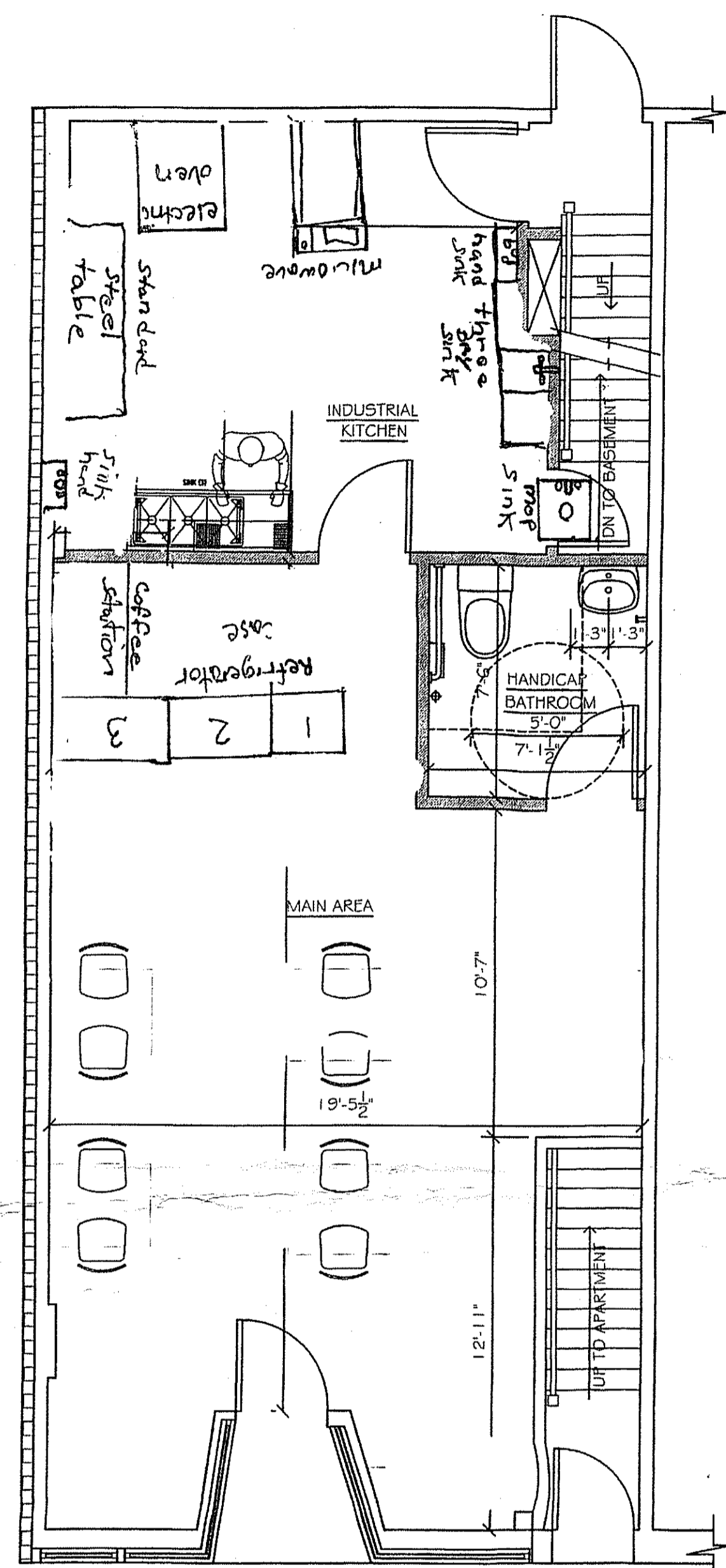


APPROVED BY:
ANN BROWN P.E.
9 LAUREL LANE
SHERMAN CT
(PH) 203-770-7870

APPLICATION FOR LIQUOR LICENSE
(BEER & WINE) AT EX. DELI/COFFEE
SHOP AT 1649 MAIN STREET
MBLU 4/1/04/19

VISUAL AROMA
c/o JOAO BARROS
591 WILMOT AVE. BPT CT
Ph. (203) 993-7866

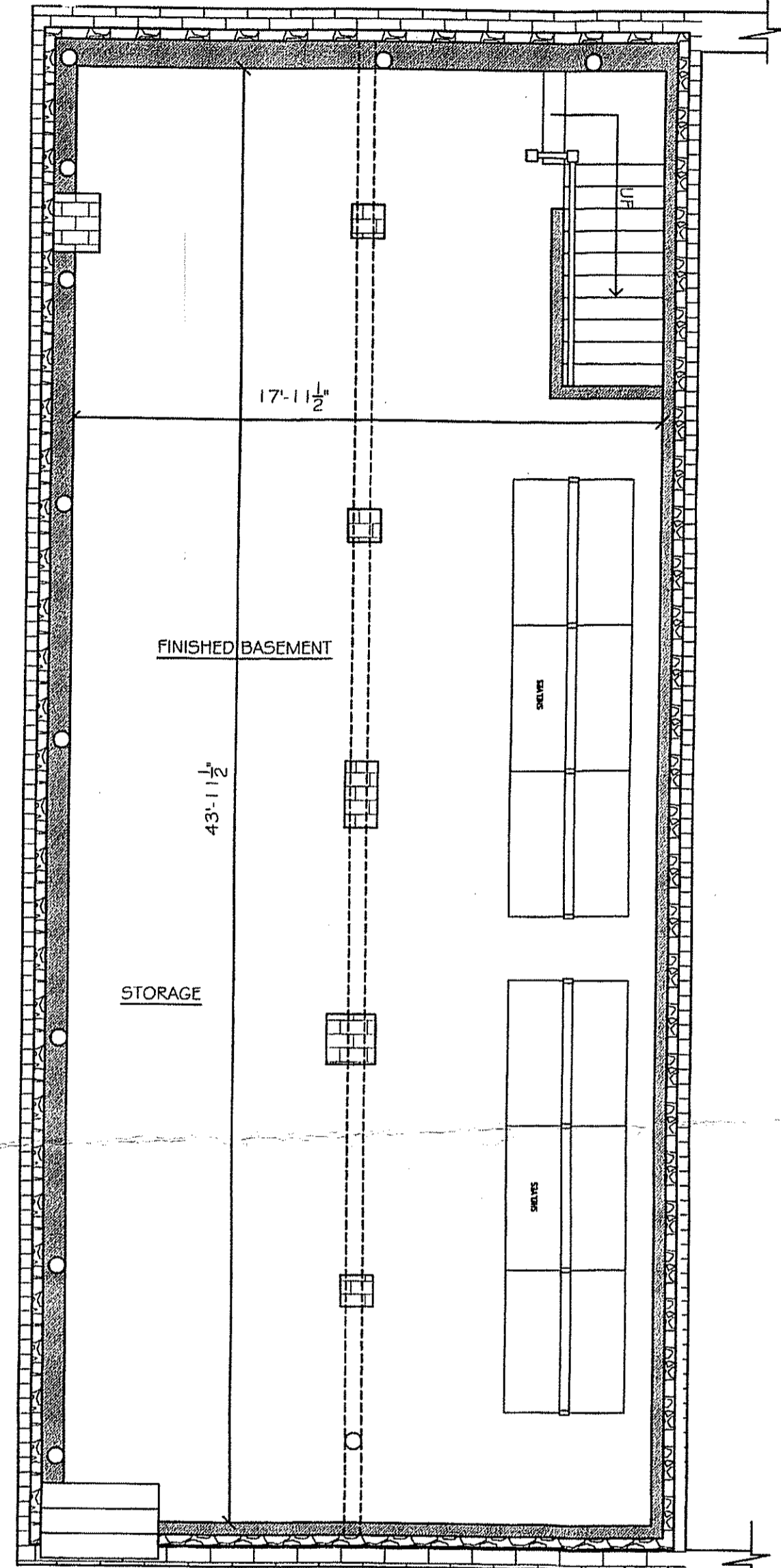
(23-04)



PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

LINETYPE LEGEND

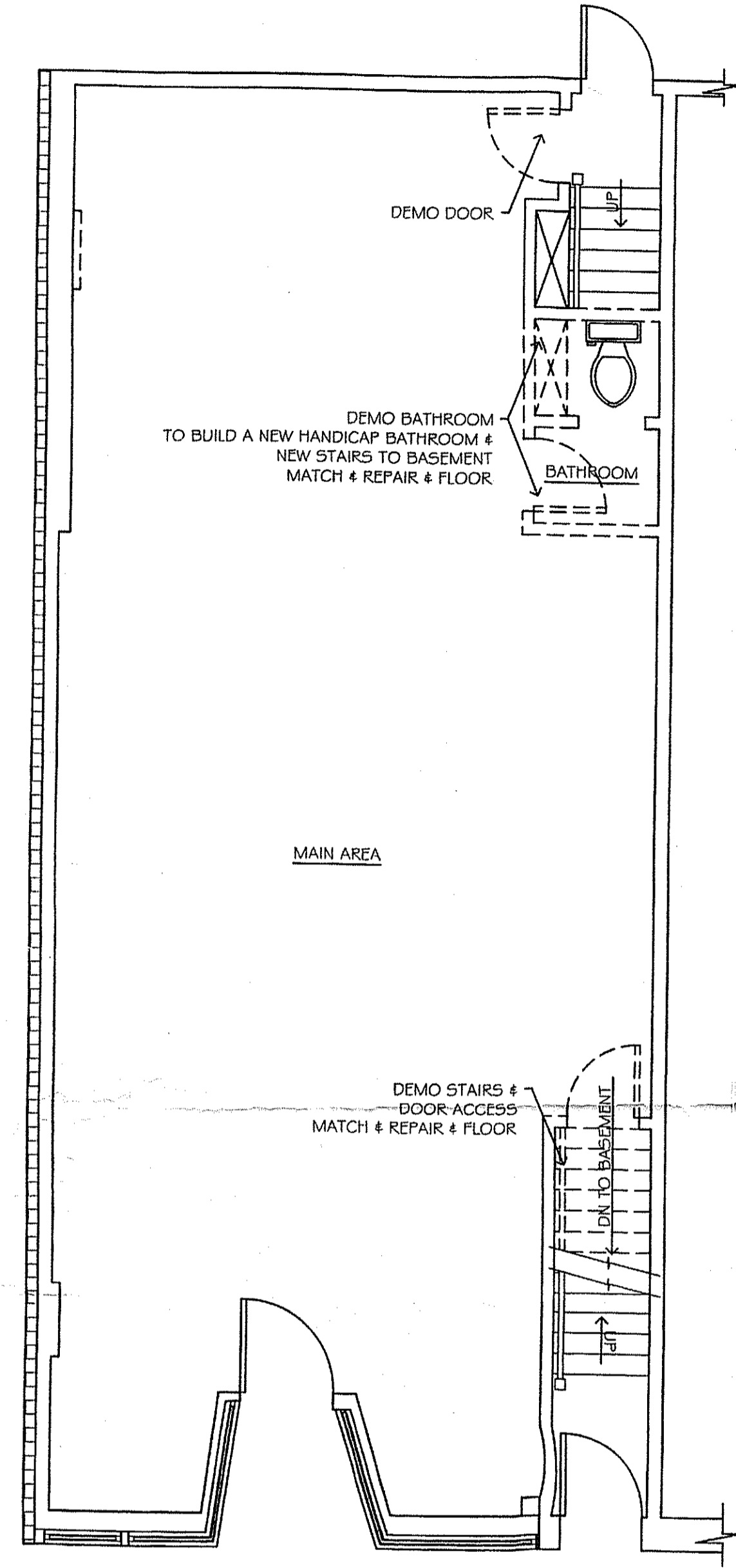
	= EXISTING WALL TO REMAIN
	= NEW WALL



PROPOSED BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

LINETYPE LEGEND

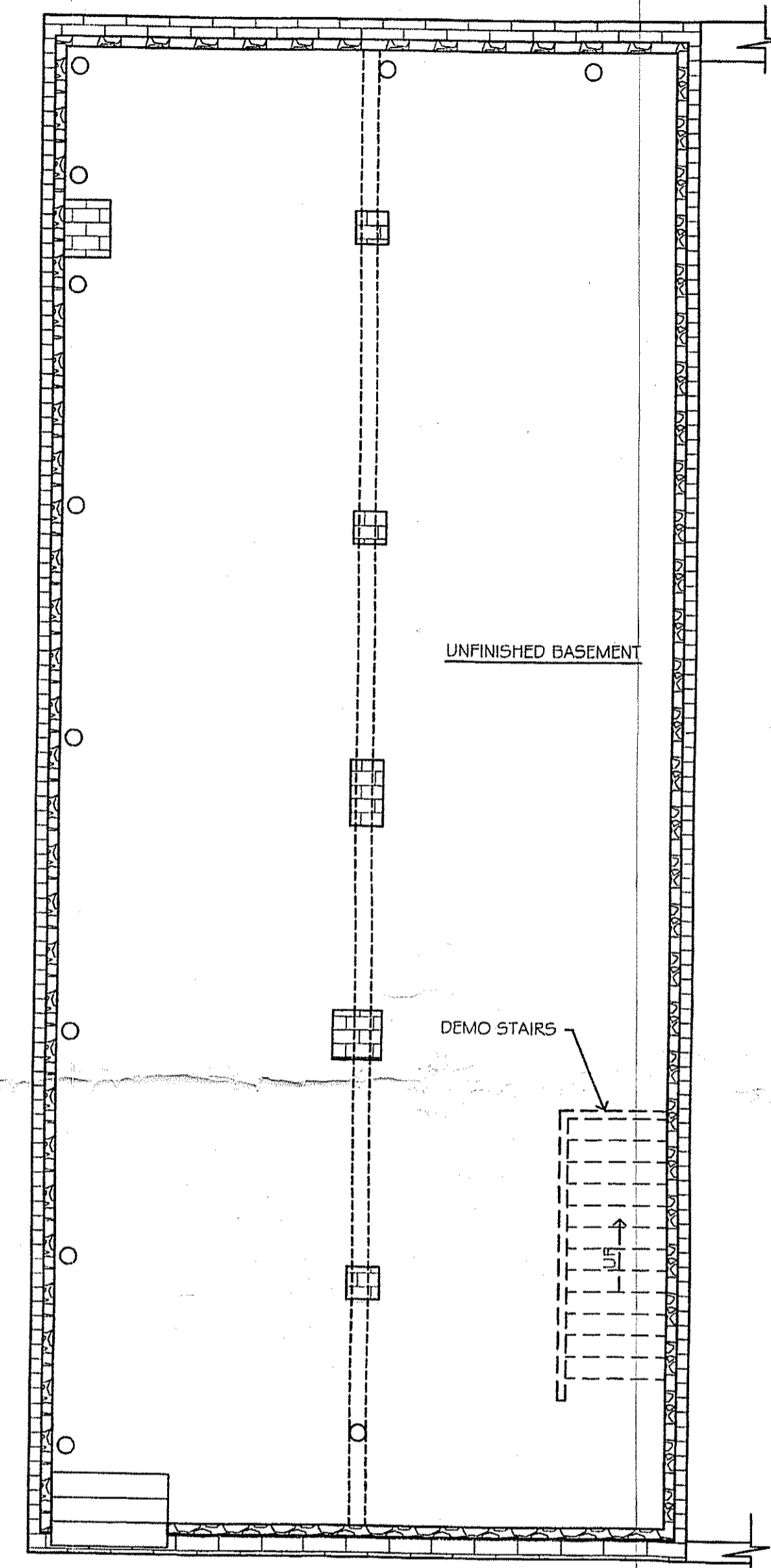
	= EXISTING WALL TO REMAIN
	= NEW WALL



EXISTING/DEMO FLOOR PLAN
 SCALE: 1/4" = 1'-0"

LINETYPE LEGEND

	= EXISTING WALL TO REMAIN
	= EXISTING WALL TO BE REMOVED



EXISTING/DEMO BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

LINETYPE LEGEND

	= EXISTING WALL TO REMAIN
	= EXISTING WALL TO BE REMOVED

GENERAL NOTES:
 THE DRAWINGS AND DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF ELIZABETH DESIGN DEVELOPMENT LLC, AND MAY BE USED FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE CONSENT OF ELIZABETH DESIGN DEVELOPMENT LLC.

NOTE:
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR EXECUTION OF CONSTRUCTION

NO.	REVISIONS	BY	DATE

CLIENT:
PEDRO VALENTIN
 1649 MAIN STREET
 BRIDGEPORT, CT

PROJECT NAME:
RESTAURANT RENOVATION

DRAWING TITLE:
EXISTING AND PROPOSED BASEMENT & FIRST FLOOR PLANS

BY: LM

PROJECT NO. PV-01	SCALE: 1/4" = 1'-0" DATE: 12/02/2019	SHEET NO. A-1
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CITY OF BRIDGEPORT

**PLANNING & ZONING COMMISSION
CHECKLIST**

FOR PUBLIC HEARING APPLICATIONS

I. REQUIRED INFORMATION (except for Fee & USB submit an original & 16 copies of all below)

- Completed & Signed Application & Checklist Form
- Fee
- Written Statement of Development Use
- Completed Site Plan
- Drainage Plan
- Building Floor Plans
- Property Owner's List
- Cert. of Corporation/Org. of First Report
- A-2 Site Survey
- Building Elevations
- Other Evidence/Testimonial Information
- 1 USB MEMORY FLASH DRIVE STICK

NOTE: Please provide 1 USB MEMORY FLASH DRIVE Stick:

- The information on the memory flash drive sticks must include the application, site plans, and all other hard copy information (landscaping, floor elevations, etc) that will be submitted. It also **must be labeled** with the property address, applicant name and date of hearing.
- **All plans and paper work that is submitted to the Zoning office must be FOLDED (11x17 or smaller) and Collated into 17 separate packets.**

II. SUPPLEMENTARY INFORMATION (Optional)

- Perspective Rendering
- Building and Site Sections
- Eight 8 x10 Color or Black/White Photos of the Current Premises' Condition
- Copies of Zoning Board of Appeals, or Historic District Commission Decisions
- Drainage Report
- Traffic Studies
- Environmental Impact Statement
- Real Estate Studies
- Department of Environmental Protection or Coastal Area Management reports
- Aerial Photographs

III. OPTIONAL EXHIBITS (may be presented at the public hearing (16 copies not required)

- Color Rendering
- Models
- Material Sample
- OTHER: _____

CITY OF BRIDGEPORT
PLANNING & ZONING COMMISSION
CHECKLIST

The following requirements shall apply to all applications for public hearings before the Bridgeport Planning & Zoning Commission and for all agenda dates on or after December 23, 2011.

The following are required components for any and all applications for a **change of zone; site plan review; motor vehicle; sub-division; special permit; or coastal site plan reviews** applications. Except for the Fee & USB, the Petitioner shall submit **one (1) original and sixteen (16) copies of all materials described below in sections I & II pertinent to the application.** The agenda closing date shall be five (5) weeks prior to the public hearing. No materials submitted by the petitioner after the agenda closing date shall be accepted by the Clerk or by the Commission, unless exempted under Section III below. Failure to provide any of the components listed under Section I below may be deemed by the Commission to be grounds for denial due to incomplete information.

I. REQUIRED INFORMATION

- A Complete and signed application form. **(The application must be signed by the current property owner)**

- Fee

- A written statement, not to exceed one hundred (100) words, describing all proposed uses.

- The original plus sixteen (16) copies of a site plan prepared, signed and sealed** by an engineer, architect or landscape architect registered and licensed to conduct business in the State of CT. Dated and meeting the following requirements:
 - The site plan must be drawn to a scale of 100 feet or less to the inch.

 - Proposed and existing structures and amenities, including, but not limited to, footprints of foundations, porches, decks, walkways, travel lanes, shall be indicated. Dimensions to property lines from structures and overall building dimensions shall also be shown. The dimensions of parking lot, including isle width and length, and width of parking spaces shall be shown.

 - All applicable (existing and proposed) Zone Development Standards.

 - Existing and proposed grades shall be shown at 2-foot intervals.

 - One or more benchmarks that can be used in the field to verify conditions shall be indicated.

- A drainage plan prepared by a professional engineer, showing all provisions for site runoff; on-site retentions; connections to city services; and any other pertinent information, including City Engineer's requirements.
- Building floor plans (all floors above and below grade) shall be prepared by a licensed architect, showing any and all proposed new construction or additions to existing structures. Additions and alterations shall be clearly delineated from existing work. Minimum scale 1/16" = 1"0.
- A list of names and addresses of all property owners within 100 feet of all property lines of the subject property shall be provided.
- If the applicant is a corporation a copy of the "Certificate of Corporation" and "Organization and First Report" as filed with the Office of the Secretary of the State of CT must be filed with the application.
- An A-2 survey.
- For applications involving a building(s), the following shall be submitted:
 - Preliminary architectural plans, sections, and/or elevations at 1/4" or 1/8" = 1' showing exterior wall elevations, roof lines, façade materials or other features of proposed buildings or structures.
 - Drawings prepared by a registered architect, landscape architect or professional engineer licensed in the State of CT, each individually sealed and signed by the design professional, (except seals not required on residential projects of less than 5,000 square feet total).
- Any other evidence or testimonial information, which will be presented by the petitioner at a public hearing.

Note: All of the above information shall be submitted at the time of filing. Applications with missing information will be deemed incomplete; will not be processed and will be immediately returned to the applicant.

II. SUPPLEMENTARY INFORMATION

- Perspective renderings, either in black and white or in color, reproduced either photographically or by diazo print, showing principal street side view of the proposed development. Minimum size 8"x10" (for photos); Maximum size 30"x42". Color renderings may be presented at the public hearing provided diazo print or photo reproduction has been submitted to the Clerk for distribution before the agenda closing date.
- Building and site section drawings to show relationship of proposed development to existing adjacent streets and buildings.

- Not more than eight (8) 8"x10" color or black and white photographs showing existing site conditions or surrounding area. These may be reproduced xerographically for application filing.
- Copies of any pertinent actions by the Zoning Board of Appeals or a Historic District Commission.
- Drainage reports, traffic studies, environmental impact studies and/or real estate studies.
- State Department of Energy & Environmental Protection (DEEP) or Coastal Area Management (CAM) reports.
- Aerial photographs of subject parcel and surrounding environment.

III. OPTIONAL EXHIBITS

The following items may be presented to the Commission at the time of the public hearing (16 copies not required) without need for filing on or before the agenda closing date:

- Color renderings (see Section II item) provided the Commission has received through the Clerk reduced photographic reproductions, or black and white versions of the renderings.
- Models of proposed building(s).
- Samples of materials and/or colors to be used in the proposed development.

Note: Staff reports or departmental correspondence (e.g. City Engineer, W.P.C.A., Fire Marshal, Design Review Coordinator, etc.) shall be received and distributed by the Clerk of the Commission on or before the date of the public hearing. **Whether such reports or correspondence is received before the agenda closing date shall not pose any penalty to the Applicant and shall be the responsibility of the staff.**



PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: LUIS FABIAN
2. Is the Applicant's name Trustee of Record? Yes [checked] No
3. Address of Property: 1650 RESERVOIR AVE BPT. 06606
4. Assessor's Map Information: Block No. 2797 Lot No. 25A
5. Amendments to Zoning Regulations: (indicate) Article: - Section: -
6. Description of Property (Metes & Bounds): N 16° 40' 12" W 49.99' X N 82° 26' 39" W 108.40' X S 10° 01' 08" W 40.0' X S 79° 58' 53" E - 130.75'
7. Existing Zone Classification: N2 ZONE
8. Zone Classification requested: NO ZONE CHANGE REQUESTED
9. Describe Proposed Development of Property: CONSTRUCT 2 STY. 2 FAMILY RESIDENCE WITH BASEMENT

Approval(s) requested: SPECIAL PERMIT TO ALLOW 2 PRINCIPAL UNITS

Signature: Luis Fabian Date: OCT. 25, 2022
Print Name: LUIS FABIAN PER SECTION 3.100.9

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

Mailing Address: 1670 RESERVOIR AVE, BRIDGEPORT CT 06606
Phone: Cell: (203) 751-5594 Fax:
E-mail Address: WIMACK@gmail.com / ASHTONLUIS16@gmail.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

Print Owner's Name Owner's Signature Date
Print Owner's Name Owner's Signature Date

STATEMENT OF DEVELOPMENT USE

WHOM IT MAY CONCERN

Subject Property:

The property is located on east side of Reservoir Avenue, between Cloverhill Avenue and Rainbow Road. It is currently vacant land and comprises 0.11 Acres. The current address is 1650 Reservoir Avenue, Bridgeport CT.

Zoning Information: The property is in an N2 Zone. Mblu 83/2797/25/A

Owner Information:

The Subject Property is owned by:

Luis Fabian
1670 Reservoir Avenue
Bridgeport CT 06606
(203) 751-5594
Email: ashtonluis16@gmail.com

Statement of Use

The applicant seeks to construct a 2 unit, 2 story residential building with basement comprising:

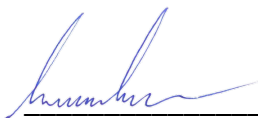
1st Floor – 3 Bedroom unit
2nd Floor – 3 Bedroom unit

However, because the property is zoned N2, in accordance with section 3.100.9 of the Bridgeport Zoning Regulation, a Special Permit is required in order to construct 2 principal units on this lot.

This application seeks to comply with the requirement of that regulation and hope that it will receive your favorable consideration.

All adjoining properties are located in the same N2 zone.

Regards



Michael F. Zarba P.E.
(207) 405 –7155
October 26, 2022

PROPERTY OWNERS LIST

<p>43 Brookside Avenue</p> <p>Delroy V. Butler 43 Brookside Avenue Bridgeport CT 06606</p>	<p>1682 Reservoir Avenue</p> <p>K2 Realty LLC 1682 Reservoir Avenue Bridgeport, CT 06606</p>
<p>39 Brookside Avenue</p> <p>Lawrence Taylor 39 Brookside Avenue Bridgeport CT 06606</p>	<p>1670 Reservoir Avenue</p> <p>Antonia Hernandez 1670 reservoir Avenue Bridgeport CT 06606</p>
<p>31 Brookside Avenue</p> <p>Timothy & Iesha A. Lewis 31 Brookside Avenue Bridgeport, CT 06606</p>	<p>1672 Reservoir Avenue</p> <p>Owen Collins 1672 Reservoir Avenue Bridgeport, CT 06606</p>
<p>29 Brookside Avenue</p> <p>Carolina Bonaparte 29 Brookside Avenue Bridgeport, CT 06606</p>	<p>1680 Reservoir Avenue</p> <p>Chelsea Landscaping & Mason LLC 15 Locust Avenue 2FL Front Danbury CT 06810</p>
<p>216 Cloverhill Avenue</p> <p>Maria E.C. Esparza 216 Cloverhill Avenue Bridgeport CT 06606</p>	<p>1644 Reservoir Avenue</p> <p>Henry Perez & Maria D. Marte 1644 Reservoir Avenue Bridgeport, CT 06606</p>
<p>1635 Reservoir Avenue</p> <p>Sherome A. James 1635 Reservoir Avenue Bridgeport, CT 06606</p>	
<p>10 Rainbow Road</p> <p>Cornell & Jeannette McNeill 10 Rainbow Road Bridgeport, CT 06606</p>	
<p>1663 Reservoir Avenue</p> <p>Veronica Gonzales 378 Alpine Street Bridgeport, CT 06610</p>	
<p>1649 Reservoir Avenue</p> <p>Renee Avery 1649 Reservoir Avenue Bridgeport CT 06606</p>	
<p>1661 Reservoir Avenue</p> <p>Atlantic Coleman LLC 16 Jennings CT Westport CT 06880</p>	

DESIGN REPORT

STORMWATER MANAGEMENT SYSTEM

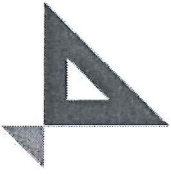
**1650 Reservoir Avenue
Bridgeport, Connecticut**



Washington Cabezas, Jr.

Prepared By: _____
Washington Cabezas, Jr., PEL 70210

Date: **October 14, 2022**



GENERAL INFORMATION

Per the City of Bridgeport Tax Assessor records, **1650 Reservoir Avenue** is listed as Block **2797**, Lot **25A** with a lot area of **5,086±** square feet in area. The parcel is zoned **N2** and is presently vacant with gravel areas and sparse vegetation. The parcel has a grade change of approximately three feet pitching in a westerly direction. The surface is overgrown vegetation with open gravel areas.

The site is not within a FEMA Special Flood Hazard Zone and is designated in an area known as Zone X (Unshaded) per FEMA FIRM Map Number 09001C0427G, Panel Number 427 of 626, Map Revised July 18, 2010.

Sanitary sewer, gas, water and electric services are available on **Reservoir Avenue**. Proposed Improvements include the construction of a two-story, two-family residence. A sub-grade stormwater infiltration system has been designed at the front of the lot consisting of a **twelve** inch deep stone bed. All remaining yard areas are to be loamed and seeded to establish good grass cover. The storm system will accommodate the theoretical storage volume required by the City of Bridgeport Storm Management Manual.

DESIGN METHODOLOGY

The stormwater runoff resulting from the existing and proposed conditions was analyzed using a 24-hour, 2-year, 10-year, 25-year frequency, Type III storm event. HydroCAD software was used to run the storm analysis based on the SCS TR-20 method. A 2-year storm frequency for the Bridgeport area has a rainfall of 3.3 inches, a 10-year storm frequency has a rainfall of 5.0 inches and a 25-year storm frequency has a rainfall of 5.7 inches per ConnDOT Drainage Manual. The minimum time of concentration of ten (10) minutes is used per section 7 of the City of Bridgeport Storm Management Manual. Hydrographs are also included in this report reflecting runoff information for the existing and proposed conditions under the 2, 10, and 25-year storm events.

RESULTS

The resultant hydrographs provided the following information for 25 year storm event:

Runoff Area: 4,646 Ft²

Existing Conditions Runoff Volume	1,803.0 Ft ³
Post Conditions Runoff Volume.....	1,761.0 Ft ³
Increase in Runoff.....	-42.0 Ft ³ (Decrease)

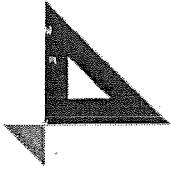
10% Minimum Volume

Reduction Requirement.....	180.3 Ft ³
----------------------------	-----------------------

(Based on Existing Conditions during 25-Year Storm Event: 0.10 (1,803.0 CF)

Minimum Storage Required	180.3 Ft ³
--------------------------------	-----------------------

(0+180.3)



PROPOSED SYSTEM

The proposed system will be a 10' x 60' x 12" deep crushed stone bed at the southerly side of the lot. Forty percent of total angular stone volume is used as the crushed stone storage capacity. Total anticipated storage capacity is 240.0 Ft³. PVC pipe volume is not included. Roof drains and trench drain will connect directly to the drainage system. The calculations for sizing the system are included in this report.

Stormwater Storage - Required

From hydrographs of 25-Year Event:

Post Conditions Vol. - Existing Conditions Vol. = 1,761 Ft³ - 1,803 Ft³ = -42 Ft³ (Decrease)

10% Storm Runoff Volume Reduction = 180.3 Ft³
(25-Year Storm Event = 0.10(1,803 Ft³) = 180.3 Ft³)

Design Volume: 0 Ft³ + 180.3 Ft³ = 180.3 Ft³

From the Water Quality Equation:

WQV= 1" RA/12 and R = 0.05+0.009(% Proposed Impervious)

R = 0.05+0.009(55%) = 0.5450

WQV = 1" (0.545) (0.117)/12 = 0.0053 Acre-Ft = 230.9 Ft³

Minimum Storage Required: 230.9 Ft³

Stormwater Storage Provided

1.0' x 10' x 60' Crushed Stone Bed = (1.0x10x60)0.4 = 240.0 Ft³

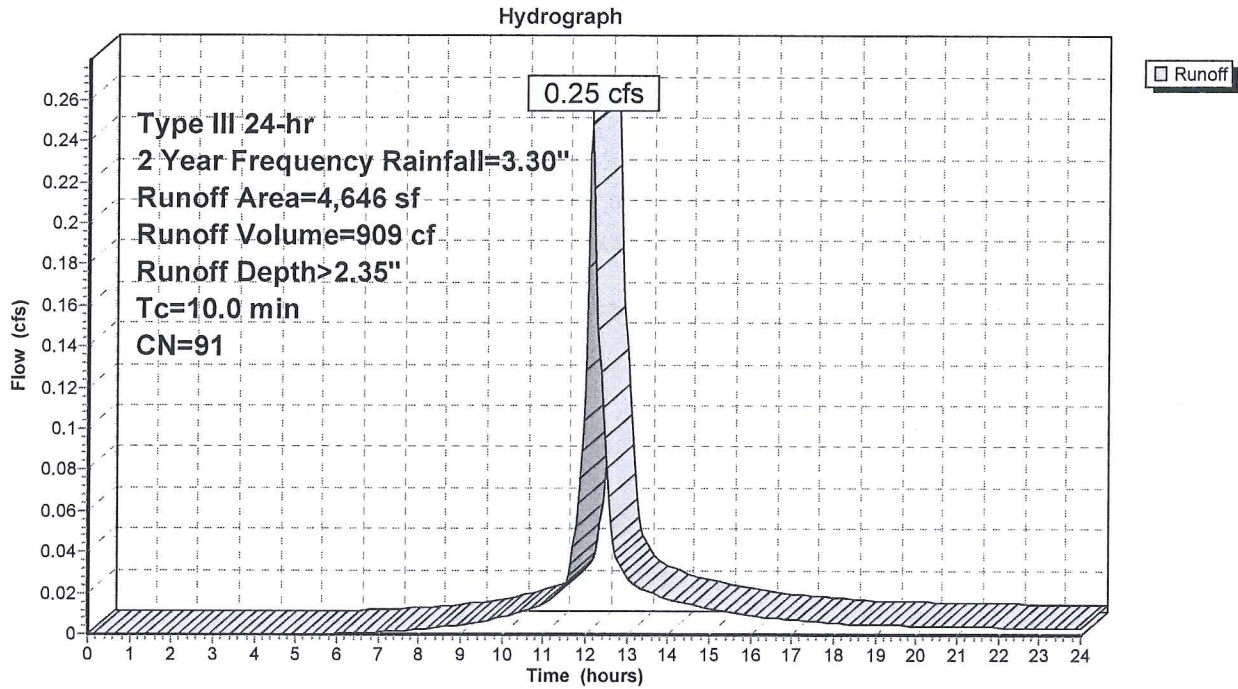
* Filter Fabric to be installed on all sides of crushed stone. (See detail on plan)

Minimum Storage Provided: 240.0 Ft³

Pre Vs. Post Runoff Volumes (Multi-Family Residential)			
Storm Frequency	Post Conditions (Ft³)	Existing Conditions (Ft³)	Runoff Increase (Ft³)
2	874	909	-35 (Decrease)
10	1,499	1,540	-41 (Decrease)
25	1,761	1,803	-42 (Decrease)

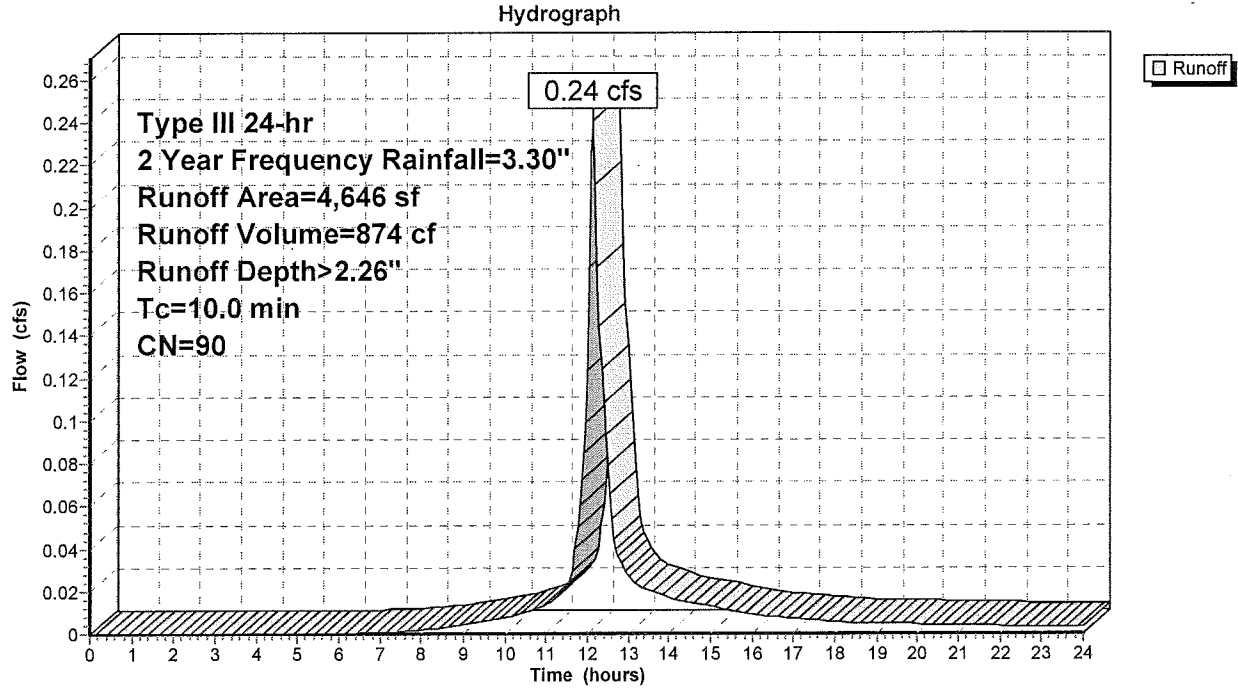
This report was prepared with the free HydroCAD SAMPLER, which is licensed for evaluation and educational use ONLY. For actual design or modeling applications you MUST use a full version of HydroCAD which may be purchased at www.hydrocad.net. Full programs also include complete technical support, training materials, and additional features which are essential for actual design work.

Subcatchment 1S: Existing Conditions



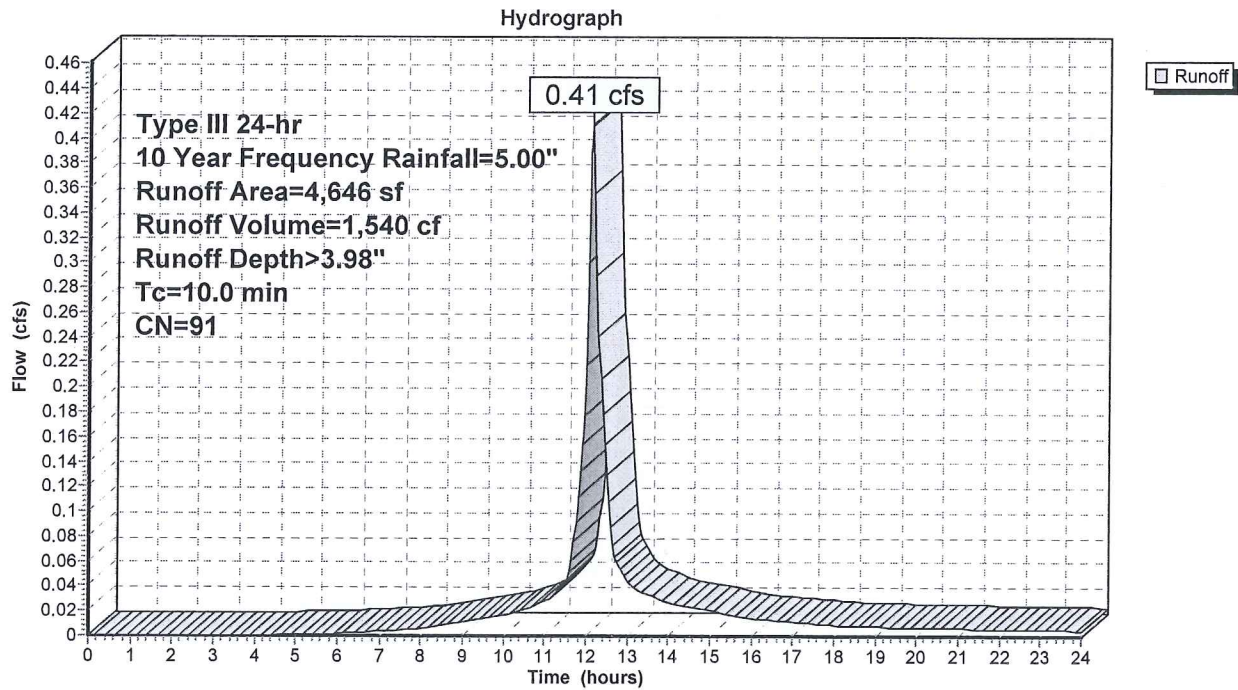
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Subcatchment 2S: Proposed Conditions



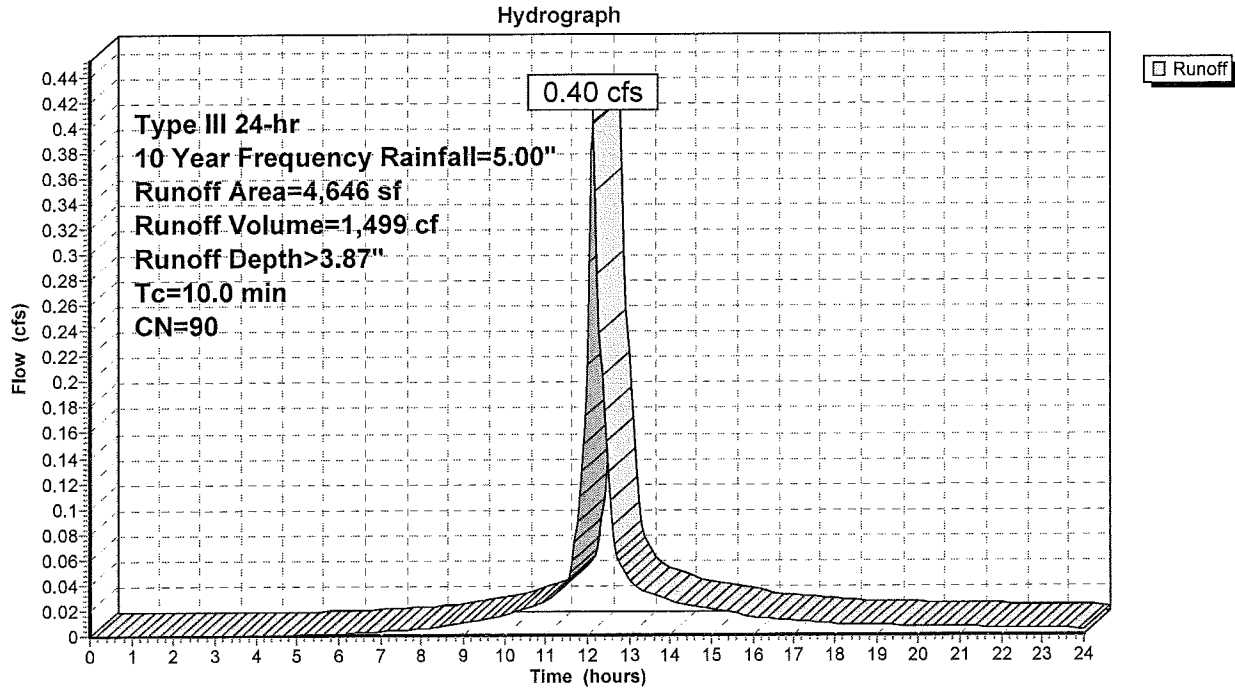
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Subcatchment 1S: Existing Conditions



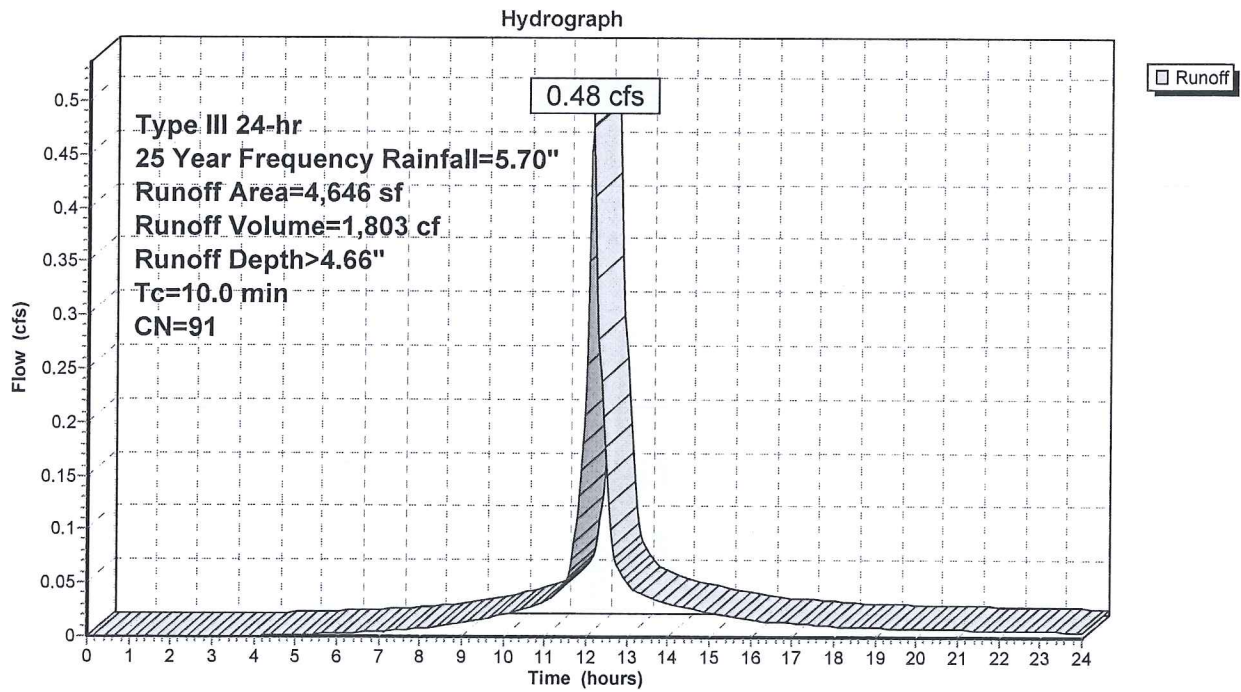
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Subcatchment 2S: Proposed Conditions



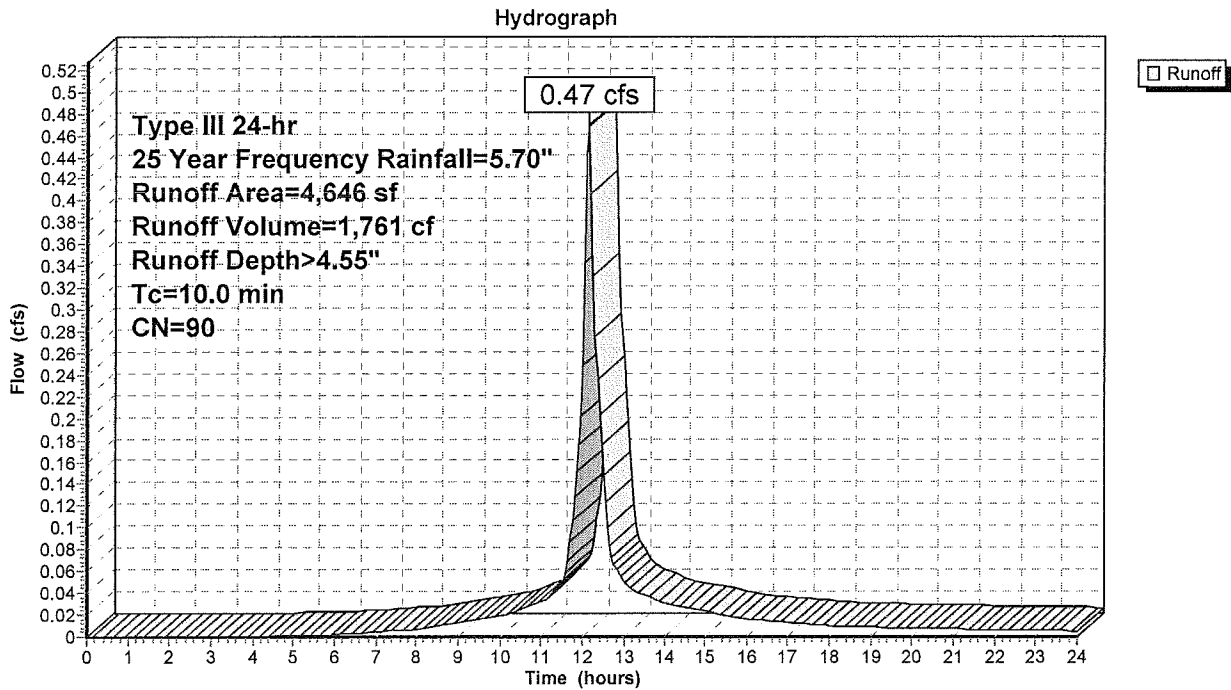
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Subcatchment 1S: Existing Conditions



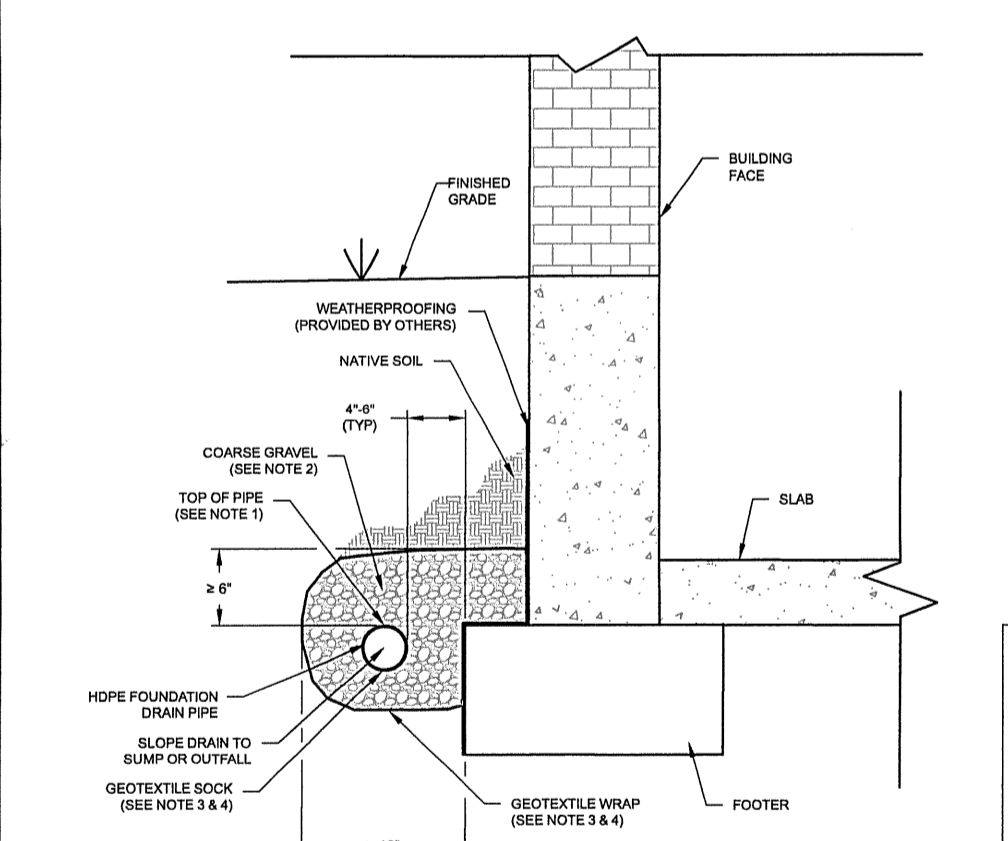
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Subcatchment 2S: Proposed Conditions



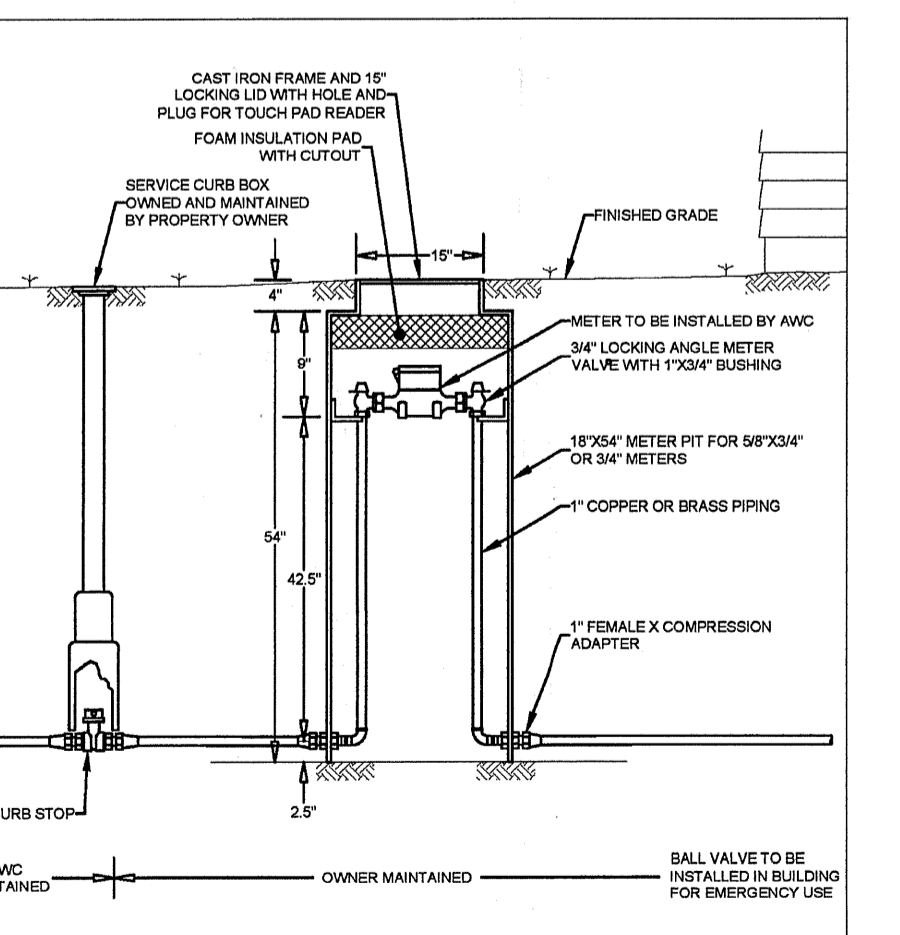
- NOTES**
- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A **LIMITED PROPERTY/BOUNDARY SURVEY** BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-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 MEASUREMENTS AND OBSERVATIONS.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AS DETERMINED USING GEOTIDS AND CONVERTED TO THE CITY OF BRIDGEPORT DATUM (+14.60'). 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 SEPTEMBER 10, 2014 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.
 - NORTING: 453.658.9292, EASTING: 927.267.5499.
 - LATITUDE: 41°15'18.89404", LONGITUDE: 73°00'52.60263".
 - ELLIPSOID: -4.143.
 - MAP REFERENCES**
 - PROPERTY SURVEY PREPARED FOR DAVE MILLER BUILDER, L.L.C., 1450 RESERVOIR AVENUE, BRIDGEPORT, CONNECTICUT. SCALE: 1"=20'. 6/22/1998 PREPARED BY BAUTIGAM LAND SURVEYORS, P.C. ON FILE IN THE CITY OF BRIDGEPORT ENGINEERING DEPARTMENT.
 - PLAN REVISIONS LOT NO: 354-358 INCL. MAP OF 'GRANDVIEW PARK' BRIDGEPORT, CONN. PREPARED FOR FRANK SCOTT. SCALE: 1"=20', OCT. 11, 1985 PREPARED BY FULLER & CO., INC. ON FILE IN THE CITY OF BRIDGEPORT ENGINEERING DEPARTMENT.
 - MAP PREPARED FOR TRAX ASSOCIATES BRIDGEPORT, CONNECTICUT. SCALE: 1"=20', MAY 24, 1988 PREPARED BY WILLIAM W. SEYMOUR AND ASSOCIATES, P.C. ON FILE IN THE CITY OF BRIDGEPORT ENGINEERING DEPARTMENT.
 - MAP OF RESUBDIVISION LOTS 361-367 MAP OF 'GRANDVIEW PARK' BRIDGEPORT, CT. PREPARED FOR: EATON DEVELOPMENT CO. SCALE: 1"=20', FEB. 23, 1987 PREPARED BY FULLER & CO., INC. ON FILE IN THE CITY OF BRIDGEPORT ENGINEERING DEPARTMENT.
 - PARTITION MAP LOT A MAP OF 'EATON DEVELOPMENT CO.' BRIDGEPORT, CT. PREPARED FOR: EATON DEVELOPMENT CORPORATION. SCALE: 1"=20', APRIL 25, 1988 PREPARED BY FULLER & CO., INC. ON FILE IN THE CITY OF BRIDGEPORT CLERK'S OFFICE AS **MAP VOLUME 51, PAGE 91**.
 - GRAN-VIEW-PARK, PROPERTY OF NEW ENGLAND DEVELOPMENT CO., 1115 MAIN ST. BRIDGEPORT CT. SCALE: 1"=100'. AUG. 1916 PREPARED BY L.W. BURT & SON CIVIL ENGINEERS, HARTFORD ON FILE IN THE CITY OF BRIDGEPORT CLERK'S OFFICE AS **MAP VOLUME 8, PAGE 35**.
 - AS-BUILT SURVEY PREPARED FOR HABITAT FOR HUMANITY FOR COASTAL FAIRFIELD COUNTY, 216 CLOVERHILL AVENUE, BRIDGEPORT, CONNECTICUT. SCALE: 1"=10', MAY 10, 2018, CERTIFIED SUBSTANTIALLY CORRECT BY WASHINGTON CABEZAS, JR., PE. IS ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS **MAP VOLUME 55, PAGE 290**.
 - CITY OF BRIDGEPORT ENGINEERING PIN SHEET DESIGNING **BLOCK 2797**.

- RECORD OWNER: LUIS FABIAN VOL. 10245 PG. 305
- ASSESSOR'S REFERENCE: MAP 83 | BLOCK 2797 | LOT 25A
- PARCEL AREA: 5,086± SQ. FT., 0.117± AC.
- PARCEL IS LOCATED WITHIN THE 'N2 ZONING DISTRICT.
- SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL: 427 OF 626, COMMUNITY: BRIDGEPORT, CITY OF, NUMBER: 090000, PANEL: 0427 SUFIX F, MAP NUMBER: 09001 CONZ7, MAP REVISION: JULY 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 DOCUMENTATION 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 COMPOSE 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).



LEGEND

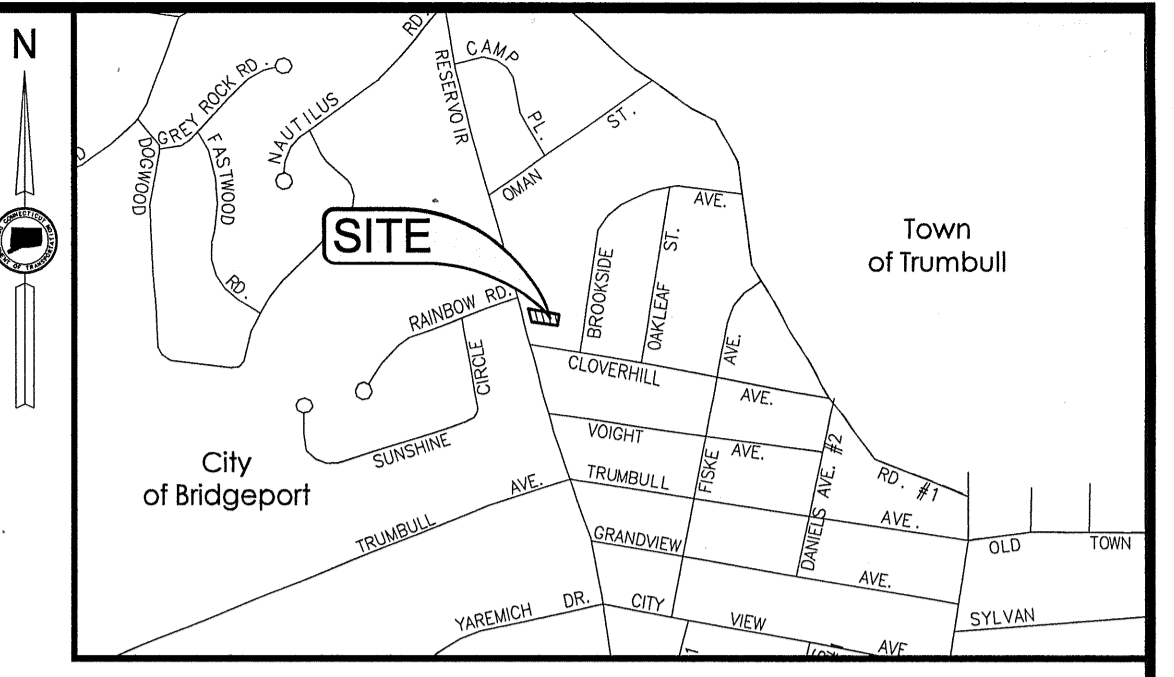
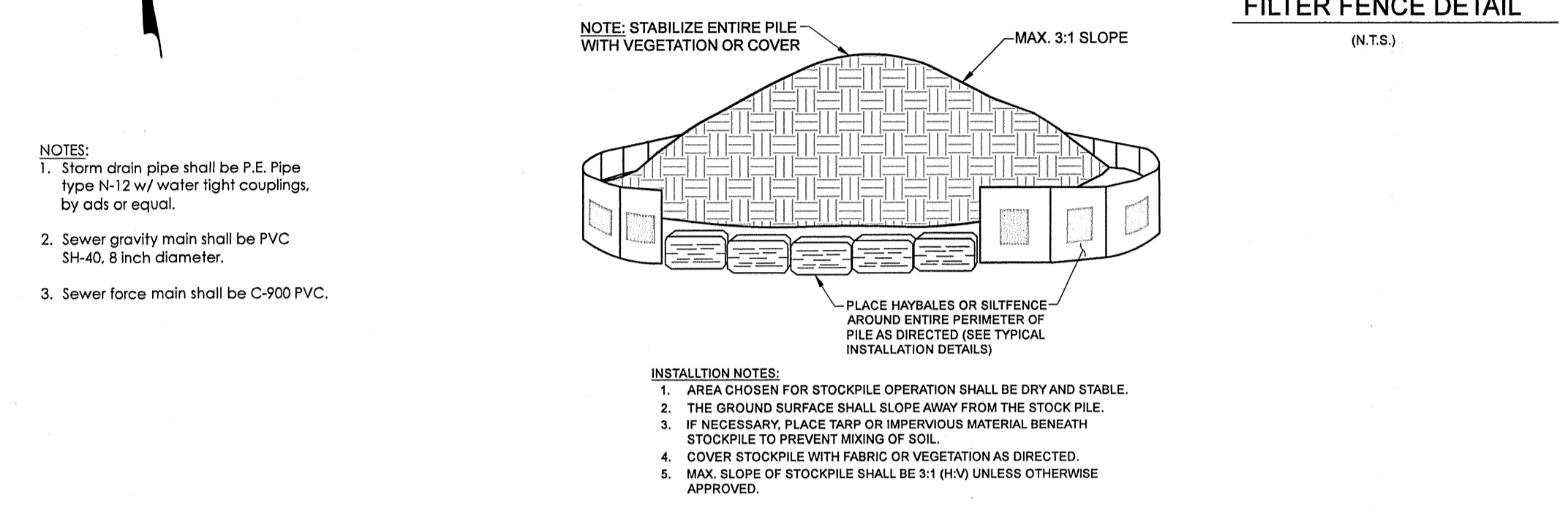
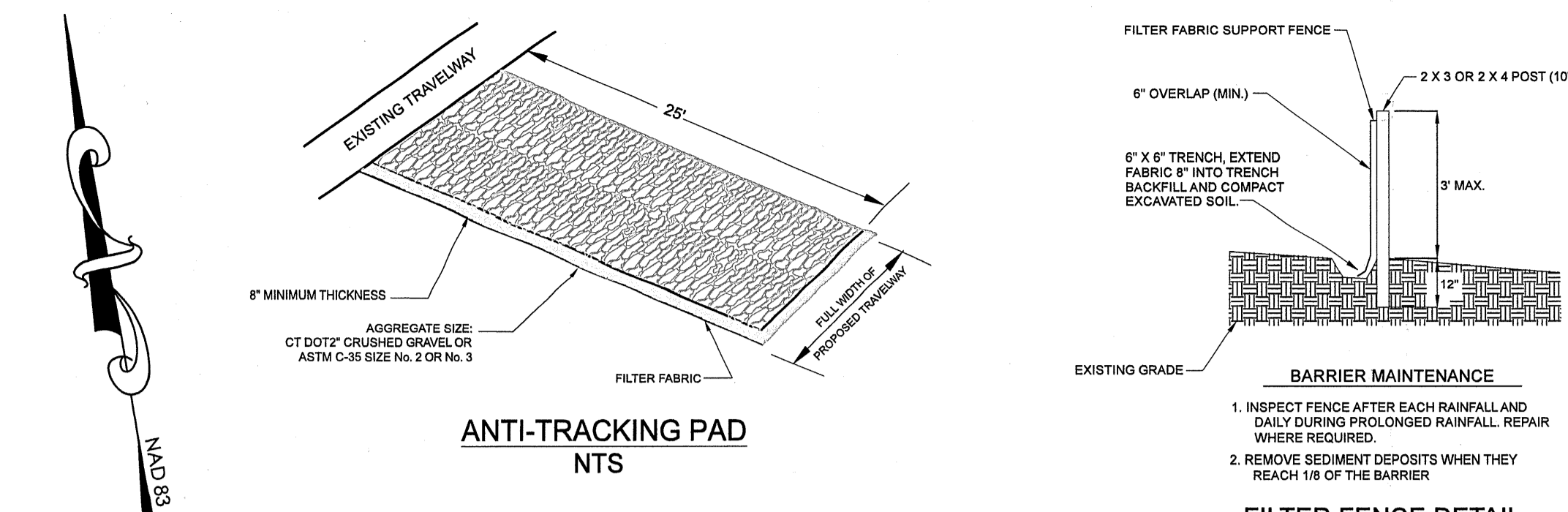
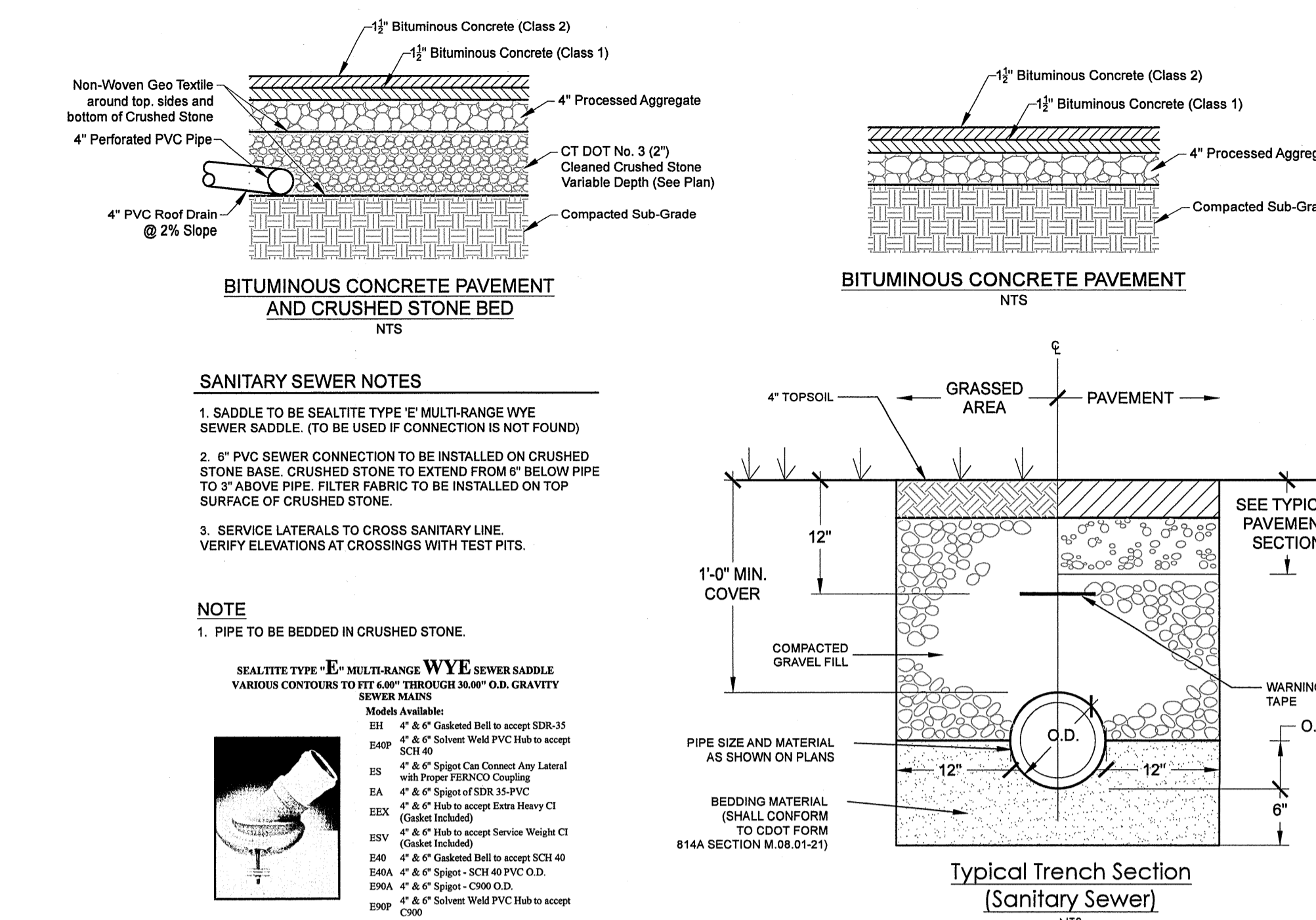
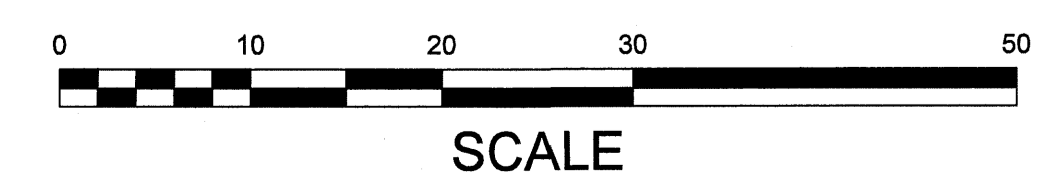
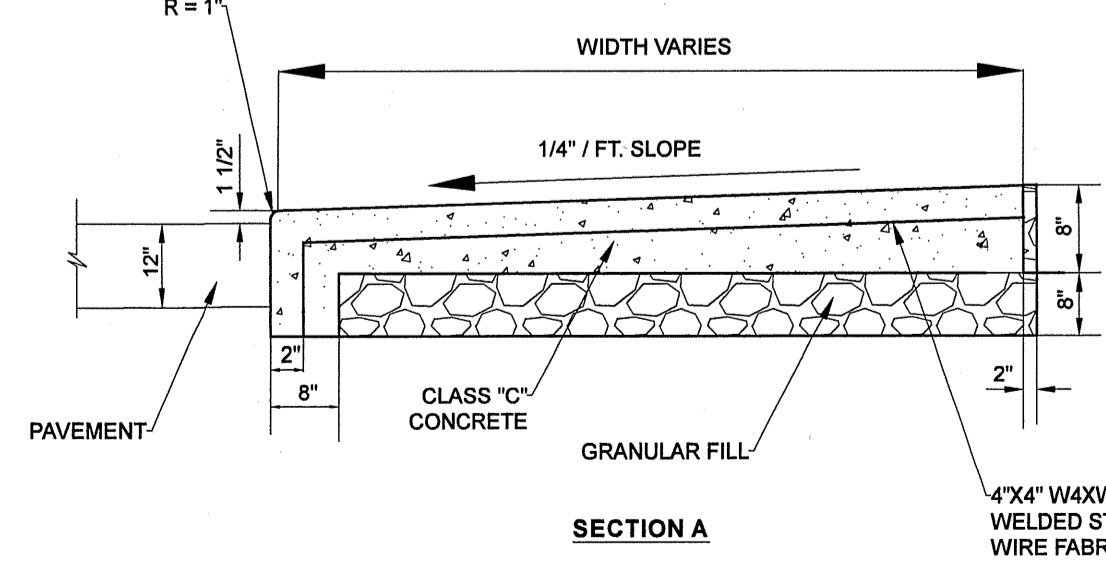
MF	NOW OR FORMERLY MONUMENT	GB	CATCH BASIN
I.P.	IRON PIPE	WM	WATER METER
S.F.	SQUARE FEET	WV	WATER VALVE
CONC.	CONCRETE	GV	GAS VALVE
BIT.	BITUMINOUS	RET.	RETAINING
OHJ	OVERHEAD UTILITIES	SNET	SOUTHERN NEW ENGLAND TELEPHONE
UG	UNDERGROUND	UI	UNITED ILLUMINATING COMPANY
MH	MANHOLE	TMH	TELEPHONE MANHOLE
ELEC.	ELECTRIC	INT.	INTERSECTION
U.P.	UTILITY POLE	INV.	INVERT
DYL	DOUBLE YELLOW LINE	CL	CAST IRON
SWL	SINGLE WHITE LINE	VCL	VITRIFIED CLAY
BWL	BROKEN WHITE LINE	RCP	REINFORCED CONCRETE PIPE
EQP	EDGE OF PAVEMENT	RD	ROOF DRAIN
RET.	RETAINING	MW	MONITOR WELL
CLF	CHAIN LINK FENCE	EGS	EXISTING SPOT GRADE
FFE	FINISHED FLOOR ELEVATION	---100---	EXISTING CONTOUR ELEVATION
C.O.	CLEANOUT	L.O.	LAYOUT OF STREET WIDTH
LP	LIGHT POST	HPDE	HIGH DENSITY POLYETHYLENE
ET	EXISTING CONIFER TREE	PVC	POLYVINYL CHLORIDE
		ET	EXISTING DECIDUOUS TREE



Percolation Test Results

Time	Measurement to Water Surface	Drop in Water Level (0.01")	Rate (Min./Inch)
1:12 PM	0.51		
1:15 PM	0.56	0.05	3.33
1:18 PM	0.62	0.06	4.17
1:21 PM	0.68	0.06	4.17
1:24 PM	0.72	0.04	6.25
1:27 PM	0.74	0.02	12.50
1:30 PM	0.75	0.01	25.00

Overall Percolation Rate (Min/Inch): 4.86
Minimum Percolation Rate (Min/Inch): 25.00
Based on minimum percolation rate, a 12" tall system will drain in (Hours): 5.0



N2 Zone Development Standards
House 'B' Building Type

3.100.4. BUILDING LOCATION	REQUIRED	EXISTING	PROPOSED
3.100.4.1 BUILDING LOCATION	ALLOWED PER 3.100.10.A	NONE	ONE BUILDING
1) LOT WIDTH PER PRINCIPAL BUILDING	45 FT MINIMUM	48± FT	48± FT
LOT SIZE	NO MINIMUM	5,086± SF	5,086± SF
2) PRIMARY STREETWALL	NO MAX FOR 1-UNIT; 50 FT MAX FOR 2-UNIT (MEASURED AT MINIMUM SETBACK ALONG ANY PRIMARY STREET)	NONE	26± FT
3) PRIMARY STREET SETBACK	20 FT MINIMUM; 30 FT MAXIMUM (PREVAILING SETBACKS APPLY. SEE 14.20A FOR MEASURING. SEE 3.100.10 FOR ALLOWED ENCROACHMENTS)	NONE	25.2± FT
4) PORCH, STEPS, BAY ENCROACHMENT	8 FT MAX; PORCH OR BAY WIDTH 1.6 FT MAX	NONE	11± FT PORCH WIDTH
5) NON-PRIMARY STREET SETBACK	12 FT MINIMUM	NONE	N/A
6) SIDE SETBACK	6 FT MIN; MIN 15 FT TOTAL BOTH SIDES	NONE	6.1± FT; 15.3± FT. TOTAL
SPACE BETWEEN ADJACENT BUILDINGS	15 FT MIN.	NONE	15.2± FT
7) REAR SETBACK	20 FT MINIMUM	NONE	27.3± FT
8) SITE COVERAGE	65% (SEE 14.20.F FOR MEASURING SITE COVERAGE)	91%	55%

3.100.5. PARKING AND ACCESSORY STRUCTURES
SEE FIGURE 3.100-C

1) PARKING AND DRIVEWAY ACCESS	MAX. 9 FT. WIDTH AT PRIMARY STREET LOT LINE; MAX ONE DRIVEWAY PER BUILDING (SEE 8.0 FOR PARKING)	N/A	9 FT WIDE COMPLEES
2) ATTACHED GARAGE SETBACK	20 FT MIN. BEHIND PRIMARY FACADE	N/A	N/A
ALLOWED GARAGE DOOR LOCATION	REAR FACADE, STREET SIDE FACADE	N/A	N/A
3) SURFACE PARKING AND ACCESSORY STRUCTURE LOCATION	REAR YARD ONLY (SEE 3.170 FOR ACCESSORY STRUCTURES)	REAR YARD	SIDE YARD
STREET SIDE SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPLE BUILDING (SEE 3.170 FOR ACCESSORY STRUCTURES)	91± FT	COMPLEES
SIDE AND REAR SETBACK	3 FT. MIN. (SEE 3.170 FOR ACCESSORY STRUCTURES)	3.5± FT	1.4± FT

3.100.6. HEIGHT
SEE FIGURE 3.100-D

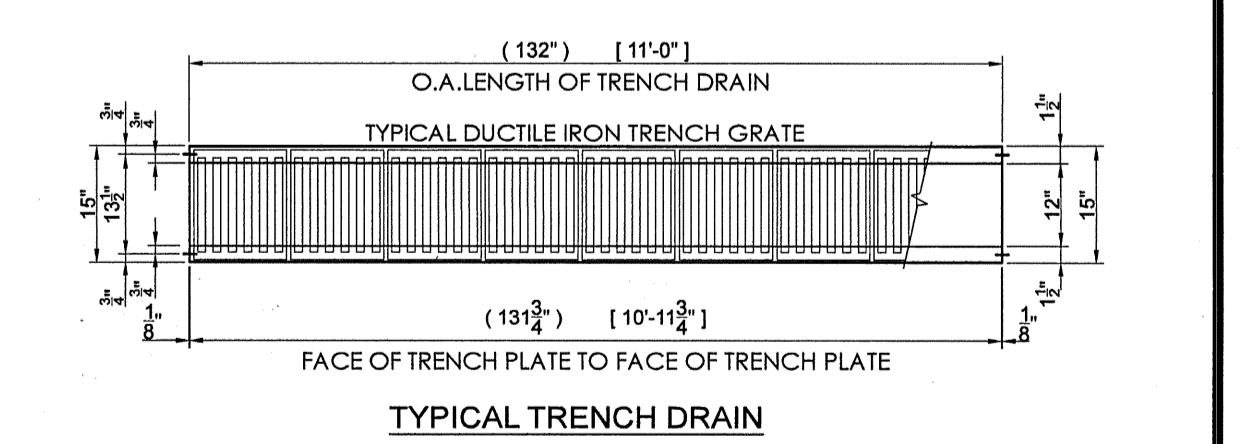
1) HEIGHT	1 STORY MIN; 2 STORIES MAX. (SEE 14.20.10 FOR MEASURING HEIGHT. SEE 3.100.10 FOR BASEMENT GARAGE ALLOWANCE)	NONE	2 STORIES
2) STORY HEIGHT	8 FT. MIN; 9 FT. MAX. (MEASURED FLOOR-TO-FLOOR)	NONE <td>9 FT</td>	9 FT
3) HEIGHT TO EAVES	(HEIGHT TO EAVE IS MEASURED FROM THE FIRST FLOOR TO THE BOTTOM OF THE EAVE. SEE 14.20.10 FOR MEASURING EAVE.)	NONE <td>16 FT</td>	16 FT

3.100.7. ROOFS
SEE FIGURE 3.100-D

1) ROOF TYPES	PITCHED (SEE 6.20 FOR ROOF TYPES)	NONE	PITCHED
2) TOWER	NOT ALLOWED	NONE	N/A

3.100.9. ALLOWED USES
SEE ARTICLE 40 FOR USE DEFINITIONS, SPECIFIC USE LIMITATIONS, AND OTHER USE-RELATED REGULATIONS

RESIDENTIAL	1 IN HOUSE, 2 WITH SPECIAL PERMIT	VACANT LOT	2 UNITS SPECIAL PERMIT REQUIRED
NUMBER OF PRINCIPAL UNITS	1 IN HOUSE, 2 WITH SPECIAL PERMIT	VACANT LOT	SPECIAL PERMIT REQUIRED
NUMBER OF ACCESSORY APARTMENTS	1 IN BACKYARD COTTAGE WITH SPECIAL PERMIT	VACANT LOT	N/A
HOUSEHOLD LIVING	ALLOWED	VACANT LOT	COMPLEES
GROUP LIVING	ALLOWED	VACANT LOT	N/A
SHORT-TERM RENTAL	NOT ALLOWED	VACANT LOT	N/A



IMPROVEMENT LOCATION SURVEY - AND - TOPOGRAPHIC SURVEY

PREPARED FOR
LUIS FABIAN

1650 RESERVOIR AVENUE
BRIDGEPORT, CONNECTICUT
ASSESSOR'S REFERENCE: MAP 83 | BLOCK 2797 | LOT 25A

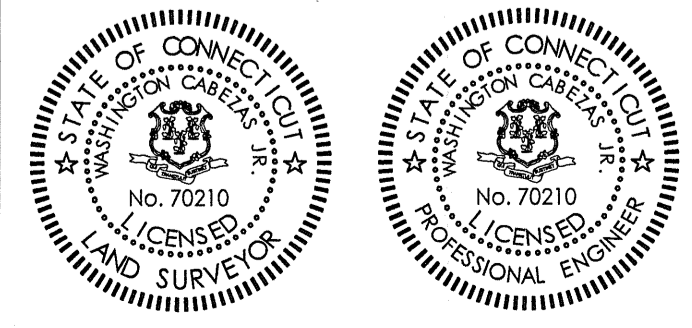
SHEET 1 OF 1

OCTOBER 14, 2022, WASHINGTON CABEZAS, JR., PE, LS SCALE: 1" = 10'

Cabezas DeAngelis
ENGINEERS & SURVEYORS

78 ELM STREET, BRIDGEPORT, CT 06604
P: 203 330 8700 • F: 203 330 8701

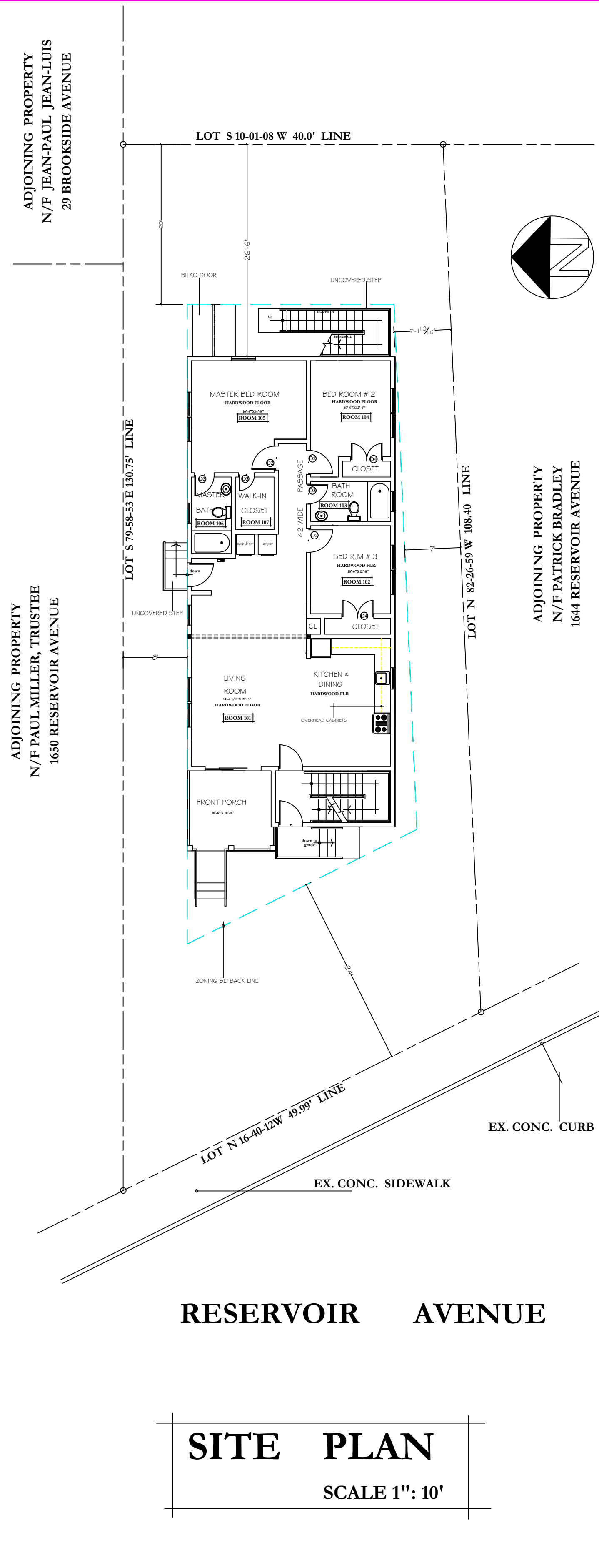
SCALE: 1"=10'
FIELD FILE: 1650 reservoir survey.nws
PROJECT NO. CD1424
DATE: October 14, 2022
FILE: 1650 Reservoir Ave_ILS.dwg
SHEET 1 OF 1
REV:



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

WASHINGTON CABEZAS, JR., PE, LS
PROFESSIONAL ENGINEER & LAND SURVEYOR

*SIDEWALK RAMP SECTION SHALL MEET THE SLOPE AND SHALL NOT EXCEED 1:12 SLOPE



SITE PLAN
SCALE 1" : 10'

DESIGN DATA :

CONSTRUCT NEW 2 FAMILY RESIDENCE
W/3 BED ROOM UNITS AND BASEMENT
(ELECTRICAL, PLUMBING, HEATING & DRAINAGE
PERMIT BY OTHERS)

BUILDING CODE:

2015 IRC
2015 IECC

USE GROUP :

R3- TWO FAMILY

CONSTRUCTION TYPE :

5B

ZONING INFORMATION:

ZONE: N2
NEIGHBORHOOD: 21
USE CODE: 100
DESCRIPTION: 2 FAMILY
PLOT SIZE: 0.11
MBLU: 83/2797/25/A

ROOF NOTES

1. PROVIDE WINTERGUARD (ICE & WATER PROTECTION) AT ALL EAVES. ALL ROOF FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH 2015IRC, SECTION R905.2.8
2. ALL ROOF SHEATHING- PROVIDE PLYWOOD SHEATHING CLIPS-SIMPSON P5C
3. INSTALL SEISMIC HARRICANE ANCHORS ON EVERY RAFTER TO BEARING WALL
4. 4" WIDE TAPE ON ALL SHEATHING JOINTS
5. GABLE END VENTS TO ATTIC VENT

WINDOW SCHEDULE
WINDOWS: SEE GENERAL NOTES A #1

WINDOW	SIZE	MATERIAL/TYPE	QUANTITY	U-FACTOR	DP RATING	REMARKS
W1	36"X60"	VINYDOUBLE HUNG (EGRESS)	4	0.3	20	WITHSTAND 100MPH WINDS.
W2	30"X30"	VINYDOUBLE HUNG	5	0.3	20	WITHSTAND 100MPH WINDS.
W3	32"X30"	VINYDOUBLE HUNG	2	0.3	20	WITHSTAND 100MPH WINDS.
W4	28"X14"	VINYDOUBLE HUNG	5	0.3	20	WITHSTAND 100MPH WINDS.
W5	74"X60"	VINYDOUBLE HUNG (EGRESS)	8	0.3	20	WITHSTAND 100MPH WINDS.
W6	28"X28"	OCTAGONAL FIXED	1	0.3	20	WITHSTAND 100MPH WINDS.
W7	18"X30"	VINYDOUBLE HUNG (EGRESS)	1	0.3	20	WITHSTAND 100MPH WINDS.

GENERAL NOTES A

1. CONTRACTOR SHALL INSTALL FALL PROTECTION ON WINDOWS WHERE SILL IS <24" & EXT. GRADE IS >72" BELOW WINDOW PER 2012 IRC SECTION 312.2

FURNACE INFORMATION

- A. FUEL TYPE FOR FURNACE SHALL BE NAT. GAS
- B. HEATING DUCTWORK SHALL DELIVER HEAT TO FLOORS

EXTERIOR WALL FINISH INFO

- A. ALL EXTERIOR WALLS SHALL BE 1/2" WOOD STRUCTURAL PANELS OR EQUAL.
- B. NEW EXTERIOR WALLS SHALL BE INSULATED TO R21 BATT INSULATION IN WALL CAVITY

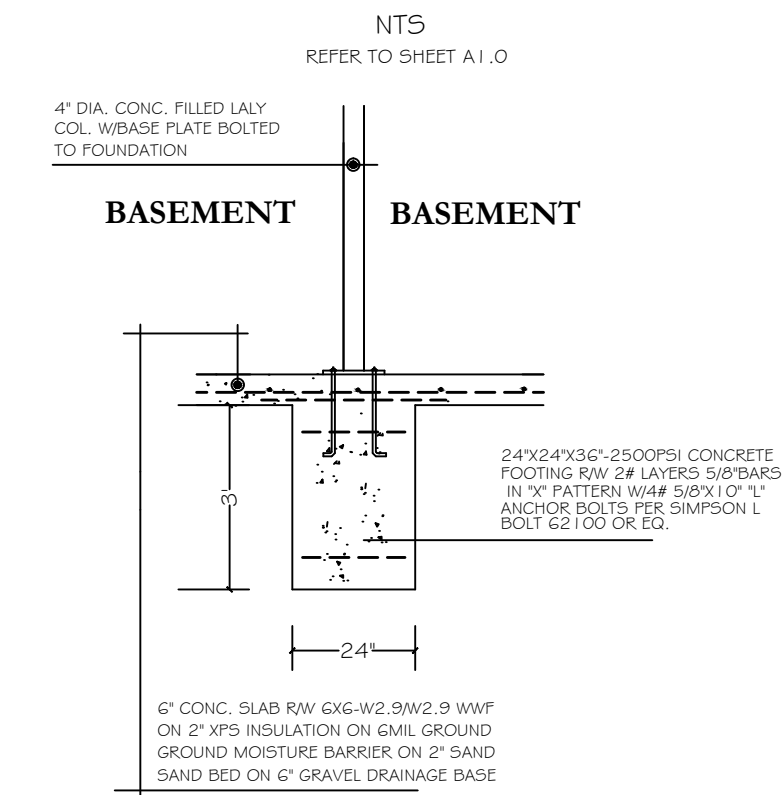
ELECTRICAL GENERAL NOTES

1. PER 2017 NEC - ALL BRANCH CIRCUIT BREAKERS PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION
2. ALL 125V, 1PHASE, 15 & 20 AMP RECPTACLES INSTALLED IN BATHROOMS, UNFINISHED BASEMENTS KITCHENS AT ABOVE COUNTERTOP SURFACE SHALL HAVE GFCI PROTECTION
3. A GROUNDING ELECTRODE SYSTEM SHALL BE PROVIDED AND INSTALLED PER CODE SPECIFICATIONS.
4. INSTALL DUCTED KITCHEN HOOD- 120V, 60 HERTZ-100CFM. PROVIDE OUTLET IN CABINET FOR PLUG IN.

DOOR SCHEDULE

DOOR	SIZE	MATERIAL/TYPE	QUANTITY	INT./EXT.	FIRE RATED	INSULATION
D1	36"X80"	METAL/PANEL	6	EXTERIOR	no	U=0.32
D2	36"X80"	WOOD/PANEL	7	INTERIOR	no	
D3	30"X80"	WOOD/PANEL	6	INTERIOR	no	
D4	48"X80"	WOOD/FOLDING	4	INTERIOR	no	
D5	32"X80"	METAL/FLUSH	1	EXTERIOR	no	
D6	60"X80"	GLASS/SLIDING	2	EXTERIOR	no	

DETAIL # 7A
NTS
REFER TO SHEET A1.0



TRANSPERANCY CHART

LOCATION	AREA	TRANSPARENCY REQ'D.	TRANSPARENCY PROVIDED
PRIMARY FACADE			
FIRST FLOOR	311.00 S.F.	12% (37.32 S.F.)	48 S.F.
SECOND FLOOR	229.50 S.F.	12% (27.54 S.F.)	37.51 S.F.
NON-PRIMARY FACADE			
FIRST FLOOR (REAR)	311.00 S.F.	10% (31.10 S.F.)	34.58 S.F.
SECOND FLOOR (REAR)	229.50 S.F.	10% (22.95 S.F.)	30.00 S.F.
FIRST FLOOR (RIGHT SIDE)	629.77 S.F.	10% (62.98 S.F.)	82.91 S.F.
SECOND FLOOR (RIGHT SIDE)	466.11 S.F.	10% (46.61 S.F.)	89.16 S.F.
FIRST FLOOR (LEFT SIDE)	716.47 S.F.	10% (71.65 S.F.)	74.58 S.F.
SECOND FLOOR (LEFT SIDE)	530.28 S.F.	10% (53.03 S.F.)	74.58 S.F.

SPECIAL NOTE

VISIBLE BASEMENT IS 30" ABOVE GRADE. THEREFORE NOT SUBJECT TO TRANSPARENCY REQUIREMENT PER SECTION 3.100.9 & 14.20.11

SHEET #

0.0

REV. NOTES

11/20/2022

DATE :

9/22/2022

DRAWN BY:

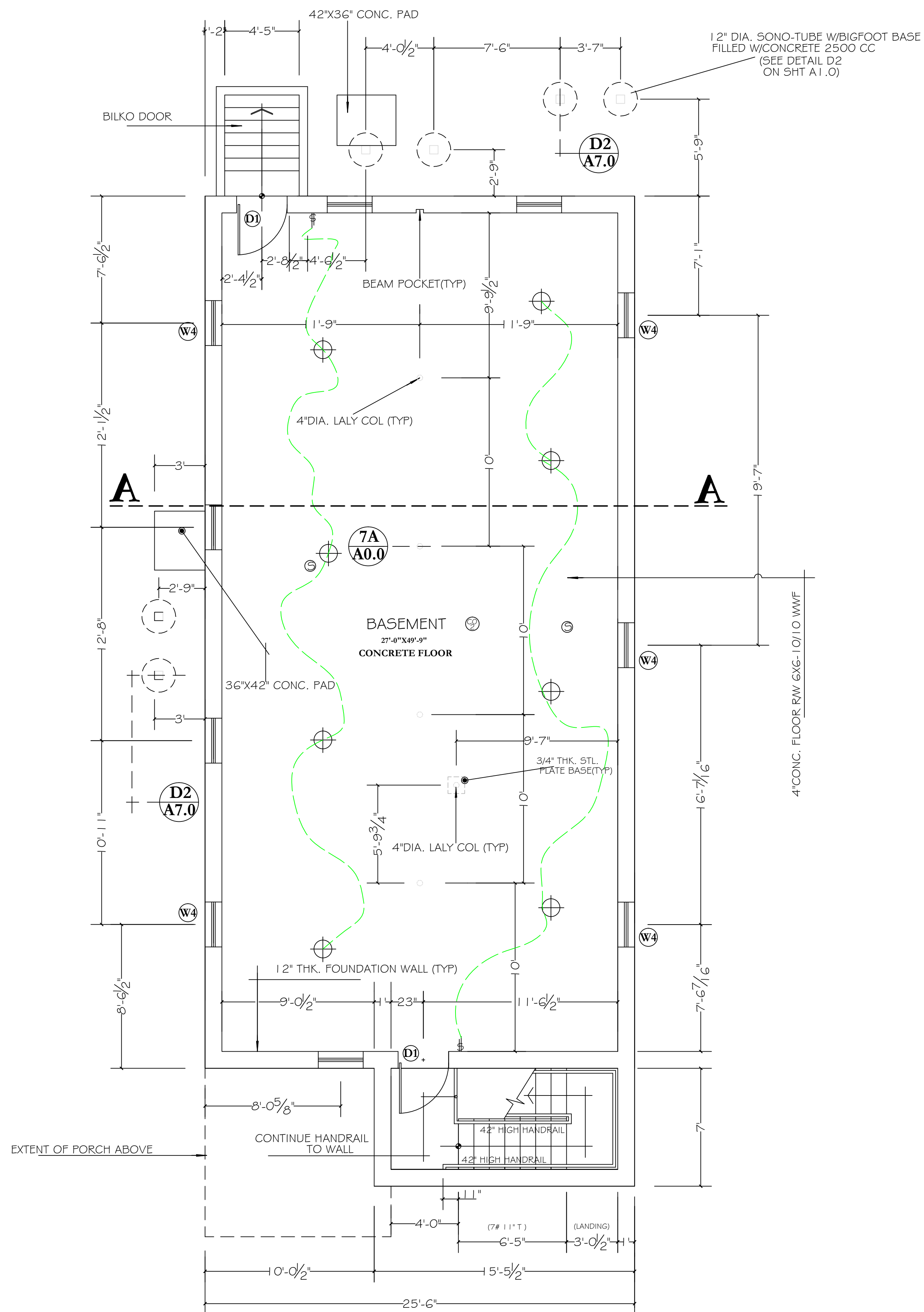
WIMACK
DESIGNS

APPROVED BY:

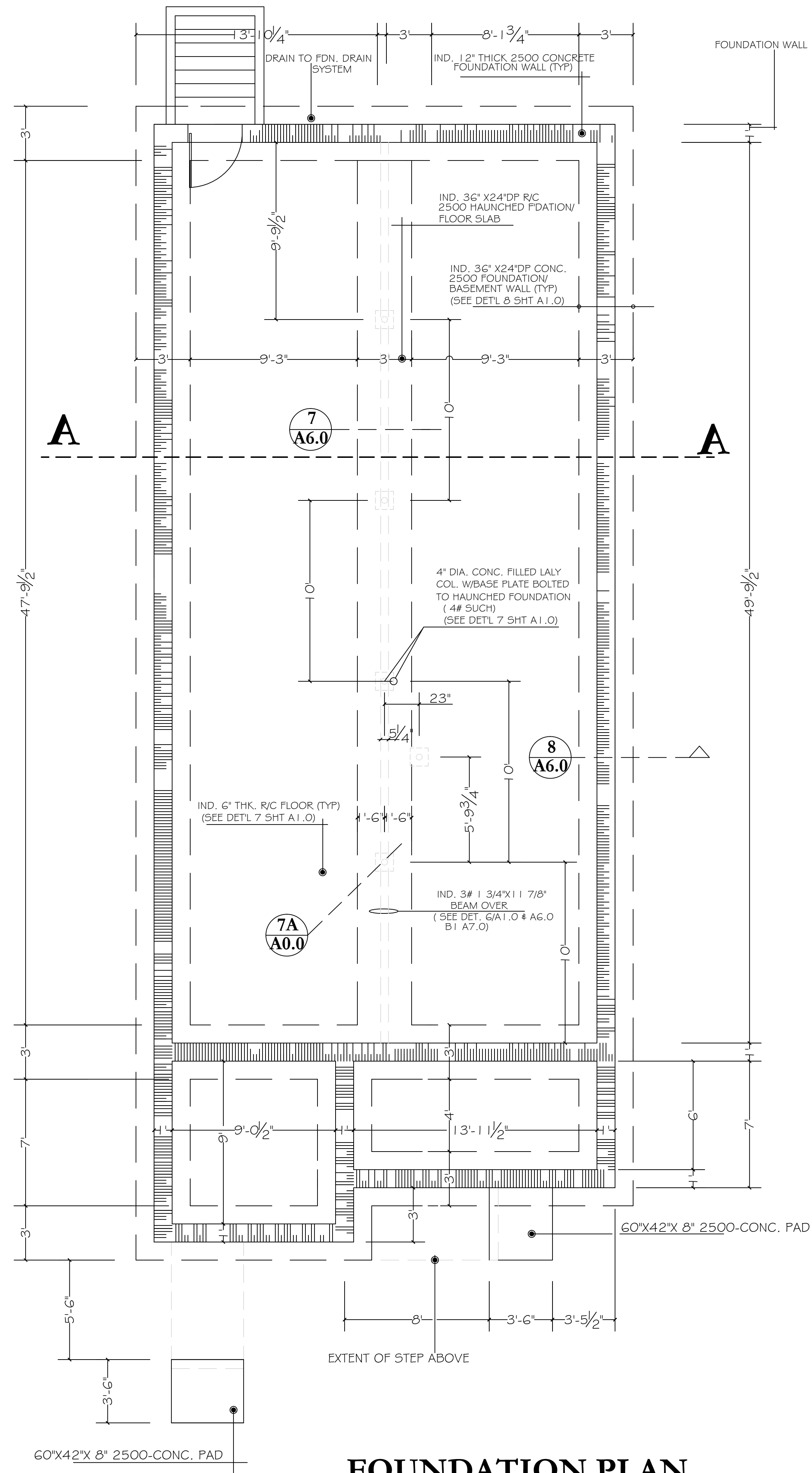
MIKE F. ZARBA P.E.
50 BROAD COVE ROAD
CAPE ELIZABETH ME 04107
(PH) 207-405-7155

APPLICATION TO CONSTRUCT
2FAMILY RESIDENCE AT 860/866
HANCOCK AVENUE, BRIDGEPORT
MBLU 83/2799/25/A

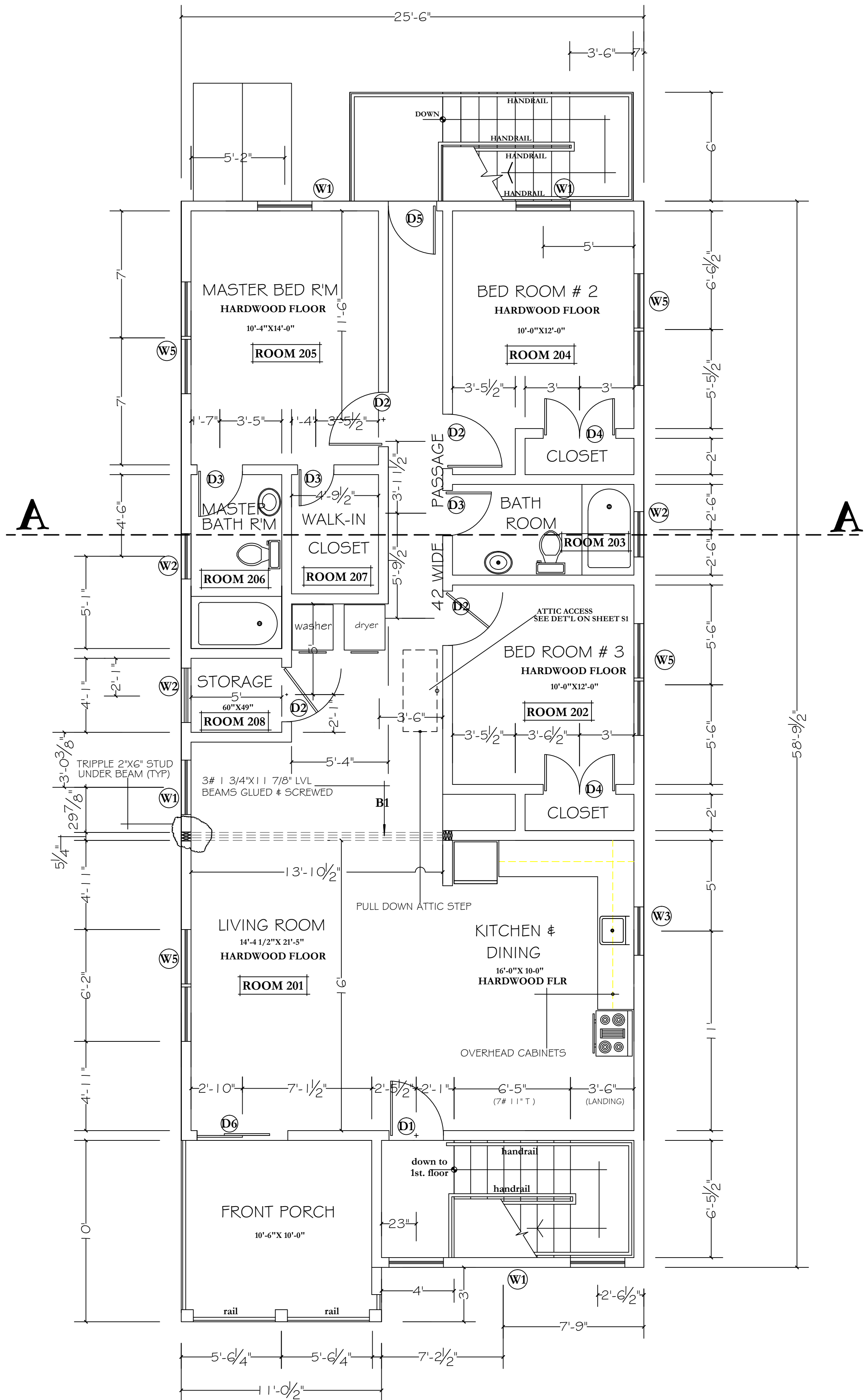
LUIS FABIAN
1650 RESERVOIR AVENUE
BRIDGEPORT CT
Ph. (203) 751-5594



BASEMENT FLOOR PLAN
 SHOWING ELECTRICAL
 SCALE 1/4"=1'-0"



FOUNDATION PLAN
 SCALE 1/4"=1'-0"



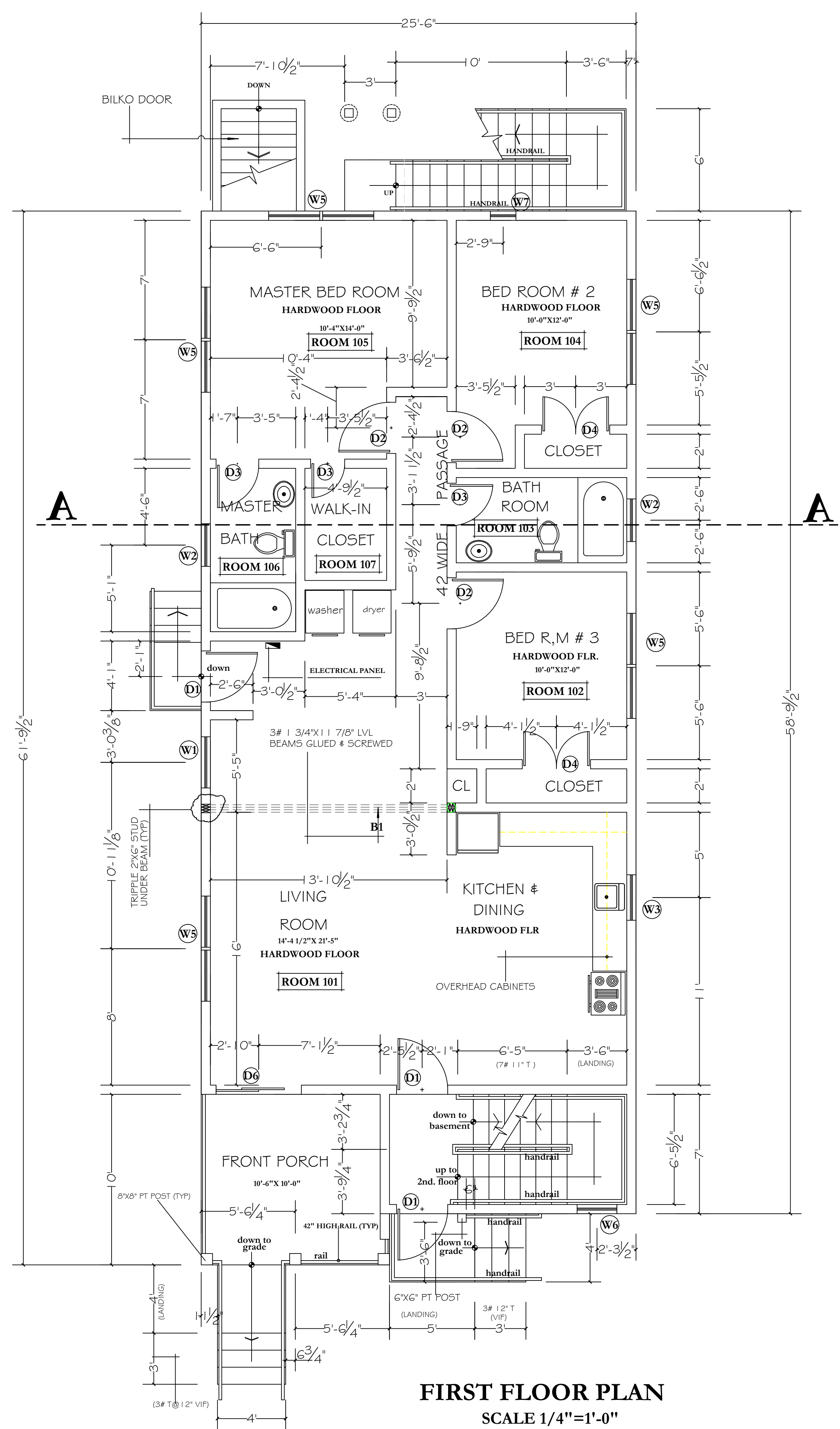
SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

BUILDING INFORMATION

FIRST FLOOR PLAN
 BUILDING = 1,320.00 S.F.
 FRONT PORCH = 110.40 S.F.
 STEP/BILKO DOOR = 298.20 S.F.
 TOTAL 1st FLR. = 1,728.60 S.F.

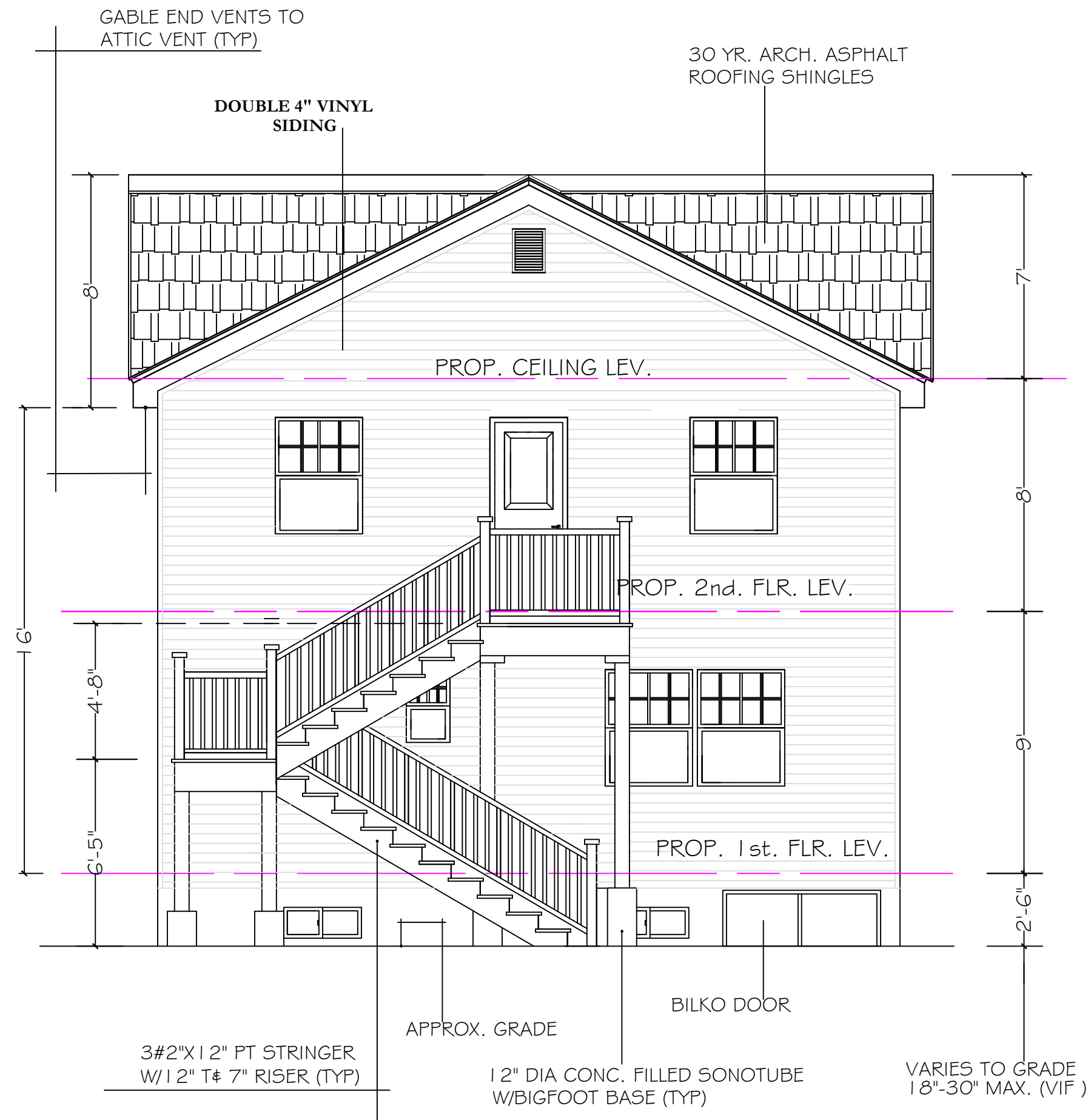
SECOND FLOOR PLAN
 BUILDING = 1,320.00 S.F.
 FRONT PORCH = 110.40 S.F.
 STEPS = 203.20 S.F.
 TOTAL 1st FLR. = 1,633.60 S.F.



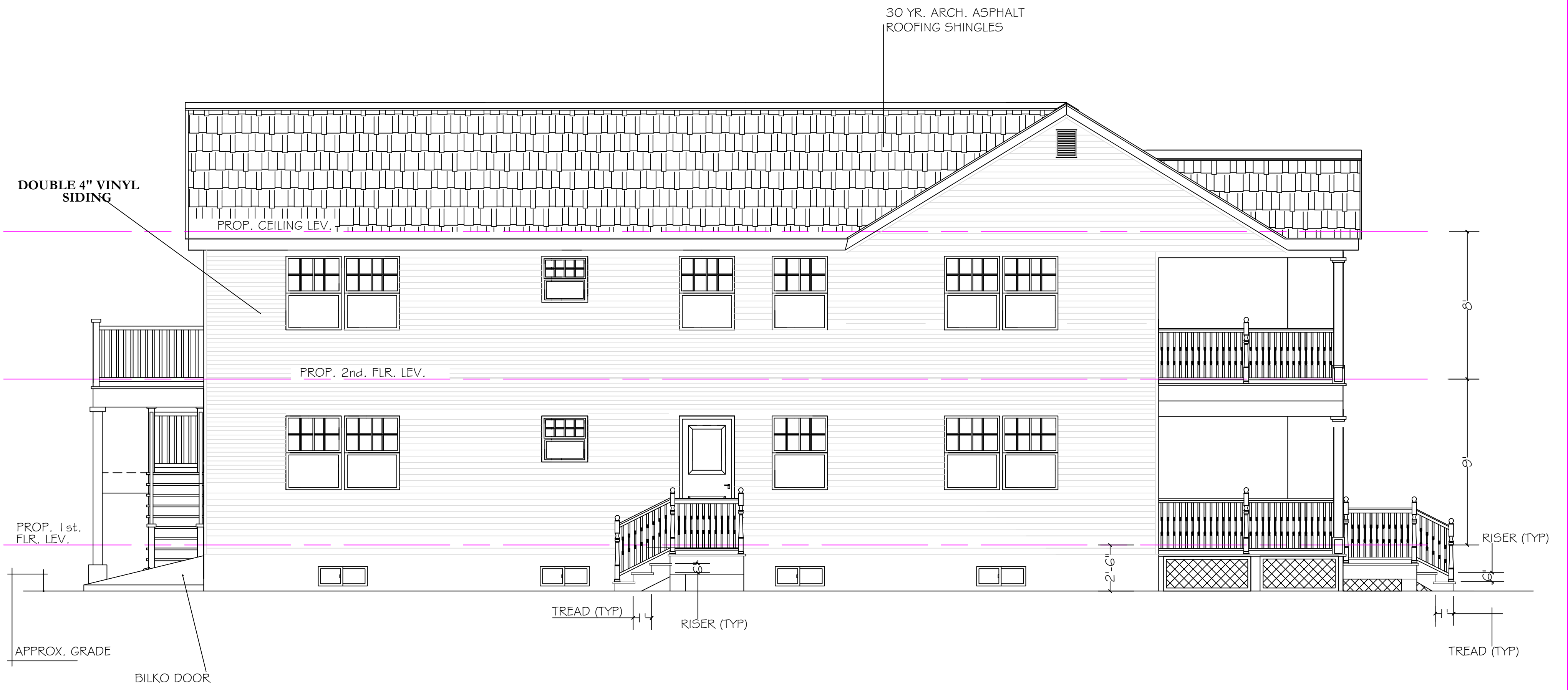
FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

REAR ELEVATION
SCALE 1/4"=1'-0"



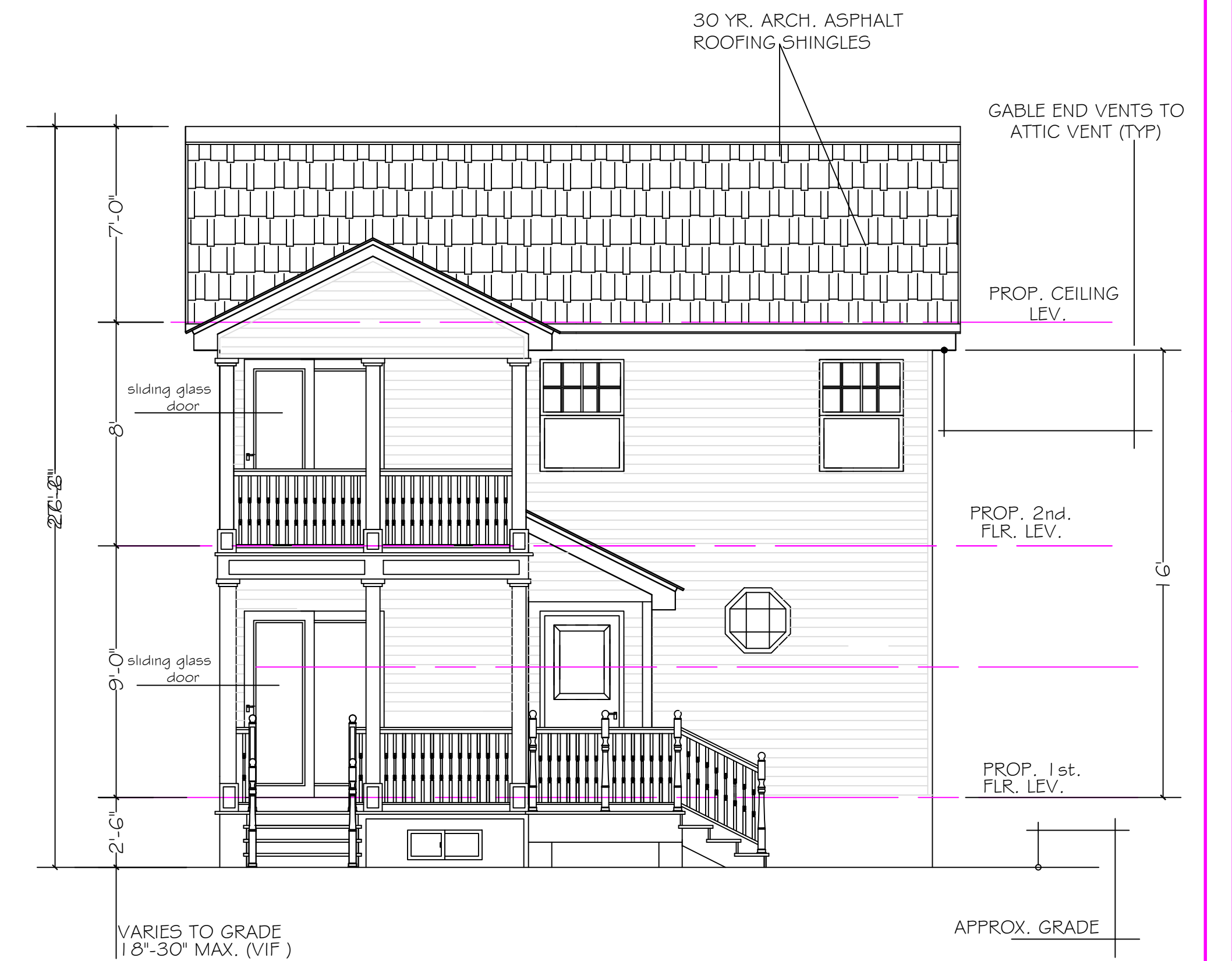
RIGHT SIDE ELEVATION
SCALE 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"



FRONT ELEVATION
SCALE 1/4"=1'-0"



SHEET

A9.0

REV. NOTES

11/20/2022

DATE:

9/22/2022

DRAWN BY:

WIMACK
DESIGNS

APPROVED BY:

MICHAEL F. ZARBA P.E.
50 BROAD COVE ROAD
CAPE ELIZABETH ME 04107
(PH) 207-405-7155

APPLICATION TO CONSTRUCT
2 FAMILY RESIDENCE AT 1650
RESERVOIR AVENUE, BRIDGEPORT

MBLU 83/2799/25/A

LUIS FABIAN
1650 RESERVOIR AVENUE
BRIDGEPORT CT 06606
Ph. (203) 751-5594



**PLANNING & ZONING COMMISSION
APPLICATION**

- 1. **NAME OF APPLICANT:** Jose Alberto Morel
- 2. Is the Applicant's name Trustee of Record? Yes X No _____
If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.
- 3. Address of Property: 1715 -1717 Barnum Avenue CT 06610
(number) (street) (state) (zip code)
- 4. Assessor's Map Information: Block No. 1832 Lot No. 22A
- 5. Amendments to Zoning Regulations: (indicate) Article: _____ Section: _____
(Attach copies of Amendment)
- 6. Description of Property (Metes & Bounds): South 61.98', along Barnum Ave.; East 100; North 61.89'; West 100'
- 7. Existing Zone Classification: MX1 Mixed-Use Corridor
- 8. Zone Classification requested: N/A
- 9. Describe Proposed Development of Property: Existing cafe expansion into adjoining unit #1717 to the East.

Approval(s) requested: Certificates of location approval for uses that sell or serve alcohol

Signature: _____ **Date:** _____
Print Name: Jose Alberto Morel

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

Mailing Address: 1715 Barnum Avenue, Bridgeport, CT 06610
Phone: _____ Cell: (203)998-8610 Fax: _____
E-mail Address: jcoppolasresq@aol.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

Jose Morel
Print Owner's Name

Owner's Signature

12/13/22
Date

Print Owner's Name

Owner's Signature

Date

WRITTEN STATEMENT OF DEVELOPMENT AND USE

The Applicant, Jose Morel current operates the PARADISE BAR CAFÉ LLC d/b/a The "BUGATTI LOUNGE BAR", at 1715 Barnum Ave. The applicate wishes to expand the use into the adjoining vacate space known as 1717 Barnum Ave. The Applicant is the owner of 1717 Barnum Ave.

Real Property

1715-1717 Barnum Ave., is a single story commercial building. The property is declared as a MX1 Mixed-Use Corridor zone. There is a parking lot to the rear of the property. The Applicant has been operating the café since March 2016, and has never been cited with administrative violations.

++++
City of Bridgeport – Zoning Ordinances

11.120.2 AUTHORITY AND PROCESS

A. Planning and Zoning Commission(1) Authority. The planning and zoning commission has final decision-making authority on certificates of location approval for uses that sell or serve alcohol and cannabis sales or growing. (2) Review and Approval Criteria. No application for a certificate of location approval may be granted until the planning and zoning commission has made the following findings:

(a) The use is compatible with and implements the objectives and policies of the master plan of conservation and development;

The Applicant presents that he has operated a café, licensed to serve alcohol, at 1725 Barnum (adjoining building) and 1715 Barnum Ave., since March 2016. The request is not for the establishment of the use but rather to utilized vacant space under the café use.

(b) The use will not impair the future development of the surrounding area;

The request is not for the establishment of the use but rather to utilized vacant space under the existing approved café use. The expansion of the café into vacant space is development within a current location and will not impact future use of the surrounding area.

(c) The proposal includes adequate safeguards to protect adjacent property and the neighborhood in general from any detrimental impacts the proposed use might otherwise have;

The Applicant has sufficient parking in the rear and the increase in capacity is no more than any other type of use allowed in the zone.

(d) In the case of any proposed use located in, or directly adjacent to, an N or NX zone, the location and size of such use, the nature and intensity of operations involved in or conducted in connection with the use, its site layout and its relation to access streets is such that pedestrian and vehicular traffic to and from the use and the assembly of persons in connection with the use will not be incongruous with residential uses, and will not present an undue hazard or inconvenience to residents;

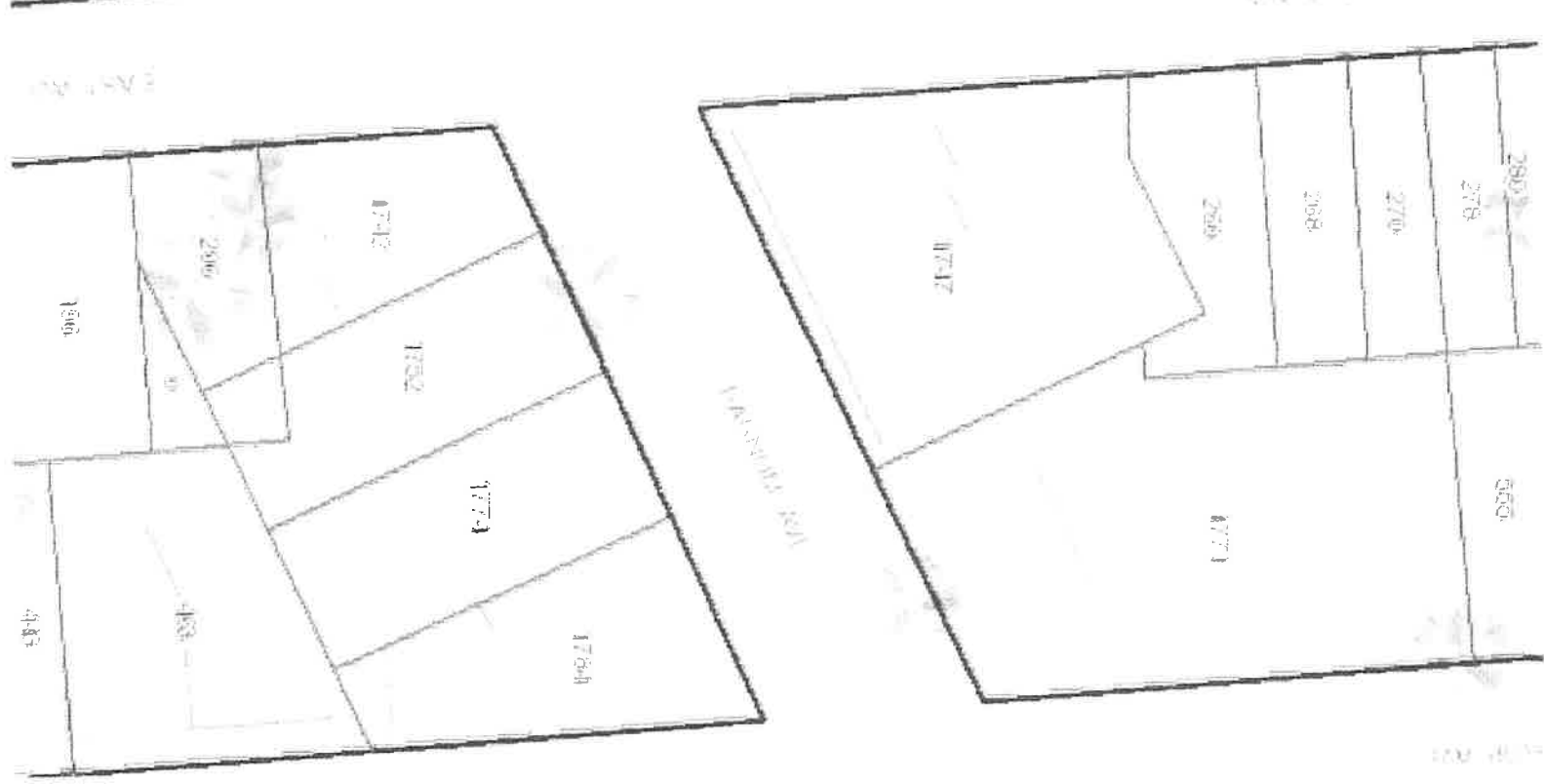
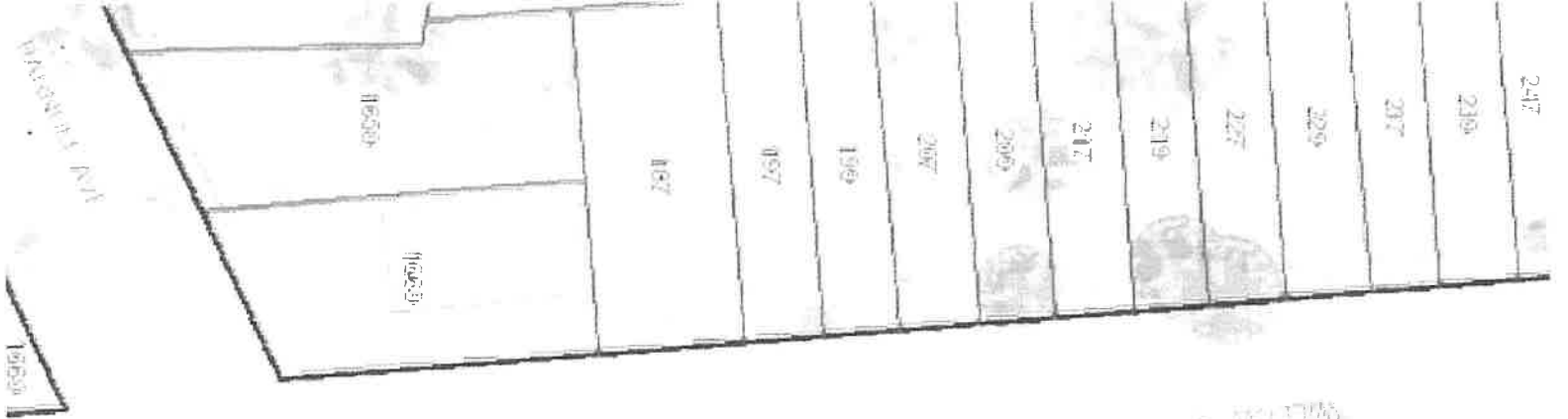
The property borders NX1 and NX2 mixed use zone. The expansion of the café into vacant space is development within a current location and will not impact future use of the surrounding area. The Applicant has sufficient parking in the rear and the increase in capacity is no more than any other type of use allowed in the zone.

(e) The proposed use will not adversely impact property values; and

The request is not for the establishment of the use but rather to utilized vacant space under the existing approved café use.

(f) The use will not be disruptive to or cause conflicts with existing uses within the immediate vicinity.

The property borders NX1 and NX2 mixed use zone. The expansion of the café into vacant space is development within a current location and will not impact future use of the surrounding area. The Applicant has sufficient parking in the rear and the increase in capacity is no more than any other type of use allowed in the zone.



1715 BARNUM AV

Location 1715 BARNUM AV

Mblu 50/ 1832/ 22/A /

Acct# RW-0037755

Owner MOREL JOSE A

Assessment \$200,700

Appraisal \$286,710

PID 16491

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$185,670	\$101,040	\$286,710

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$129,970	\$70,730	\$200,700

Owner of Record

Owner MOREL JOSE A

Sale Price \$0

Co-Owner

Certificate

Address 474 HOLLISTER STREET
STRATFORD, CT 06615

Book & Page 10194/1

Sale Date 02/27/2020
Instrument 29

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MOREL JOSE A	\$0		10194/1	29	02/27/2020
MOREL JOSE ALBERTO & MOREL-ALCANTARA	\$225,000		8833/0130	00	05/15/2013
WELKES JACOB & MORRIS	\$0		0000/0000		

Building Information

Building 1 : Section 1

Year Built: 1930
Living Area: 3,720
Replacement Cost: \$363,615
Building Percent Good: 50
Replacement Cost Less Depreciation: \$181,810

Building Attributes	
Field	Description
STYLE	Store
MODEL	Comm/Ind
Grade:	Average
Stories:	1
Occupancy:	2.00
Exterior Wall 1:	Concr/CinderBl
Exterior Wall 2:	
Roof Struct:	Flat
Roof Cover:	T+G/Rubber
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Floor 1:	Average
Interior Floor 2:	
Heating Fuel:	Gas
Heating Type:	Forced Air
AC Type:	None
Struct Class	
Bldg Use:	Retail

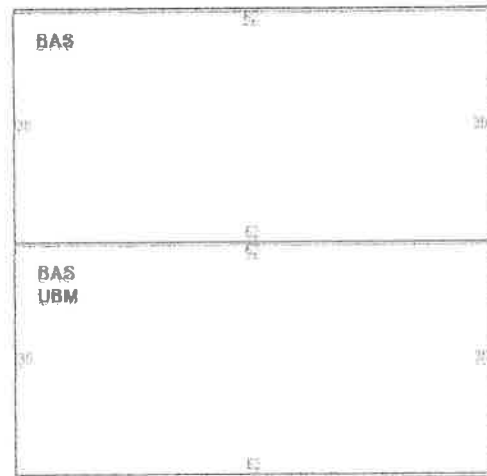
Building Photo



(https://images.vgsi.com/photos2/BridgeportCTPhotos/A0117VMG_0088_1)

Ttl Rooms:	
Ttl Bedrms:	00
Ttl Baths:	0
Ttl Half Baths:	0
Ttl Xtra Fix:	0
1st Floor Use:	
Heat/AC:	None
Frame Type:	Masonry
Baths/Plumbing:	Average
Ceiling/Wall:	Sus-Ceil & WI
Rooms/Prtns:	Average
Wall Height:	10.00
% Conn Wall:	24.00

Building Layout



(ParcelSketch.ashx?pid=16491&bid=16491)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,720	3,720
UBM	Unfin Basement	1,860	0
		5,580	3,720

Extra Features

Extra Features

Legend

Code	Description	Size	Value	Bldg #
A/C	Air Conditioning	1860.00 SF	\$2,420	1

Land

Land Use

Use Code 217
 Description Retail
 Zone ORS
 Neighborhood BAR2
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.14
 Frontage 0
 Depth 0
 Assessed Value \$70,730
 Appraised Value \$101,040

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asph			1550.00 SF	\$1,440	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$185,670	\$101,040	\$286,710
2020	\$185,670	\$101,040	\$286,710
2019	\$158,690	\$82,750	\$241,440

Assessment

Valuation Year	Improvements	Land	Total
2021	\$129,970	\$70,730	\$200,700
2020	\$129,970	\$70,730	\$200,700
2019	\$111,080	\$57,930	\$169,010

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1694 Barnum Ave.
1700 Barnum Ave., LLC
PO BOX 110384
TRUMBULL, CT 06611

1697 Barnum Ave.
Jose Alberto Morel
1715 Barnum Ave.
Bridgeport, CT 06610

1715 Barnum Ave.
Jose Alberto Morel
1715 Barnum Ave.
Bridgeport, CT 06610

1722 Barnum Ave. #1728
1700 Barnum Ave., LLC
PO BOX 110384
TRUMBULL, CT 06611

1725 Barnum Ave.
AVRAMOPOULOS MARY & VASIOLOS
REVOCABLE TRUST
520 HOUSATONIC AVE
STRATFORD, CT 06497

1742 Barnum Ave.
Yesenia Torres
482 Franklin Ave.
Stratford, CT 06614

1747 Barnum Ave. #1765
Barnum Partners, LLC
1788 Barnum Ave.
Bridgeport, CT 06610

249 East Ave., #255
249 EAST AVE LLC
31 GRANDVIEW AVE
STAMFORD, CT 06905

267 East Ave.
Claudette Palmer
267 East Ave.
Bridgeport, CT 06610

198 Willow Street
GUZMAN IVAN N G
198 Willow St.
Bridgeport, CT 06610

220 Willow St.
GAYLE JENNETTE
10 N BOND STREET
MOUNT VERNON, NY 10550

LEGEND

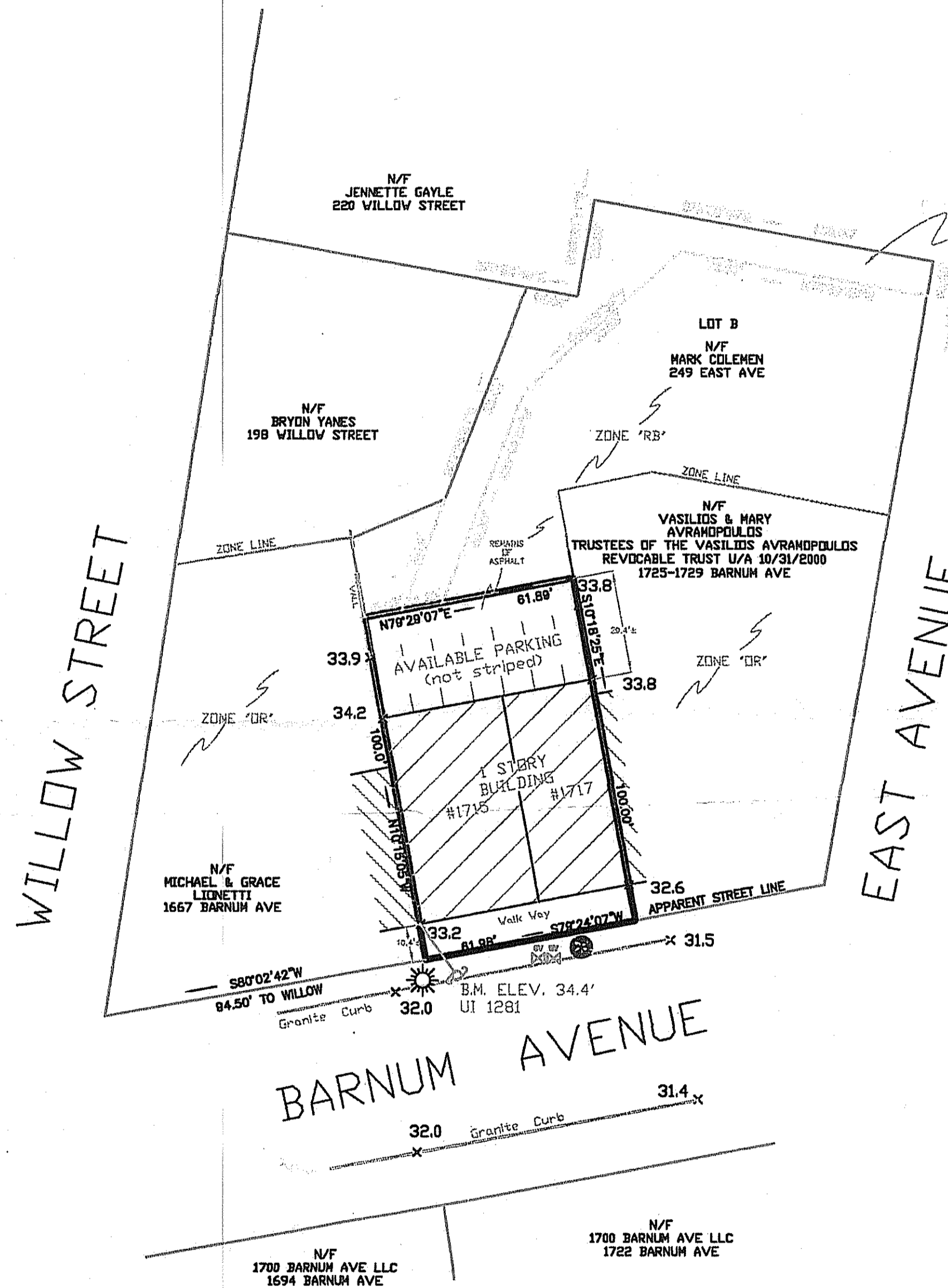
	UTILITY POLE W/ WIRES
	Gas Valve
	Water Valve
	DECIDUOUS TREE
	LIGHT POLE



LOT A
6,197 SQ. FT. ±
0.1423 ACRES ±

NOTE: EXISTING BUILDING(S) OVER 3 YEARS OLD

	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA MINIMUM	5,000 sf	6,197 sf	6,197 sf
FRONTAGE, MINIMUM	35'	61.98'	61.98'
FLOOR AREA RATIO, MAXIMUM	0.75	0.60	0.60
STREET LINE SETBACK	10'	10.4'±	10.4'±
SIDE LINE SETBACK	10'	0'	0'
REAR LINE SETBACK	N.A.	29.4'±	29.4'±
BUILDING COVERAGE, MAXIMUM	65%	60%	60%
SITE COVERAGE	85%	100%	100%
LANDSCAPED AREA	15%	0%	0%
ABUTTING AN "R" ZONED LOT	5' DEEP	0	0
HEIGHT	35'	11.4'	11.4'
PARKING	0	7 AVAILABLE	7 AVAILABLE



RIGHT OF WAY TAKEN FROM 'PLOT PLAN BARNUM AVENUE & EAST AVENUE BRIDGEPORT CONNECTICUT SCALE 1" = 20' MARCH 16, 1983 PREPARED FOR MEADOW WOOD HOMES, INC BY J & D KASPER & ASSOCIATES REVISED TO 6-28-85

THIS SURVEY MEETS THE STANDARD OF A CLASS "A-2" SURVEY.
SURVEY TYPE : ZONING LOCATION SURVEY
BOUNDARY DETERMINATION : RESURVEY

X 10.0 = EXISTING SPOT ELEVATION - DATUM IS APPROXIMATE NAVD 1988

THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", SEC. 20-300b-1 to 20-300b-20, EFFECTIVE; JUNE 21, 1996 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., SEPTEMBER 26, 1996

THE CERTIFICATION SHOWN ABOVE RUNS TO THE PERSON(S) FOR WHOM THE SURVEY WAS PREPARED AND ANY GOVERNMENTAL AGENCY, TITLE INSURANCE CO., OR LENDING INSTITUTION WHOSE NAME APPEARS ABOVE. CERTIFICATION IS NOT TRANSFERABLE & ANY UNAUTHORIZED USE IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT DEPICTED

WETLAND OR WETLAND SOIL TYPES IF ANY, ARE NOT DEPICTED

REFERENCES TO THE PROPERTY ARE MADE TO MAP(S) No. VOL. 49 PG. 151, ESTATE OF ALANSON LEWIS & PARTITION MAP OF PROPERTY FOR ROBERT BENEDETTO

TAX MAP 50 BLOCK 1832 TAX LOT(S) 22A

DISTANCES SHOWN +/- FROM BUILDINGS TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

THIS MAP IS INVALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

JAMES A. DENNISON, LAND SURVEYOR, STRATFORD, CONN. CONNECTICUT REG # 70059

WITHIN 750 FEET OF THE SUBJECT PROPERTY, THERE ARE NO SCHOOLS, HOSPITALS OR COMMERCIAL DAY CARE CENTERS WITHIN A 750 FOOT RADIUS OF 1715 BARNUM AVENUE.

(23-03)

ZONING LOCATION SURVEY

PREPARED FOR

JOSE ALBERTO MOREL

1715 BARNUM AVENUE, BRIDGEPORT, CONNECTICUT

SCALE: 1" = 40'

DATE: AUGUST 29, 2019

BY "JAMES A. DENNISON L.S."

382 HUNTINGTON ROAD
STRATFORD, CT 06614
203-377-2091



**PLANNING & ZONING COMMISSION
APPLICATION**

1. NAME OF APPLICANT: 1201 Bridgeport Properties, LLC
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: 2000 Commerce Drive, Bridgeport, CT 06605
(number) (street) (state) (zip code)
4. Assessor's Map Information: Block No. 1240 Lot No. 5C
5. Amendments to Zoning Regulations: (indicate) Article: _____ Section: _____
(Attach copies of Amendment)
6. Description of Property (Metes & Bounds): 167.74' x 460" x 170.8' x 340.26' x 143.98'
7. Existing Zone Classification: CX- Heavy Commercial
8. Zone Classification requested: _____
9. Describe Proposed Development of Property: Interior renovations for a hybrid retail and cannabis store

Approval(s) requested: Section 11.120 Certificate of Location Approval

Signature: _____ Date: 12/21/23
Print Name: _____

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

Mailing Address: 1000 Bridgeport Ave., Suite 501, Shelton, CT 06824
Phone: 203-366-3939 Cell: _____ Fax: 475-269-2907
E-mail Address: dlord@wwblaw.com

\$ _____ Fee received Date: _____ Clerk: _____

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- | | | |
|--|--|---|
| <input 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 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

<u>15 Dewey Street, LLC</u> Print Owner's Name	<u>[Signature]</u> Owner's Signature	<u>12/21/23</u> Date
_____ Print Owner's Name	<u>Agent, duly authorized</u> Owner's Signature	_____ Date

1201 BRIDGEPORT PROPERTIES, LLC
2000 COMMERCE DRIVE, BRIDGEPORT, CT
ABUTTING PROPERTY OWNERS & OWNERS
WITHIN 100 FEET OF SUBJECT PROPERTY

ABUTTING PROPERTY OWNERS

Property Description	Owner(s)	Mailing Address
101 Edgewood Street	101 Edgewood, LLC	935 Lakeside Dr. Bridgeport, CT 06606
90 Edgewood Street	Estate of F. D'Addario	PO Box 7056 Bridgeport, CT 06601
80 Edgewood Street	Vaz Stratford Ave Laund, LLC	179 William St. Bridgeport, CT 06608
54 Edgewood Street	Salt Edge Wash, LLC	323 North Ave. Bridgeport, CT 06606
66 Edgewood Street	Salt Edge Wash, LLC	323 North Ave. Bridgeport, CT 06606
52 Edgewood Street	Salt Edge Wash, LLC	323 North Ave. Bridgeport, CT 06606
50 Edgewood Street	Salt Edge Wash, LLC	323 North Ave. Bridgeport, CT 06606
34 Edgewood Street	Salt Edge Wash, LLC	323 North Ave. Bridgeport, CT 06606
32 Edgewood Street	Salt Edge Wash, LLC	323 North Ave. Bridgeport, CT 06606
24 Edgewood Street	Salt Edge Wash, LLC	323 North Ave. Bridgeport, CT 06606
20 Edgewood Street	Salt Edge Wash, LLC	323 North Ave. Bridgeport, CT 06606
29 Ash Street	Prince of Peace Church, Inc.	29 Ash St. Bridgeport, CT 06605
84 Dewey Street	Kristian & Kevin Soares	84 Dewey St. Bridgeport, CT 06605
78 Dewey Street	Cajamarca Consulting, LLC	150 Heathcote Rd. Lindenhurst, NY 11757
70 Dewey Street	681 Myrtle Ave. Properties, LLC	87 Jackman Avenue. Fairfield, CT 06825
1862 Commerce Drive	Bport Holdings, LLC	1057 Broad St. Bridgeport, CT 06604
1965 Commerce Drive	Margaret Gross	103 Middlebrooks Ave. Trumbull, CT 06611
1943 Commerce Drive	Brentwood Extension, LLC	381 Highland St. West Haven, CT 06516
1901 Commerce Drive	1901 Commerce Dr., LLC	1901 Commerce Dr. Bridgeport, CT 06605

**Non-Abutting Property
Owners within 100'**

100 Edgewood Street	Estate of F. D'Addario	PO Box 7056 Bridgeport, CT 06605
107 Dewey Street	Jose Polanco	107 Dewey St. Bridgeport, CT 06605
119 Dewey Street	Nayeema Begum	119 Dewey St. Bridgeport, CT 06605
19 Ash Street	Bport Holdings, LLC	1057 Broad St. Bridgeport, CT 06604
11 Ash Street	Ash Holdings LLC	1057 Broad St. Bridgeport, CT 06604

**CITY OF BRIDGEPORT
PLANNING & ZONING COMMISSION**

**STATEMENT IN SUPPORT OF:
APPLICATION FOR CERTIFICATE OF LOCATION APPROVAL
2000 COMMERCE DRIVE
1201 BRIDGEPORT PROPERTIES, LLC**

REQUESTED APPROVAL: §§ 11.120

Certificate of Location Approval

The petitioner is the lessee of property located at 2000 Commerce Drive ("Property"). The Property is located in CX- Heavy Commercial zoning district.

The petitioner proposes interior renovations for a hybrid medical and retail cannabis facility in a portion of the existing 43,700 square foot building. Petitioner's lease includes 23,060 square feet of the existing building. The cannabis retail facility is a permitted use in the CX zone with a Certificate of Location Approval.

The proposal complies with the standards required for a Certificate of Location Approval and will not result in any adverse impacts to the neighborhood or to potential customers.

REAL ESTATE IMPACT ANALYSIS

15 Dewey Street
Corners of Edgewood Street and State Street Extension
Bridgeport, Connecticut



Location of Proposed Cannabis Dispensary

Property of:	15 Dewey Street, LLC
Known As:	Continental Wood Flooring, Church of Christ Bridgeport Prospectively: Cannabis Facility and LLC TBD
Date of Memorandum:	August 24, 2022
Analyzed for:	Bridgeport Planning & Zoning Commission
Prepared by:	N.R. Benedict, Jr., CRE FRICS GAA

Norman Benedict Associates, Inc.
Real Estate Appraising, Reviewing,
Counseling and Litigation Services

3074 Whitney Avenue, Bldg. II 2nd Fl., Hamden, CT 06518
(T) 203.248.5511 | (E) normanbenedict@nbavalue.net



**norman
benedict associates** inc
REAL ESTATE ANALYSTS

August 31, 2022

Bridgeport Planning & Zoning Commission
45 Lyon Terrace #210
Bridgeport, Connecticut 06604

Re: Real Estate Impact Analysis of:

Located at: 15 Dewey Street; Map 19, Block 1240, Lot 5C
Bridgeport, Connecticut Property ID No. R-0062745
Known As: Continental Wood Flooring, Church of Christ Bridgeport
Prospectively: Cannabis Facility and LLC TBD
Property of: 15 Dewey Street, LLC

Dear Representatives of Bridgeport Planning & Zoning Commission:

I have developed an impact analysis pertaining to the proposed development of a facility involved in the sale of cannabis. This will be located in a small portion of the building located at 15 Dewey Street in Bridgeport, Connecticut. This is in accordance with the request of Diane M. Lord, Esquire of the law firm of Willinger, Willinger & Bucci, P.C. as of August 15, 2022. It is the *INTENT* of this analysis to provide my opinion of the impact of the proposed project's effect on property values in the surrounding neighborhood. The conclusions are presented in a summarized capacity based upon available information, metrics and studies as completed. It is important to note that this is *NOT*, nor should it be considered, representative of an appraisal analysis. The conclusion presented are subject to the Underlying Assumptions and Limiting Conditions which might be found elsewhere within this document, its Addenda, or our files.

The *PURPOSE* of this analysis is to provide an opinion of the impact of the development of the proposed cannabis sales facility in the small portion of the building identified as 15 Dewey Street. This *IMPACT* is considered and evaluated from both a quantitative and qualitative perspective. It is my understanding that the *INTENDED USE* of this Memorandum is to assist you in evaluating the impact on the surrounding market and the neighborhood. This Memorandum is not intended for any other use. It is also my understanding that the *INTENDED USERS* of this Memorandum are the representatives of the Bridgeport Zoning Commission for which this document is prepared or your assigns. It is not intended for any other use. The publication of this analysis, or its submission to the Internet, will be considered an ethical violation. Finally, this analysis has been prepared in conjunction with the regulations set forth under the Uniform Standards of Professional Appraisal Practice (USPAP). It is also in compliance with the requirements of the Appraisal Institute (AI), the Counselors of Real Estate (CRE), the Royal Institution of Chartered Surveyors (RICS) and the National Association of Realtors in conjunction with their appraisal designation (GAA).

It is important for a reader of this Memorandum to note I have a high level of locational competence in the Bridgeport market. I have been evaluating properties in this section of Fairfield County for almost 40 years. I have also evaluated properties in Bridgeport for an equivalent period. This involved the appraisal or analysis of hundreds of properties with dozens in recent years. This included, but was not limited to, industrial, warehouse, retail, mixed-use, commercial, office, multi-unit residential and special purpose properties. Over the years, it has included such unique properties in Bridgeport as the Beardsley Zoological Park, Steel Point Project, Bridgeport Brass, the railyards, and portions of the University of Bridgeport. In recent years, my company has completed several analyses for the City of Bridgeport and more specifically Bridgeport Redevelopment. I have more than sufficient knowledge of the City of Bridgeport with which to develop a comprehensive analysis.

It is also equally, if not potentially more important, to note that I have experience appraising properties which are directly involved or incorporate the production or sale of cannabis related products. This is unique because the experience pertaining to such is currently rare in our industry given the recent legalization of components of the product in different perspective. I was involved in the analysis and appraisal of the largest cannabis industrial production facility developed by the Curaleaf Corporation in Simsbury, Connecticut. My company has also recently been involved in the analysis and/or appraisal of facilities owned and/or operated by Affinity Health and Wellness, Bluepoint Wellness Medical Marijuana, Southern Connecticut Wellness & Healing Dispensary, and others. These latter appraisals, like the studied property, involved sales facilities which were part of the component of a larger typically strip retail center. As part of the completion of numerous studies and appraisals, I addressed the question with realtors, brokers and the like. This derived the supportable opinion that while these facilities might have represented a negative influence in the past, today in an environment where it is legal and largely accepted, the influence is moot as it pertains to the impact on surrounding properties.

Current Property Description; As Is and As Proposed

The *STUDIED PROPERTY* is warehouse and light industrial facility with substantial office space and retail showrooms. Its history dates to the late 1960s when it was originally designed and 1970 when it was completed. Since that time, it has continued to be utilized in this purpose. It has gone through numerous periods of remodeling and modifications over the years. This was a function of the needs of various owners and tenants who utilized it during that period. Minor upgrades recently occurred in conjunction with the introduction of a church as a tenant in the building. Other minor upgrades to mechanical systems and repairs have been made as needed. No major changes were ongoing on the date of our inspection. It is prospectively assumed that a small portion of the building (7,000± square feet) at the northeast corner will be remodeled and modified to allow for a cannabis dispensary.

The *HISTORY OF THE STUDIED PROPERTY* dates to when the building developed in an industrial and warehouse capacity in 1970. It continued to be utilized in the manner for which it was designed over the decades. A recent tenant was Continental Wood Floors. In recent years, as the nature of the neighborhood changed, demand this use at this location shifted, and the property evolved and started to be utilized by the Church of Christ Bridgeport. This necessitated the reconfiguration to utilize the building to match the evolving nature of the neighborhood in a beneficial capacity. This is exemplified by the implementation of a retail design which will incorporate the cannabis sales component as understood.

The *LAND* which supported the studied property is a typical commercial/industrially oriented site which is zoned industrial (IL-1 – Assessor's Field Cards) and/or heavy commercial wholesale (CX - according to the most recent Bridgeport Zoning Map). The site measures 1.95 acres or 85,000± square feet according to Assessment Records. The frontage involves 170.88± linear feet along Dewey Street where the proposed facility will be located, with an additional 460± linear feet along Edgewood Street and 353.62± linear feet along State Street Extension which will not afford it any visibility. The shape is an irregular flattened pentagon. The topographic conditions are level and at grade with the frontage roads. Subsurface soil conditions are stable. It is not subject to the potential of flooding according to the Flood Insurance Rate Map prepared by the Federal Emergency Management Agency. Neither is it subject to other negative influences derived from easements, restrictions, rights-of-way, high ground water levels, ledge rock or contaminants. It is afforded sufficient efficiency of site visibility and advertising potential. It is also afforded sufficient efficiency of ingress and egress. It is served by all standard utilities and all public services are available. It presents quality which is good and appropriate for the project. Relevant to the prospective context as it pertains to the impact analysis developed, there is no expectation to modify the site.

The *SITE WORK* only involves utilitarian improvements. There are no aesthetic improvements such as landscaping, business improvements such as identification signs, or recreational improvements. Most utilitarian improvements are inherent in the driveway and parking lot areas located to the interior and rear of the property. Additional value is attributable to concrete work pertaining to pads, support structures and the like. Remaining items involve fencing, lighting, connections, utility connections, drainage systems, etc. These items were present in an appropriate capacity. They demonstrated signs of deferred maintenance and might benefit from some aesthetic attention. They did not present major insufficiencies, inadequacies or the need for modifications or repairs. Their current and prospective quality, upon the development of the cannabis facility, will remain average.

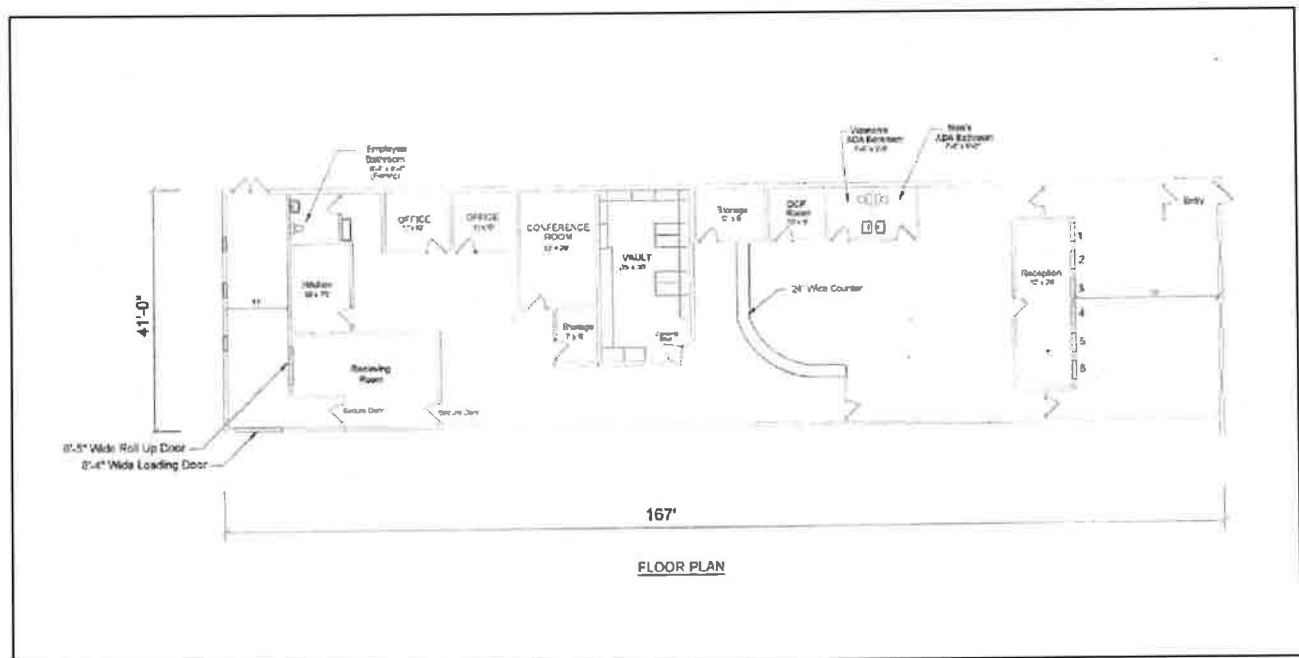
The *BUILDING* is 47,676± square foot, one-story, Class B structure. The layout is configured to provide 26,876± square feet of office space, 15,600± square feet of warehouse space and 5,200± square feet of space which is considered retail / store display area. The structure is comprised of poured concrete footings, poured concrete foundation and a brick/masonry and prefabricated metal frame. The exterior presents a front facing brick façade with interior facing metal façade, casement style thermopane glass within metal frame windows, tempered glass within steel frame pedestrian doors, rolling metal overhead doors and an older flat tar and gravel covered roof. The interior provides poured concrete floors, with variable material covering in accordance with its utilization, metal wood and masonry partitioning, finished sheetrock walls within office display areas and suspended acoustic and sheetrock ceilings as relevant. Mechanical systems are older but broadly sufficient in the capacity it serves. The building demonstrates subtle insufficiencies and inadequacies which have contributed to the difficulty of marketing it. It presents minor signs of deferred maintenance and the need for aesthetic attention and repairs. It is reasonable to assert that the prospective expectation of remodeling the building irrespective of the cannabis component, will enhance its appearance and benefit the neighborhood within which it is located. The quality, in the prospective context upon the introduction of the cannabis sales facility into a corner of the building, will remain average.

Proposed Project Description

The *PROPOSED PROJECT* will involve the development of a cannabis dispensary at the northeast corner of the building. There is no expectation of major changes being made to the building in general or the property which supports it. The land will continue as it exists today with no major changes being made. The site work will remain unchanged with the possibility of minor changes being made to the forward most section in accordance with the development of the facility, or possibly to the side as required by Planning & Zoning Regulations as they might apply. The building will see no major changes to the exterior or most of the interior which is occupied by tenants. The only real estate is the development of the dispensary.

The *PROSPECTIVE CANNABIS SALES FACILITY* will be located in the northeast corner of the building. This area will measure 41' deep along Dewey Street and extend 157' deep along Edgewood Street. This will derive a total area of 6,847± square feet or a very minor 14% of the total existing warehouse, office, industrial production, and church building. Its minimal size explains the lack of probative importance which it represents relevant to the building, and ultimately a moot influence on the neighborhood in general.

The *CONFIGURATION OF THE SPACE* is typical of what is often defined as a standard retail/office building. The forward most portion of the space will serve as the dispensary area with a reception and counter area. To the interior core center area is the vault which is required by law. Beyond this, is a storage room and conference room. Continuing is open space, offices, a kitchen, bathrooms and a receiving room. This prospective floor plan is noted on the following page. The layout presents a configuration which is a typical low impact low traffic-oriented design which would result in a moot influence on the neighborhood within which it is located.



IMPACT ANALYSIS

The development of an *IMPACT ANALYSIS* requires me to note my history and knowledge of the methodology. This is required both under current USPAP guidelines and the various real estate organizations to which my company hold designations. Representatives of *NORMAN BENEDICT ASSOCIATES, INC.* have been completing Impact Analyses for nearly half a century. Within recent years, this has included, but was not limited to, studies of prospective assisted living centers, the redevelopment of military bases, expansion of residential communities, creation of Enterprise Zones, redevelopment of City Centers, reconfiguration of the shoreline, expansion of airports, etc. More relevant to this analysis, it has involved numerous studies pertaining to the impact on the surrounding community and the development of the proposed 140,000 square foot cannabis production and distribution facility in Simsbury, Connecticut. It also includes the impact of other facilities on existing real estate and surrounding near neighboring markets because of the influence pertaining to the dispensaries. In summary, we have a sufficient level of expertise which pertains to the consideration of the question at hand with which to develop our analysis.

Comparable Facility Impact Analysis

A study has been completed pertaining to several properties which were subject to cannabis related influences. My understanding was based upon appraisals which were completed of those facilities. In accordance with USPAP Requirements, it required the nature of the property to be wholly evaluated, as well as the impact which they had on their neighborhoods. These studies were completed in a rudimentary fashion and not on a mathematical basis. This information was directly relevant because it afforded direct insight into the fact that the presence of a facility involving the production and sale of cannabis in a mixed-use neighborhood like the appraised does not have a negative influence on value. It is just another retail use whose value influence is moot.

It is important for a reader of this report to consider the evolution of the influence which a cannabis related property had over the years on its neighborhood. This is because unlike most nonresidential or commercial uses, the perception of this influence on value has notably changed. Were one to have addressed the question 50 years ago, the perception would have been far different than it is today. As it was illegal at the time, the impact was very negative. Over the past decade, the perception which pertains to dispensaries has notably changed to a point whereby often today, they are considered mundane. Numerous discussions with realtors and brokers over the years have found that they are considered less detrimental to a community than the introduction of a liquor or package store. Finally, the introduction of medical cannabis and eventual legalization of the sale of cannabis within the past year, makes it a moot point.

Curaleaf Connecticut (Former Connecticut Natural Gas – 34 Hopmeadow St., Simsbury, Connecticut)

The first example considered is the development of a major facility in a high-end residential area. This might have had the greatest possibility of providing a negative influence. This involved the conversion of the former Connecticut Natural Gas facility on Hopmeadow Road in Simsbury, Connecticut into a 60,000± square foot cannabis production facility by the Curaleaf Connecticut Corporation. My company is very familiar with this property because we were directly involved in the appraisal and were afforded all relevant community profiles. At the time it was developed, one of the highest end apartment and condominium complexes was being constructed directly across the street. Irrespective of the development of this massive facility, those with whom we spoke who were selling the condominiums and marketing the apartments indicated that there was no market influence from the dispensary. They indicated that “no one cared”. Today, it represents a valuable part of the Simsbury community. The bottom line is that it had no influence on the value of surrounding properties.

Affinity Health Wellness – 1351 Whalley, Avenue, New Haven, Connecticut

The Affinity Health Wellness Center in New Haven, Connecticut is the next property studied. This is because we were involved in the appraisal. Moreover, the potential lender had concerns that the presence of a dispensary at the property would affect the value of the property they were purchasing. Located at 1351 Whalley Avenue, the dispensary moved into the location of a former Tommy K Videos store in a strip retail center. Following their move, my company found no indication of rental rates pertaining to that strip center being negatively influenced. Realtors with whom I spoke to, who were involved in marketing apartments across the street, indicated that they saw no influence either. They indicated that “no one cared.” The bottom line is that the presence of a dispensary within a neighborhood which is more sensitive to its influence than the appraised’s predominately industrially oriented neighborhood, saw no value influence.

Bluepoint Wellness CT - Medical Marijuana Dispensary – 471 E. Industrial Road, Branford, Connecticut

The Bluepoint Wellness CT - Medical Marijuana Dispensary in Branford, Connecticut represents another similar property to the appraised. We were involved with the appraisal of this property. It involved a dispensary which was located in a neighborhood dominated by industrial, warehouse and at the periphery, residential development. There was also a multiplicity of retail and special purpose development such as Pet Supply Depot, Planet Fitness, and a micro-brewery. What is more relevant is the fact that it is located within a Class A/B building whose other tenants were lawyers that indicated at the time they had no concern of its use and did not feel it had any impact on their company. While discussing the issue with surrounding tenants such as the owner of Planet Fitness, representatives of Pet Supply Depot and the micro-brewery, they indicated that it did not affect their businesses. Most questioned why I was asking why this question was important. The reality is that it had no influence on the market, rental rates being achieved, or sales price of properties. Once again, it indicated that the presence of a cannabis dispensary has a moot influence on value.

Curaleaf Stamford – 814 East Main Street, Stamford, Connecticut

Curaleaf Stamford represents a fourth dispensary that we are familiar with. This is because of the appraisal which we previously completed. This property is located at 814 East Main Street at the periphery of the Central Business District. This area is dominated by residential, commercial, retail and a very wide variety of special purpose improvements. It was located in one unit within a strip retail center. The point is relevant because the developers indicated that the presence of the dispensary did not present a negative influence. This might be demonstrated by making rental concessions for its presence. Discussions with representatives of the apartment complex to the rear indicated that there was no influence on that type of development either. As the person we spoke with indicated to us, possible new tenants were more concerned about what the apartments looked like than whether there was a dispensary around the corner or down the street. There was no measurable metric or influence derived from the presence of the dispensary. Its influence was moot.

Connecticut Medical Marijuana Dispensary – 218 New Haven Avenue, Milford, Connecticut.

The fifth and final property considered was the Southern Connecticut Wellness & Healing's Milford Marijuana Dispensary. This property is located at 218 New Haven Avenue in Milford Connecticut. It was located in a strip retail center along heavily traveled New Haven Avenue (CT Route 162). The property was surrounded by multiple uses which were like the studied property's neighborhood. This involved multifamily residences, restaurants, retail centers, industrial and warehouse buildings and the like. Once again, discussions with representatives of the property's ownership found no negative influence derived from the presence of the dispensary. They did not see that it influenced the rental rates which they were able to achieve in either a negative or positive capacity. The neighboring apartment complex indicated that they did not experience any negative influence either. While they acknowledge its presence, they indicated that tenants were more interested in the quality of the unity they were living in than whether there was a dispensary across the street. In the larger context, it did not present any influence on value.

Final Considerations

A point worthy of consideration from this property specific perspective are discussions I have had with numerous realtors and brokers over the years. Most indicated that "few people care anymore." While it once was important and there was a negative stigma attached to this type of real estate, people have gotten used to it, it has been recently used for medical purposes, and it is finally legal. Many people have come to view these facilities in Connecticut as quasi-medical office oriented. They find the presence of such a facility being more beneficial than a multiplicity of various other retail uses to which the properties could be put (i.e., liquor stores). The realtors and brokers with whom we discussed the question with acknowledged that if the neighborhood was only single-family residentially oriented, there might be an influence. However, when one is dealing with mixed-use multi-family residential neighborhood with dominant commercial or even industrial development, there was no influence present. This impact of this facility was moot.

A last point of consideration is the shifting perspective of the public towards cannabis facilities based on our experience. Thirty years ago, this facility was considered less than optimal. This was derived from a negative bias towards the use of the cannabis and the fact it was illegal. Today, these facilities have a different purpose and serve a different clientele. CBD oil often sold at these stores has become not only a legal product, but a main stay which has helped millions of people with, pain, inflammation and arthritis that other pain relief medicine cannot. Also, since it is manufactured in a pill or gummy form, it has been more easily accepted. The clientele is not the classic stereotype from previous years, but it includes a variety of individuals with medical pain issues who have no interest in the classic usage of cannabis. The acceptance of cannabis in a medical capacity has notably increased. For cancer patients and others suffering debilitating illnesses, the cannabis may be able to help them manage their pain better. As the nature of the clientele continues to change, the perception or stigma of a cannabis dispensary has notably shifted in a more positive direction. This explains why the development of the typical facility studied in this analysis would not have a negative impact on the neighborhood within which it will be located.

General Neighborhood Impact Analysis

It is next necessary to consider the nature of the development in the neighborhood of the proposed project to be able to understand the potential impact of the proposed facility. This consideration requires more than just considering the proposed project's development in a specific capacity as a marijuana dispensary facility. Rather, it also considers alternate utilization of the property. This provided the indication that the development of the larger project produced not simply a moot influence on value as it pertains to neighborhood residential properties, it likely presents a positive influence on value as it pertains to surrounding commercial and prospective retail usage.

The immediate neighborhood presents a very mixed development picture. This fact is relevant to the larger question of the prospective impact on market value of the proposed cannabis sales facility which represents a minor component of the larger building. While Dewey Street is largely residential or mixed-use multi-unit residential, State Street Extension which is the southern frontage road, is nonresidential and zoned industrial. It contains a multiplicity of industrial, commercial and warehouse uses. Many of the buildings present conditions which were of a physically and aesthetically lesser quality than the studied property, much less what will exist in the future. Another major neighboring influence is the interstate highway. In an elevated capacity, this rises over the neighborhood and by virtue of noise, pollution and the like, presents its own negative influence.

While Dewey Street is predominately residentially developed, especially extending north to the park and open space, it represents a minor component in the neighborhood. It is appropriate to assert that given the nature of influences in the neighborhood, the presence of a cannabis dispensary in a small corner of a building at 15 Dewey Street, will be a minor influence in the community. While 50 years ago this may have been important, today it is my opinion that it would not have negative influence on the commercial and/or residential properties values in the neighborhood. It is ultimately, as generally considered, of most importance.

The commercial component has been considered in depth. It was noted first because it defines the primary component of the studied property's neighborhood. The property directly across State Street Extension is a warehouse which is operated by Hope Kitchen & Bath. This is a large well-maintained facility which could not be impacted upon by the presence of a cannabis facility around the corner. Extending in an easterly direction along State Street Extension, are warehouses, commercial buildings and into the area outside the environ of the property, mixed-use and commercial development. It is my opinion that the proposed cannabis sales facility would not impact on the value of these properties because from a value perspective, the use of the studied property will not impact on a commercial and/or industrial warehouse production type of property.

The commercial facilities require a consideration of the underlying consideration of what USPAP, and other accepted real estate appraisal and valuation organizations define in determining market value. It is a typically a motivated buyer and a typically motivated seller both acting in their own best interest. This point is relevant because I have found through the appraisal of thousands of similarly oriented properties, that they are typically not purchased with any deference given to the nature of surrounding improvements. This is short of the possibility of heavy industry which might impact negatively on a neighborhood. Rather, the properties are purchased based upon the functional use to which the buildings could be put and will it allow the purchaser to operate their business successfully. In that context, a typical purchaser of surrounding commercial buildings would not care about the dispensary as long as their business was successful. Inasmuch as the proposed cannabis retail facility would not have a negative impact on the businesses located at warehouses, industrial, commercial buildings, it would not have a negative effect. Thus, the proposed cannabis dispensary would not have a negative impact on the commercial and industrial properties located in the immediate neighborhood.

The residential component has been secondarily addressed. Some might consider this a more important component as Dewey Street extending north is predominantly residentially oriented. However, in terms of value, it represents a lesser component aspect of the neighborhood in deference to State Street Extension. The predominance of the buildings within the neighborhood are commercially oriented. More importantly, the property directly across the street is the side of a commercial building which fronts on State Street Extension. The only potential influence that might exist would involve three buildings located directly across the street which are residentially oriented and, to an ever-decreasing extent, the properties to the north extending up Dewey Street.

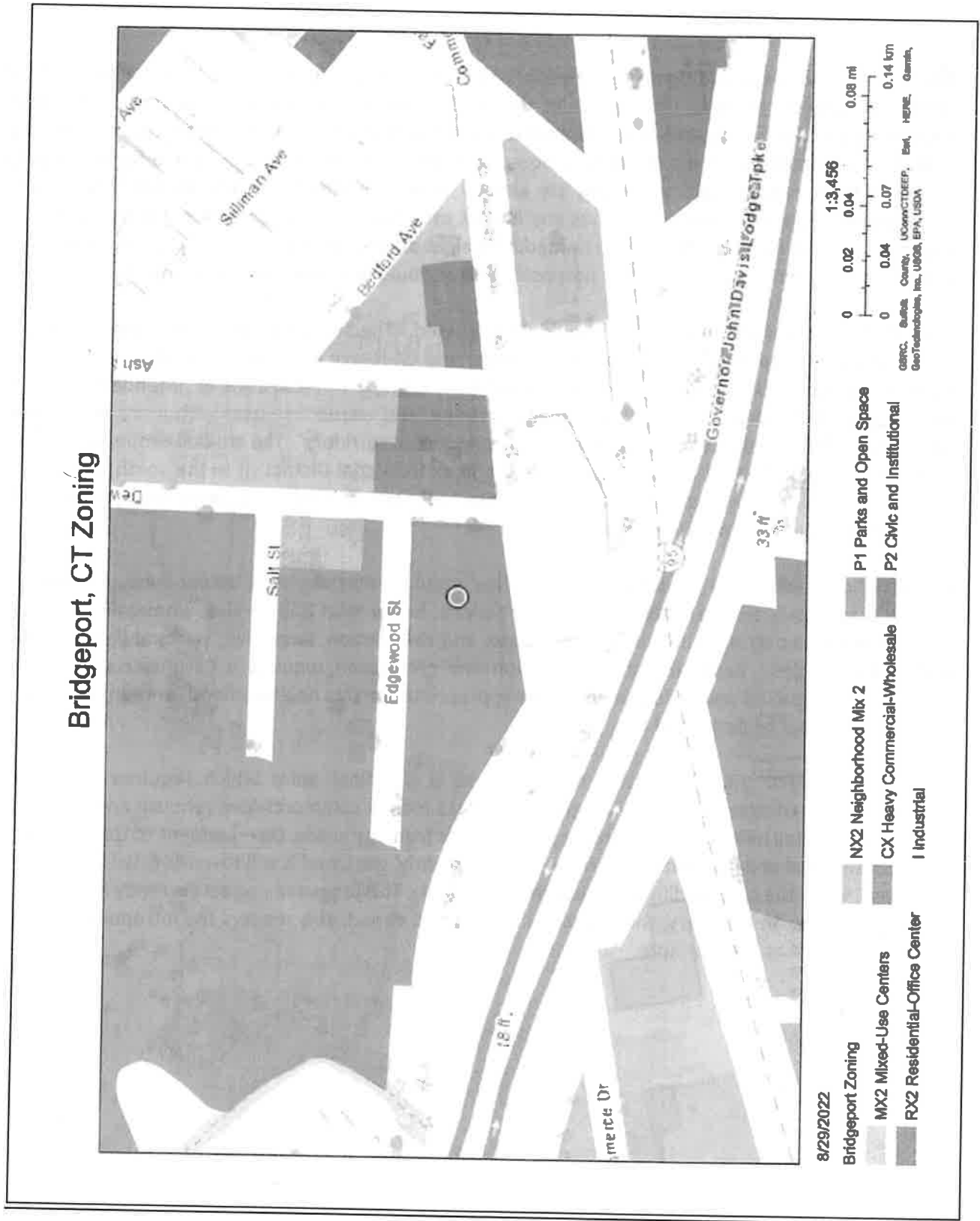
The impact derived from the introduction of a cannabis sales facility into the existing building has a minimal affect by comparison to existing influences. Were one dealing with a pristine high-end residential community, the introduction of any commercial component might be viewed negatively. Yet, the immediate neighborhood is already strongly influenced by those commercial aspects located along State Street Extension, much less the presence of the highway which rises over it. There is already a diversity of commercial and industrial influences which would negatively impact on the value of residentially oriented property, be it single or multifamily in nature.

The introduction of any additional influences of a non-residential nature would add to the pantheon of influences already present. This results in the reality that the presence of the proposed facility represents a minor component and a minimal influence at best. However, it is important to note that in such environments where a diversity of non-residential, commercial, and industrial factors already influence the neighborhood, some that are already viewed detrimentally, the introduction of new commercial influences almost never has any impact on value. It is my opinion that based upon my experience, given consideration of the immediate neighborhood within which the property appraised exists as it is currently configured, the proposed facility would not have a negative impact.

ZONING is an important point which should be discussed. The studied property is located in an IL-1 industrial zone (according to Assessor's Field Cards) and CX-Heavy Commercial Wholesale (according to the most recent Bridgeport Zoning Map). The Heavy Commercial (CX) Zone is "intended for heavy commercial, low impact production and manufacturing, and warehouse uses with more automobile and truck traffic and located in nodes outside of commercial corridors". The studied property abuts an Office-Industrial IX District across Dewey Street, and an Industrial District (I) to the south along State Street Extension. The immediate surrounding development includes industrial, warehouse, commercial retail and limited residential development.

Permitted uses within the CX district include office, retail & entertainment, indoor consumer service, funeral & mortuary service, outdoor consumer service, heavy sales and service, wholesale sales, low and moderate impact manufacturing, warehouse, and distribution, large civic, parks and open space and minor utilities. Cannabis sales, cultivation and production requires a Certificate of Location Approval. The studied project's use would be appropriate for this neighborhood, and upon location approval, it would be permitted.

The *DEVELOPMENT TRENDS* in this neighborhood is the final point which requires discussion. Historically, the composition of the neighborhood was mostly commercial, warehouse and industrial to the south. Retail influences were located on the core frontage roads. Development to the north was mostly residential and intermittently commercial. Currently, the trend is still towards retail use on core roadways, while the surrounding areas are shifting slightly. The proposed project currently fits into this evolving pattern. In summary, the issues are diverse and varied. This renders the introduction of the proposed project as a minor note.



Impact Analysis Conclusion

In *CONCLUSION*, this analysis was completed to determine the impact which the proposed development of a cannabis retail dispensary would have on its neighborhood. This specifically involves the development of a small facility located at the northeast corner of the building located at 15 Dewey Street in Bridgeport, Connecticut. This analysis has been completed in context with the fact that over the past four decades, I have completed thousands of appraisals of properties not only throughout Connecticut, but within the City of Bridgeport. This involved a multicity of properties of a similar nature to those located within the immediate neighborhood of the appraised. This included properties identical to the studied project. This analysis was based upon the evaluation of similarly oriented properties that I have either appraised and/or completed counseling studies of. It has also involved a critical analysis of the impact which the proposed project would have on its neighborhood. I arrived at the opinion that the proposed development of a cannabis retail dispensary facility at the location of the studied property would have no impact on the market value of properties in its immediate neighborhood.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Norman Benedict, Jr.", written in dark ink.

N.R. BENEDICT, JR. CRE-FRICS-GAA
APPRAISAL INSTITUTE, ASSOCIATE MEMBER
CT License # RCG.055

Certification of Appraiser

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this review report are true and correct.
2. The reported analysis, conclusions and opinions are limited only by the reported assumptions and limiting conditions are my personal, impartial and unbiased professional analysis, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.
4. I have performed other services, as a reviewer or appraiser or any other capacity, regarding the property that is the subject of the work under review within the three-year immediately preceding acceptance of this review assignment.
5. I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this review assignment is not contingent upon the development or reporting of predetermined assignment results that favors the cause of the client, the attainment of a stipulated result or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
8. My analyses, opinions, and conclusions were developed, and this review report was prepared in conformity with the *Uniform Standards of Professional Appraisal Practice, Standard 3, or the Code of Professional Ethics of the Appraisal Institute.*
9. I have not made an inspection of the subject of the work under review. I completed a Memorandum in accordance with this review assignment as expressed by the authorizing client of this review.
10. No one provided significant review or consulting assistance to the person signing this review and its certification.

Signed: (August 31, 2022)



Norman R. Benedict, Jr.
CRE FRICS GAA
CT General License #RCG.0000005

Underlying Assumptions and Limiting Conditions

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Property title is assumed to be good and marketable unless otherwise stated.
2. The land is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. Information furnished by others is believed reliable but not warranted.
5. All engineering is assumed to be correct.
6. It is assumed that there are no hidden or apparent conditions of the land, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. Unless stated otherwise, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the land, or other environmental conditions, were not called to the attention of, nor did the appraiser become aware of such. He has no knowledge of the existence of such materials on or in the land unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. If such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the land, the value now estimated assumes that there is no such condition on or in the land or in such proximity thereto that would cause a change in value. No responsibility is assumed for such conditions, or for any expertise or engineering knowledge required to discover them.
8. Full compliance is assumed for all applicable environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
9. Compliance with applicable zoning, use regulations and restrictions is assumed unless a nonconformity has been stated and considered.
10. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from government or private entity or organization exist or can be obtained or renewed for any use on which this report's value estimate is based.
11. Utilization of the land and improvements within this land's boundaries is assumed unless encroachment or trespass is report noted.

This appraisal report has been made with the following general limiting conditions.

1. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy, thereof, does not carry with it the right of publication.
3. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser and company.
5. Any value estimates provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in the report.
6. No legal description or survey was furnished to the appraiser. The Assessor's Tax Map was used to ascertain the physical dimensions and acreage of the land. Should a survey prove these characteristics inaccurate, it may be necessary for this appraisal to be adjusted.
7. The forecasts, projections, or operating estimates contained herein are based upon current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are subject to changes in future conditions.
8. The valuation conclusions expressed in this report are valid only as of the valuation date of this appraisal. There is no assurance, or direct or indirect representation, that the estimated values as of this date will have any relationship to the same estimate of value in the future. Real estate exists in a constantly changing market. The changes may rapidly or slowly accelerate or decelerate and may respond to constantly changing relationships of real estate supply and demand. This results in limiting the useful life of the valuation expressed in this report.
9. Representatives of NORMAN BENEDICT ASSOCIATES, INC. are neither qualified as, nor do we claim to be, Environmental Assessment Specialists. We are not qualified to either judge the potential of contamination nor the costs of cleaning up such potential contamination or legal repercussions. We reserve the right to modify this report if within the future, this building is shown to possess severe contaminants the extent of which is not clearly identified at this point in time.

PROFESSIONAL QUALIFICATIONS

NORMAN R. BENEDICT, JR.

CRE-FRICS-GAA

Employment Experience

Vice President, Norman Benedict Associates, Inc., Hamden, Connecticut - 1986 to present
President, EnviroVal
, Inc., Hamden, Connecticut - 1995 to 2016

Education and Licenses

Bachelor of Science Degree in Economics, with a concentration on Real Estate
Bachelor of Arts Degree in History, with a concentration on Urban Economics
Bachelor of Arts Degree in Literature
University of Wisconsin - Class of 1986
CT License #RCG.055
RI License #CGA.0020070
Licenses have been held throughout New England and Mid Atlantic States

Education has involved over 1,200 of various classes specifically oriented towards the real estate field, with Continued Education ongoing for maintenance of certification(s) and licenser.

Professional and Civic Affiliations

Practicing Affiliate of the Appraisal Institute (AI)
Membership into the Counselors of Real Estate (CRE)
Member of the Appraisal Division of the National Association of Realtors (GAA)
Fellow in the Royal Institution of Chartered Surveyors (RICS)
Inland/Wetland Commissioner for the Town of Branford (7 yr.)
Volunteer for Ducks Unlimited conservation organization (15 yr.), serving 5 years as Chair
Assistant Scout Master for Boy Scouts of America
Church Council - Vice President and Property Team

Geographic Area of Services

Mr. Benedict has completed real estate assignments concentrating primarily in Connecticut, Rhode Island, Massachusetts and New York, with additional assignments completed in Alabama, Florida, Georgia, Hawaii, Illinois, Indiana, Maine, Maryland, New Hampshire, New Jersey, Ohio, Pennsylvania, Vermont, Virginia and Wisconsin. He has also completed work in the Province of Quebec, Canada.

Mr. Benedict has completed counseling assignments concentrating in Connecticut, with additional assignment completed in Alabama, Connecticut, Hawaii, Illinois, Maine, Massachusetts, New Hampshire, New York, Rhode Island, Vermont, Virginia and Wyoming.

Appraisal Experience

Lending Institutions: Mr. Benedict has been involved in the appraisal of over 2,000 properties for various lending institutions, hard money lenders, stock investment companies, insurance companies and private investors over the past 30+ years. These properties have included the typical variety of mixed use, office, retail, warehouse, industrial and acreage parcels. However, it has also included a wide diversity of special purpose properties including, but not limited to, hotels, motels, restaurants, banquet halls, nursing homes, gas stations, medical facilities, lobster fields, rail lines, ice skating rinks, gambling establishments, etc. These appraisals have primarily been in expectation of the real estate being utilized as collateral for a mortgage. However, it has also involved extensive analyses of properties which had become NON-PERFORMING ASSETS. In many cases, it involved PROSPECTIVE investment analyses. Residentially, it has involved apartments, assisted living centers, congregate care facilities, prospective real estate developments and massive estates.

Standard Properties: Mr. Benedict has been involved in thousands of appraisals of typical properties of a various nature. This has ranged from small single tenant stores to big box sites, to strip centers, to mega malls, to proposed developments. Office appraisals have ranged from small converted single-family residences to 18-story towers with multiple tenants, to multi-building complexes, to proposed projects. Industrial and warehouse facilities have ranged from tiny butler buildings to 2.6 million square foot industrial production facilities, including virtually every variety of standard facilities. Apartment complexes have ranged from 4-family units to 800 units. A wide variety of prospective analyses and feasibility studies have been completed.

Hospitality Industry: Mr. Benedict has been involved in the appraisal of hundreds of properties which are defined as part of the hospitality industry. This has most often involved motels and limited-service hotels ranging in size from 20 rooms to 280 rooms. It has included full-service facilities which in addition to rooms, offered banquet halls, restaurants, bars and conference centers. He has appraised a variety of bed & breakfast facilities ranging from small, converted residences to specialized facilities along the beaches of Connecticut, Rhode Island, New York, Cape Cod and Maine. He has appraised unique properties such as a reportedly the haunted Lighthouse Inn in New London, Connecticut, a historic landmark inn in Lenox, Massachusetts, and the Lord Thompson Manor located in Thompson, Connecticut.

Military: Mr. Benedict has been involved in the appraisal of a wide variety of unique appraisals for various branches of the United States military and related groups. These appraisals have been diverse, unique and widely vary in nature. In some cases, a high degree of confidentiality has been required. They have included New London Underwater Naval Research facility, Bainbridge, Maryland Naval Training base and Air Station. It has involved a diversity of former NIKE sites, VA Centers for PTS development and cemeteries, and military facilities which have been deemed surplus. Properties more generically considered include, but are not limited to, offices, industrial centers, apartments, warehouses, docks, loading stations, surplus land and even golf courses. Finally, it has involved the appraisal of special research centers, secured support facilities for the Navy and Air Force. He currently is a member of a real estate team that serves the Air Force.

Railroad: Mr. Benedict has been involved in the appraisal of thousands of miles of rail lines and a wide variety of railroad-oriented facilities. These appraisals have been completed for federal agencies, state agencies and municipalities. It has included divisions of ConRail, Amtrak and the Departments of Rail in Connecticut, Rhode Island and Massachusetts. These appraisals have concentrated on rail lines, as well as in more recent years, prospective Rails to Trails projects. They have also included a variety of associated buildings, rail yards, co-generation centers, high speed rail corridors, railroad houses, retail centers and parking garages. Finally, analyses have involved evaluations of Right of Ways above and around catenary lines pertaining to railroads for electric companies, cable companies and other utilities. Air rights have ranged from streets to retail and commercial

properties to be built over the lines. Buildings have ranged from warehouses, to roundhouses, to co-generation plants.

Residential: Mr. Benedict has appraised a wide diversity of various residential properties. Fundamentally, it has involved a variety of typical single-family homes. However, they have included estates whose buildings range upwards to 30,000 square feet and whose land area has been as large as 2,200 acres. He has appraised homes of a typical style, but also waterfront locations, on islands, as well as those listed on the National Historic Registry and those of architectural significance. He has appraised a wide variety of residential subdivisions ranging from small three home sites upwards to ones which can be expected to have in excess of 1,000 dwellings. This has included prospective condominium developments, planned unit developments, assisted living centers and 55+ age restricted communities. He has also completed a wide diversity of analyses pertaining to prospective projects to determine feasibility.

Special Purpose Facilities: Mr. Benedict has completed a diversity of appraisals of properties which are defined as special purpose. From a generic perspective, this includes but is not limited to, restaurants, banks, gasoline stations, numerous garden nurseries, daycare centers, several equestrian facilities and horse farms, health care centers, shopping centers, auto dealerships, marinas to name a few. Unique assignments have included an orphanage, hospital, YMCA, mini golf, ski resort, campgrounds, churches, a town hall, a hunt club, convents and conservatories, country clubs, a town dump, dockominiums, a light house, solar arrays, a bomb shelter and the like. He has also completed appraisals of The Connecticut Tennis Center, the Connecticut Skating Center, The Connecticut Sports Plex, a dog track, Jai Alai Fronton, the Appalachian Trail and part of a baseball stadium. Other assignments have involved property rights pertaining to lobster fields, a water filiation dam, a historic rock outcropping, rock quarries, a state monument and a museum.

Governmental: Mr. Benedict has been involved in numerous assignments for state and local governments. They have included appraisals of forests, lakes, beaches, wetland and vernal pools. The purpose of these assignments has often been to acquire the sites for the preservation of natural resources or to enhance the community. They have also included a diversity of land and buildings to be acquired for government projects, college expansion, right-of-ways, redevelopment projects and/or air-rights. Projects have included the Ninth Square Redevelopment Project in New Haven and the Hartford Convention Center. In recent years, he has completed prospective studies on the development of PTSD facilities and government sponsored health centers. Finally, he has completed a diversity of Yellowbook Projects.

Counseling Studies: Mr. Benedict has been engaged in several studies designed to estimate the Highest and Best Use of various types of vacant parcels. He has done absorption studies for proposed real estate development, and estimations for the present worth of future income. He has completed several studies involving the impact of value on neighborhoods as a result of proposed forms of development. Mr. Benedict has been involved in feasibility studies for projects ranging from ice arenas to a sports plex, to assisted living facilities. He has been involved in economic development district and community empowerment projects. Mr. Benedict has completed over 500 rental rate analyses of medical office space. Finally, he has been involved in several HUD related rental assistance analyses and feasibility studies for housing departments, assisted living centers, Section 8 and elderly assistance projects.

HISTORIC COMPANY SUMMARY OF NORMAN BENEDICT ASSOCIATES, INC.

NORMAN BENEDICT ASSOCIATES, INC. was incorporated on July 1, 1949, and has been growing ever since. We began in Connecticut, but are now active primarily in southern New England, eastern New York, and northern New Jersey. We have served clients throughout the U.S., parts of Canada and the Caribbean.

The emphasis of this company has tended to be the appraisal of and/or counseling of nonresidential properties. Sub emphasis is on the appraisal of unique properties and properties involved in finance, litigation, tax appeal and estate planning. In recent decades, a specialty in the appraisal and counseling of contaminated real estate has developed. In recent years, this firm has been active in Desk and Forensic Reviews of appraisal reports.

Properties studied include virtually every type of real estate. It is generally defined to include offices, industrial buildings, retail, mixed-use and special purpose properties. The latter includes restaurants, banks, assisted living centers and nursing homes, recreational facilities, hospitality (hotels, motels, banquet halls, gambling establishments), gas stations, horse farms, lobster fields, oyster beds, rail lines, ice skating rinks, etc. Unique properties have included the valuation in the entire 28,000-mile Conrail right-of-way network, surplus navy facilities in Rhode Island and Maryland, Coast Guard facilities in Connecticut, and a surplus air force base in Georgia.

This firm represents borrowers, lenders, lawyers, developers, government agencies, accountants and many more. We have provided valuation services, as well as real estate counseling services. The latter has included Highest and Best Use studies, Supply and Demand studies, and the review of the appraisal reports for loan officers and/or senior management. We have assisted in tax appeals, estate planning, divorce settlement, public hearings and negotiations, and court testimony.

NORMAN BENEDICT ASSOCIATES, INC. represents over 80 years of combined appraisal experience. We are fully designated with the Appraisal Institute (MAI SRA AI-GRS), the Counselors of Real Estate (CRE), the Royal Institution of Chartered Surveyors (RICS), and the National Association of Realtors (GAA). We have thousands of hours of experience in court room environments. We also have extensive experience in the real estate valuation field. Our firm can serve all of your appraisal and/or counseling needs.

The following is a listing of a broad selection of NORMAN BENEDICT ASSOCIATES, INC. clients.

PROFESSIONAL CLIENTS OF NORMAN BENEDICT ASSOCIATES, INC.

NORMAN BENEDICT ASSOCIATES, INC. is a corporation chartered to do business in the States of Connecticut, New York, Massachusetts and Rhode Island. A sampling of its clients, current and past, includes the following.

Appraisal Clients

Governments - United States of America - Army Corps of Engineers, CT Airport Authority, U.S. Navy, Attorney General, Federal Aviation Administration, Treasury Department, Coast Guard, General Services Administration, USPS, Department of Interior, United States Postal Service, Veteran's Administration, Department of Agriculture, Resolution Trust Corporation. States of Connecticut, New Jersey, Vermont and Rhode Island.

Municipalities - Beacon Falls, Bristol, Cheshire, Cromwell, Derby, Durham, Farmington, Greenwich, Hamden, Meriden, Middlebury, Monroe, Middletown, New Britain, New Haven, Newtown, Old Saybrook, Orange, Ridgefield, Shelton, Stamford, Wallingford, Watertown, West Hartford, West Haven, Westport, Wilton and Woodbridge. In the State of New York: the Villages of Amenia and Croton-on-Hudson, the City of Middletown, and the Town of Goshen. Educational - Yale University, Berkeley Divinity School, Quinnipiac College, Sacred Heart University and Wesleyan University.

Banks and Mortgage Lenders - Bancorp Bank, Boston Capital Mortgage Company, Boston Private Bank, Cherrywood Mortgage, Collinsville Savings Society, Farm Credit East, First Citizens Bank, First Fidelity Bank, Freedom Bank, Glastonbury Bank & Trust, Greenworks Lending, Guilford Bank, Litchfield Bank, National Cooperative Bank, Newtek Bank, Northwest Community Bank, Patriot Bank, Peoples Bank, Presidential Bank, Stamford Bank & Trust, The Milford Bank, Thomaston Savings Bank, Valley National Bank, Webster Bank, Westport Savings Bank and York Funding.

Corporations - Amtrak, Belfonti Companies, Champion International, Chase Brass & Copper, Collins Development Corp., Concourse Federal Group, Connecticut Mutual Life, Connecticut Spring & Stamping; Conrail, Dresser Industries; Elmrock (Rockefeller), Equitable Life Assurance Society of the U.S., Fafnir Bearing; First National Stores, Franchise Interstate Realty; (McDonald's), Franklin Construction, General Electric Capital Corp., Gerber Financial, Hay Day; Housatonic Railroad, Hertz Corporation, Imagineers LLC, J.E. Roberts, KIMCO Realty Corp., Marriott Hotels, Kennedy Funding, The May Company; Metropolitan Life, National Shopping Centers, Northwest Mutual Life Insurance, Occidental Petroleum, Olivetti; Otis Elevator; Perkin-Elmer, Pitney-Bowes, Prudential Insurance, Quest Diagnostics; R.C.A., Sage-Allen Company; Sears, Space-Craft Manufacturing, Inc., Trammel Crow, United Illuminating, United Technologies, Pratt & Whitney Aircraft, U. S. Fidelity & Guaranty, Venison Wireless, Yankee Gas, and Wilmorite.

Law Firms - Bendett & McHugh PC; Bergman Horowitz & Reynolds PC; Berman & Sable LLC; Carmody & Torrance, Sandak & Hennessey LLP; Chuhak & Tecson PC; Day Pitney LLP; Denorfia & Gallagher LLC; Fitzpatrick Fray & Bologna LLC; Ganim Ganim & Ganim PC; Goldblatt, Marquette & Rashba PC; Kaufman & Canoles PC (Williamsburg, VA); Green & Sklarz, LLC; Groob Ressler & Mulqueen PC; Jack L. Collison PC; Jacobi, Kappell & Case, PC; Hall & Savarese PC; Law Office of Harry Schochat; Law Offices of Jeffrey Hellman LLC; Law Offices of Kathleen M. Conway; Levy & Droney PC; Litt Law Group, LLC, McGivney Kluger & Cook PC; Miele Law Offices LLC; Moynahan & Minnella LLC; Neubert Pepe & Monteith PC; Parrett Porto Parese & Colwell PC; Pullman & Comley LLC; R. Eugene Torrenti LLC; Robert C. Leitze Attorney at Law; Robinson & Cole; Rogin Nassau, LLC; Rome Ciltford Katz & Koerner LLP; Sandman Law Group; Schwartz, Baroff & Blum; Solomon, Krupnikoff & Wyskiel PC; Tyler, Cooper & Alcorn LLP; Updike, Kelly & Spellacy PC; Wiggin & Dana LLP; Willinger, Willinger & Bucci PC; Zeldes Needle & Cooper PC; Zeisler & Zeisler PC.

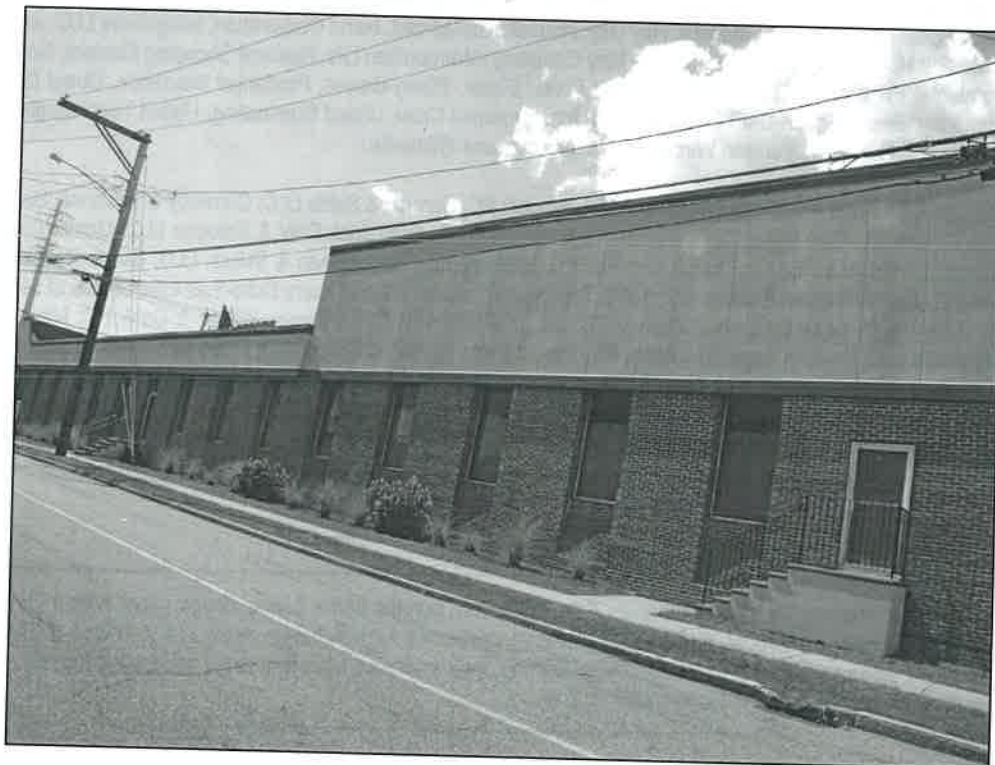
Consulting Clients

Chemical Corp.; Bank of America; Belfonti Companies, Olin Mathieson; Sunrise Senior Living; Greater New Haven Transit District; States of Connecticut, Rhode Island and Virginia, Federal Governments - Veteran's Administration, Army, Navy; Towns of Greenwich, Stamford, and Woodbridge; U.S. Attorney; and United States Postal Service. Law firms who have requested counseling reports include Day Pitney, Green & Sklarz, Robinson & Cole and Willinger Willinger & Bucci.

PART V – ADDENDA



P1: View of prospective location of the proposed cannabis retail dispensary.



P2: Front view of the studied building facing Dewey Street.



P3: Side view of the appraised building facing State Street Extension.



P4: Rear view of the studied building.



P5: View of Dewey Street.



P6: View of Edgewood Street at the corner and along which the portion of the building to be utilized as a cannabis dispensary.



P7: View of State Street Extension facing west.



P8: View of development directly across the street from the property on Dewey Street. This development would not be influenced the proposed development.



P9: View of development directly across the street from the studied property along Edgewood Street which would not be influenced by the development of the cannabis dispensary.

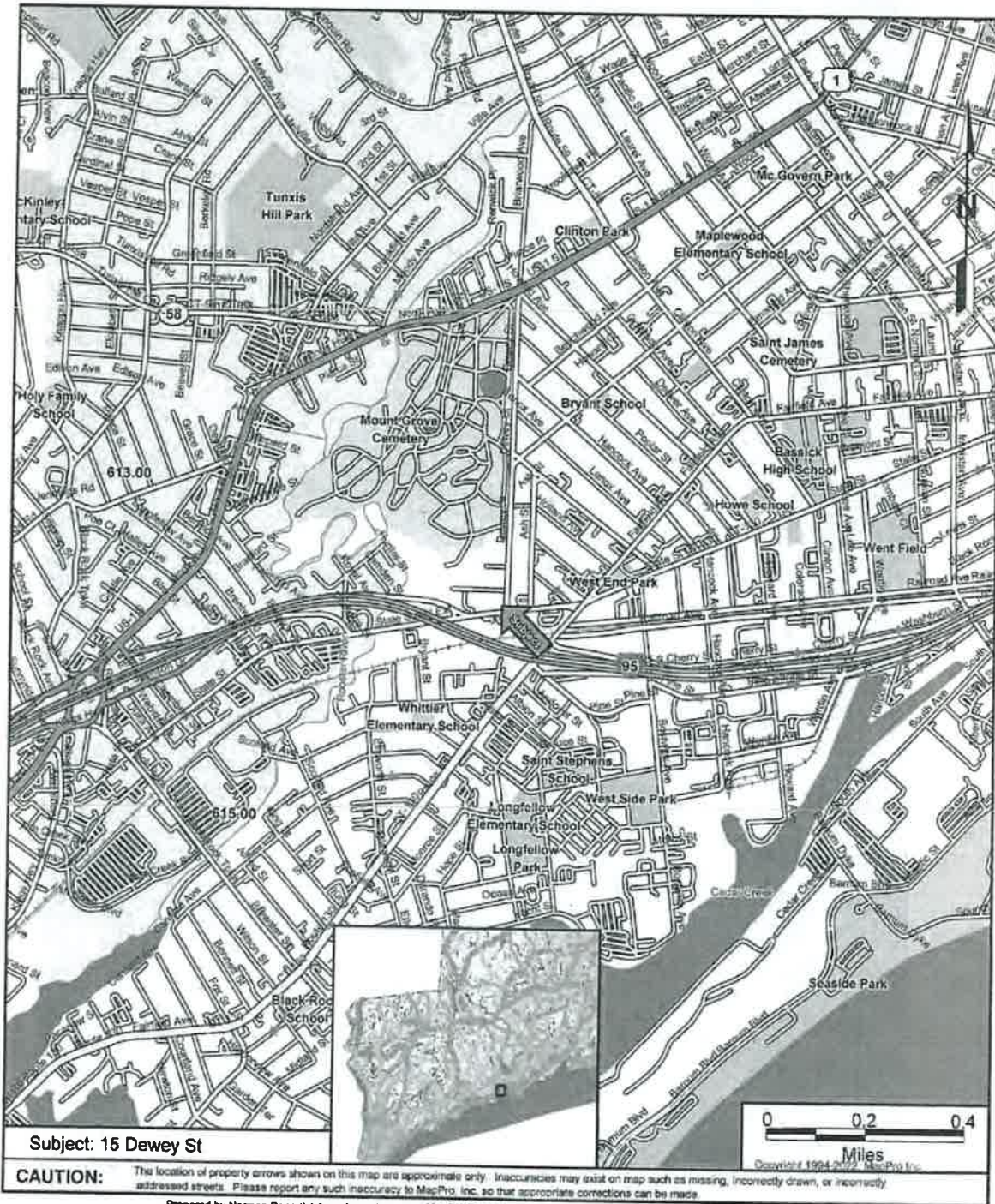


P10: View of development across the street from the studied property along State Street Extension which would not be influenced by a cannabis dispensary.

NEIGHBORHOOD MAP



LOCATION MAP



Assessor Field Card

Property Location: 15 DEWEY ST
 Account # R-0082745
 Map ID 19/1240V/5C/
 Bldg # 1
 Utilities STRT/ROAD
 TOPO
 CURRENT OWNER 15 DEWEY LLC
 323 NORTH AVE
 BRIDGEPORT CT 06806
 State Use 341
 Print Date 6/1/2022 11:32:43 AM
 Card # 1 of 1
 Bldg Name
 Sec # 1 of 1
 6015
 BRIDGEPORT, CT
VISION

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
RECORD OF OWNERSHIP								
8396	0344	03-28-2018	U	0	04			
2503	0054	06-01-1988	U					
2364	0174	08-03-1987	U					
2218	0930	12-30-1988	U					
EXEMPTIONS								
Description								
CONTINENTAL WOOD FLOORS								
OCCUPIES AOF/W/HSE								
AOF=VACANT PTO-HANDICAP RAMP								
E=INCM/KT ADJ 15% VAC 10/1/08								
REDUCED PER STIP JUDGMENT DATED 19/17								
H/HB-CV-18-6034374-S								
OTHER ASSESSMENTS								
Description								
This signature acknowledges a visit by a Data Collector or Assessor								
APPRaised VALUE SUMMARY								
Appraised Bkg. Value (Card) 1,808,430								
Appraised Xf (B) Value (Bldg) 42,760								
Appraised Ob (B) Value (Bldg) 2,790								
Appraised Land Value (Bldg) 417,100								
Special Land Value 0								
Total Appraised Parcel Value 2,269,080								
VALUATION METHOD								
Valuation Method C								
PREVIOUS ASSESSMENTS (HISTORY)								
Year Code Assessed Year Code Assessed Year Code Assessed								
2021 3-1 281,970 2020 3-1 281,970 2019 3-1 170,770								
3-2 1,294,430 3-2 1,294,430 3-2 1,213,340								
3-3 1,950 3-3 1,950 3-3 1,890								
Total 1598350 Total 1598350 Total 1386000								
UTILITIES								
Description								
Ind Land Ind Bldg Ind Impr.								
3-1 417,100 281,970 6015								
3-2 1,849,180 1,294,430 BRIDGEPORT, CT								
3-3 2,790 1,950								
SUPPLEMENTAL DATA								
Air Pric ID 1240-05C								
Census Tr CEN710								
Heart 200:200								
Abstract Freeze								
Special Dis								
Assoc Pld#								
SALE PRICE								
Date								
03-28-2018 U 0 04								
06-01-1988 U								
08-03-1987 U								
12-30-1988 U								
BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Data Comp	Comments
LAND LINE VALUATION SECTION								
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond. Nbrhd. Nbrhd Adj
1	341 R+D/Indo	ILI		85,000	SF 7.01	1.000000	1	1.00 NI 0.700
Notes								
Location Adjustment 0								
Adj Unit Pric 4.91								
Land Value 417,100								
Total Card Land Units 1,951 AC								
Parcel Total Land Area: 1,9513								
Total Land Value 417,100								


LIVING AREA				TOTAL AREA				TOTAL AREA				TOTAL AREA			
Element	Cd	Description	Element	Cd	Description	Element	Cd	Description	Element	Cd	Description	Element	Cd	Description	
Style:	96	Clfr/Wht/Ind													
Model:	98	Ind/Comm													
Grade:	08	Average													
Stories:	1														
Occupancy:	5.00														
Exterior Wall 1:	27	Pre-Finish Wall													
Exterior Wall 2:	20	Brick													
Roor Struct:	01	Flat													
Roor Cover:	04	Tar + Gravel													
Interior Wall 1:	05	Drywall													
Interior Wall 2:	01	Mini/Masonry													
Interior Floor 1:	03	Concr-Finished													
Interior Floor 2:	14	Carpet													
Heating Fuel:	03	Oil													
Heating Type:	04	Forced Air													
AC Type:	01	None													
Blug Use:	341	R+D/Indo													
TI Rooms:															
TI Bedrms:	00														
TI Baths:	0														
TI Half Baths:	0														
TI Xtra Flc:	0														
Heal/AC:	00	None													
Frame Typic:	03	Masonry													
Baths/Plumbing:	02	Average													
Ceiling/Wall:	05	Sus-Coil & WI													
Rooms/Prns:	02	Average													
Wall Height:	14.00														
% Conn Wall:															
1st Floor Use:															

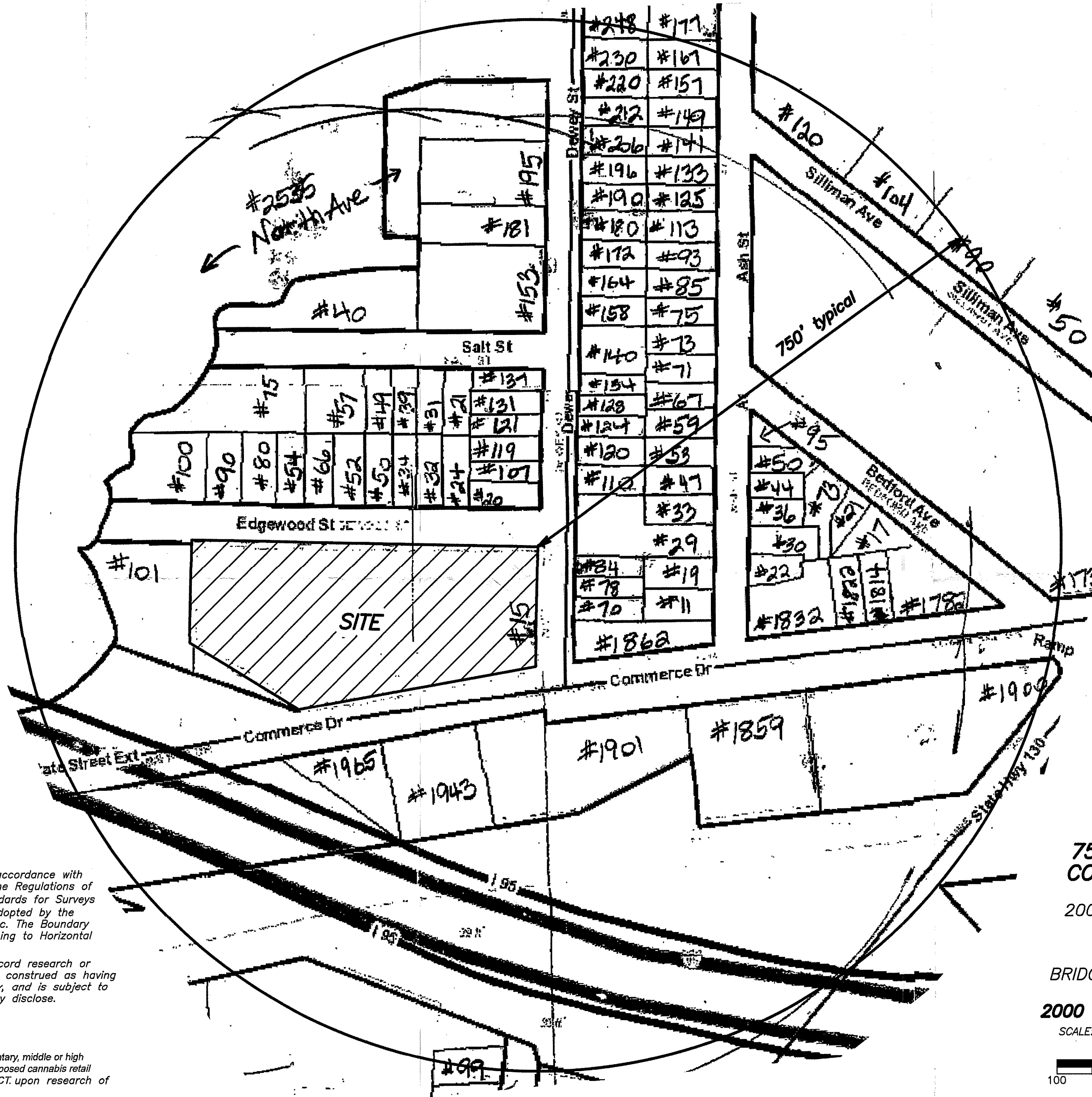
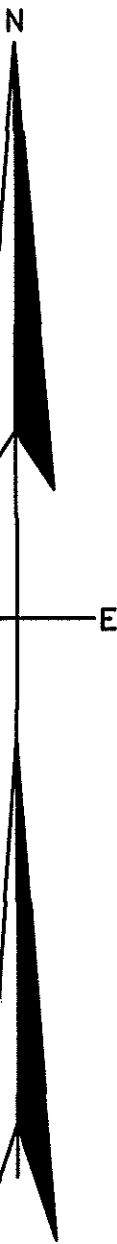
Code	Description	L/B	Units	Unit Price	Yr. Bilt	Cond. Ctl	% Good	Grade	Grade Adj	Apror. Value
AC	Air Conditioning	B	28,876	2.60	1983		53	0.00	0.00	37,040
LDL1	Load Lower	B	3	3600.00	1983		53	0.00	0.00	5,720
PAV1	Paving Asph	L	1,800	3.10	1993		50	0.00	0.00	2,790

OB - OUTBUILDING & YARD ITEMS(L) / XP - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr. Bilt	Cond. Ctl	% Good	Grade	Grade Adj	Apror. Value	Misc Imp Ovr Comment
RCN										3,408,360	
	Year Built									1970	
	Effective Year Built									A	
	Depreciation Code									37	
	Year Remodelled									10	
	Depreciation %									1,000	
	Functional Obscd									53	
	External Obsolescence									1,808,430	
	Trend Factor										
	Condition										
	Condition %										
	Percent Good										
	RCNLD										
	Dep % Ovr										
	Dep. Ovr Comment										
	Misc Imp Ovr										
	Misc Imp Ovr Comment										
	Cost to Cure Ovr										
	Cost to Cure Ovr Comment										

BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
AOFF	Office	28,876	26,876	40,314	82.46	2,216,061					
PTO	Patio	0	1,200	60	2.75	3,298					
SDA	Store Display Area	5,200	5,200	7,020	74.21	385,889					
UBM	Unfin Basement	0	2,852	570	10.99	31,333					
WHS	Warehouse Area	15,800	15,800	14,040	49.47	771,776					
	Ttl Gross Liv / Lease Area	47,876	51,728	62,004		3,408,360					







(23-09)

survey and map has been prepared in accordance with Regulations 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in The State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. The Boundary Determination is Dependent Resurvey conforming to Horizontal Accuracy Class D.

This plan was compiled from other maps, record research or other sources of information. It is not to be construed as having been obtained as the result of a field survey, and is subject to change as an accurate field survey may disclose.

I hereby declare that there are no private or public elementary, middle or high schools within a 750 feet radius of the entrance to the proposed cannabis retail facility located at 2000 COMMERCE DRIVE, Bridgeport, CT. upon research of the City of Bridgeport Assessors Office.

In my knowledge and belief, this map is substantially correct as noted hereon.

Tracy H. Lewis L.L.S. CT. LIC. NO. 15160

This map is not valid unless it has a live signature and embossed seal of Tracy H. Lewis.

750' RADIUS MAP COMPILATION PLAN OF PROPERTY LOCATED AT 2000 COMMERCE DRIVE AND DEWEY STREET

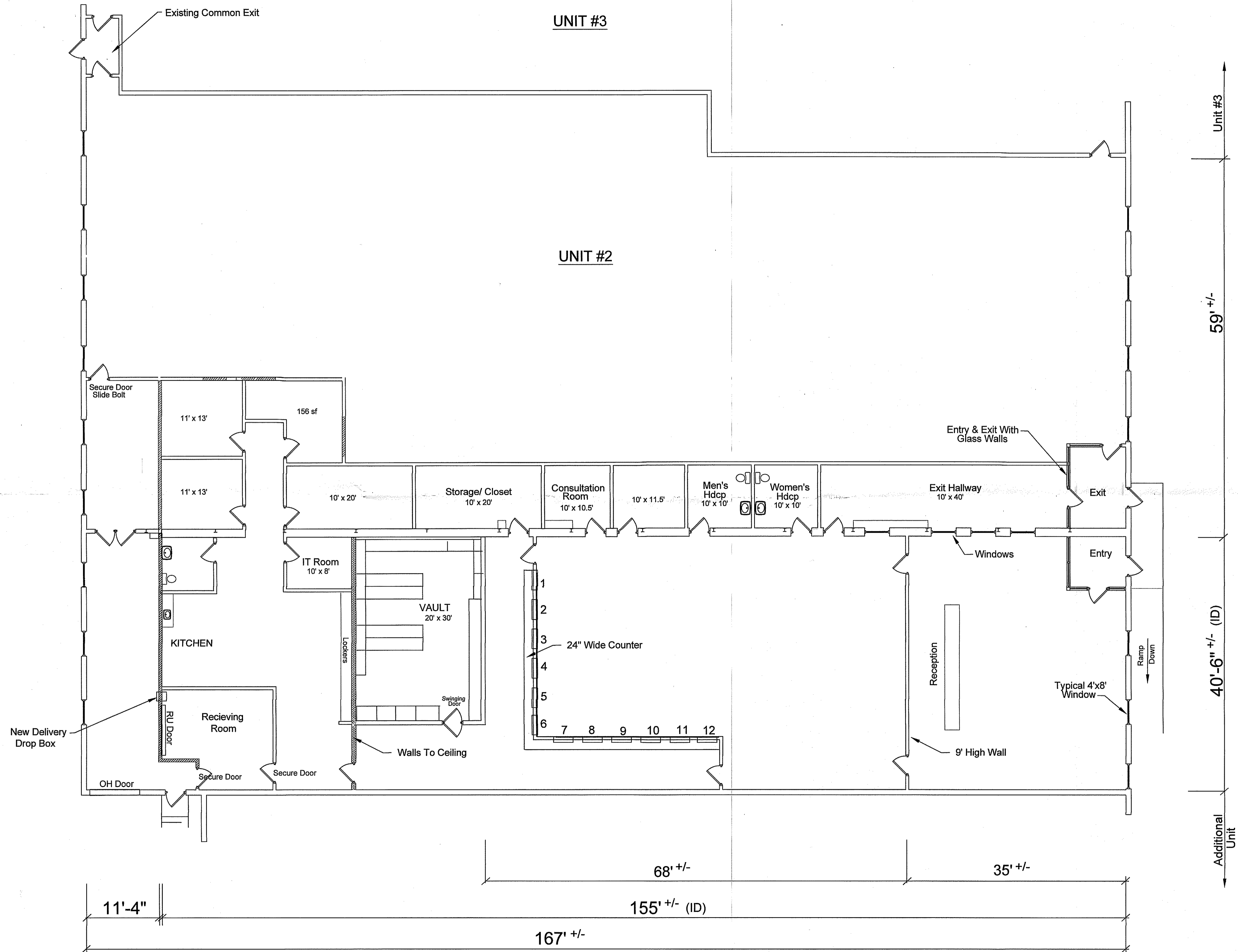
BRIDGEPORT, CONNECTICUT
PREPARED FOR
2000 COMMERCE DRIVE, LLC

SCALE: 1" = 100' DATE: 8-19-2022
REVISED: 9-19-2022



LEWIS ASSOCIATES
LAND SURVEYING AND CIVIL ENGINEERING
260 MAIN STREET, MONROE, CONNECTICUT
PHONE: 203-261-8648

REVISIONS:		
No.	Date	Revision Notes
1	12-27-22	General Revisions



State Street Extension

Unit #3
59' +/-
40'-6" +/- (ID)
Additional Unit

(23-09)

(23-09)

Proposed Development Plan For:
1201 Bridgeport Properties, LLC
2000 Commerce Drive
Bridgeport, CT

PROFESSIONAL ENGINEER:

Gary M. Greenalch, P.E.

SCALE: 1/8" = 1'-0"
DATE: 12-6-2022

FLOOR PLAN
A-1

FLOOR PLAN
UNIT #1: 9,240 +/- SF



PLANNING & ZONING COMMISSION APPLICATION

1. NAME OF APPLICANT: BPT PLANNING & ZONING COMMISSION
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: N/A
(number) (street) (state) (zip code)
4. Assessor's Map Information: Block No. N/A Lot No. N/A
5. Amendments to Zoning Regulations: (Indicate) Article: 4 Section: 4.40.12 B & C
(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: N/A

Approval(s) requested: TEXT AMENDMENT CHANGE

Signature: Melville Riley Date: 12/29/2022
Print Name: MEL RILEY, CHAIRPERSON

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

Mailing Address: ZONING DEPT. Rm. 210, 45 LYON TERRACE, BPT 06604
Phone: 203-576-7217 Cell: _____ Fax: _____
E-mail Address: zoning@bridgeportct.gov

\$ _____ Fee received Date: _____ Clerk: _____

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- | | | |
|--|--|---|
| <input 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 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

4.40.12 CANNABIS SALES AND GROWING

Any establishment that meets one or more of the following definitions, as such terms are defined in the General Statutes: Sales includes "dispensary facility," (cannabis) "retailer," (cannabis) "hybrid retailer,". Growing includes (cannabis) "micro-cultivator," (cannabis) "cultivator," or (cannabis) "producer." All new and expanded cannabis sales, cultivation, and production establishments must obtain a certificate of location approval in accordance with the procedures of 11.120 and are subject to the following supplemental regulations:

A. Cannabis establishments which are licensed for on-site customer retail sales must provide a viable traffic management plan to address parking and traffic control for the first six months of retail operations. Said plan shall consider the temporary need for additional parking, shuttles to and from remote parking areas, traffic flaggers and crossing guards to sufficiently accommodate the potential influx of customers.

~~B. Cannabis sales establishments are prohibited within a 750-foot radius of any school (as defined in 4.60.2) located within the city of Bridgeport, as measured from the entrance of the school to the entrance of the building occupied by the cannabis sales establishment.~~

All cannabis sales and related establishments (9 licenses consisting of cultivator, micro-cultivator, producer, product manufacturer, food and beverage manufacturer, product packager, retailer, hybrid retailer and dispensary facility) are prohibited within a 750-foot radius of any school (as defined in 4.60.2), recreation facility, childcare center, public playground, public park, library, hospital, any type of drug or alcohol recovery or treatment facility located within the city of Bridgeport, as measured from the entrance of the above-mentioned facility to the entrance of the cannabis establishment.

C. The certificate of location approval application must include a **certified** map identifying the location of ~~all schools~~ **protected uses outlined in B above** located within a 750-foot radius of the new or expanded cannabis sales establishment.