



CITY OF BRIDGEPORT

File No. (23-14) JAN 13 '23 PM 3:02

# PLANNING & ZONING COMMISSION APPLICATION

RECVD IN THE BPT. ZONING DEPT. ON 1/13/23

1. NAME OF APPLICANT: Club Cohiba, LLC
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: 99 Elm Street Bridgeport, CT 06604  
(aka 202 Fairfield Ave) (street) (state) (zip code)
4. Assessor's Map Information: Block No. 916 Lot No. 4A
5. Amendments to Zoning Regulations: (indicate) Article: Not Applicable Section: \_\_\_\_\_  
(Attach copies of Amendment)
6. Description of Property (Metes & Bounds): ~~29~~ 21.23 ft / 191.71 ft / 19.21 ft / 190.6 ft  
See Attached Property Description
7. Existing Zone Classification: DX1 - Downtown Core
8. Zone Classification requested: Not Applicable
9. Describe Proposed Development of Property: Tobacco Bar/Retailer.

Approval(s) requested: Tobacco Bar/Retailer

Signature: Allah Bey Date: 12/29/22  
Print Name: Allah Bey

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

Mailing Address: 99 Elm ST. Bridgeport, CT 06604  
Phone: \_\_\_\_\_ Cell: 203-522-1291 Fax: \_\_\_\_\_  
E-mail Address: Dawud.ClubCohiba@gmail.com or allahbey@gmail.com

\$ 835 Fee received Date: 12/29/22 Clerk: [Signature]  
1/13/23

**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**

202 FAV, LLC Print Owner's Name  
[Signature] Owner's Signature  
12/29/22 Date

\_\_\_\_\_  
 Print Owner's Name  
 \_\_\_\_\_  
 Owner's Signature  
 \_\_\_\_\_  
 Date

CLUB COHIBA, LLC  
99 ELM ST  
BRIDGEPORT, CT 06604

To whom it may concern:

CLUB COHIBA, LLC a licensed tobacco retailer and distributor in the State of Connecticut seeks to open a membership-driven Tobacco Bar/Cigar Club at the above-mentioned location within the downtown area of the City of Bridgeport. We have secured a location and currently have entered into a five-year lease with the owners known as 202 FAV LLC. It is **not** our intent to alter, modify and/or develop the existing property nor modify any zoning regulations or classifications. We will be opening a retail cigar/tobacco store coupled with seating areas for members and customers.

Thank you,

Allah Bey  
Manager/owner  
Club Cohiba  
99 Elm St  
Bridgeport, CT 06604

**SCHEDULE A**

**PROPERTY DESCRIPTION**

All that certain piece or parcel of land, together with the buildings and improvements located therein, situated in the city of Bridgeport, County of Fairfield and State of Connecticut, being more particularly bounded and described as follows:

- NORTHERLY: By Elm Street, 18.45 feet;
- EASTERLY: By land now or formerly of F. William Behrens, by a center line of a party wall, 197.60 feet;
- SOUTHERLY: By Fairfield Avenue, 18.30 feet; and
- WESTERLY: By land now or formerly of Abraham C. Schnee and Samuel M. Schnee, , 194.66 feet.

TOGETHER WITH terms and conditions of a Party Wall Agreement contained in a Warranty Deed dated January 7, 1926 and recorded in Volume 539 at Page 327 of the Bridgeport Land Records.

Said premises are also known as 196 Fairfield Avenue, Bridgeport, CT.

All that certain piece or parcel of land, together with the buildings and improvements located therein, situated in the city of Bridgeport, County of Fairfield and State of Connecticut, being bounded and described as follows:

- NORTHERLY: On Elm Street, 18.45 feet;
- EASTERLY: On land now or formerly of George and Rose Trigas, 191.71 feet;
- SOUTHERLY: On Fairfield Avenue, 19.17 feet; and
- WESTERLY: In part on land now or formerly of Twelve Hundred Broad Street, Inc. and in part on land now or formerly of the Peerless Parking Company, in all, 188.67 feet.

Said premises are also known as 202 Fairfield Avenue, Bridgeport, CT.

All that certain piece or parcel of land, together with the buildings and improvements located therein, situated in the city of Bridgeport, County of Fairfield and State of Connecticut, and being more particularly bounded and described as follows:

NORTHERLY: By Elm Street, 18.46 feet;

EASTERLY: By land now or formerly of Fred McLeod, 194.66 feet;

SOUTHERLY: By Fairfield Avenue, 18.18 feet; and

WESTERLY: By land now or formerly of Henry T. Shelton, 191.70 feet.

TOGETHER WITH terms and conditions of a Party Wall Agreement contained in a Warranty Deed dated January 7, 1926 and recorded in Volume 539 at Page 327 of the Bridgeport Land Records.

Said premises are also known as 200 Fairfield Avenue, Bridgeport, CT.

**99 ELM STREET (aka 202 FAIRFIELD AVENUE)**

**(list of property owners within 100-feet)**

<b>1130 BROAD ST</b> CITY OF BRIDGEPORT PARKS DEPARTMENT 7 QUARRY ROAD TRUMBULL, CT 06611	<b>220 FAIRFIELD AVE</b> FAIRBROAD, LLC C/O LAZ PARKING 15 LEWIS ST HARTFORD, CT 06103	<b>1184-1186 BROAD ST</b> FAIRBROAD, LLC C/O LAZ PARKING 12 LEWIS ST HARTFORD, CT 06103
<b>1200 BROAD ST</b> MUHAMMADS MOSQUE #41, INC 1200 BROAD ST BRIDGEPORT, CT 06604	<b>202 FAIRFIELD AVE</b> 202 FAV, LLC 202 FAIRFIELD AVE BRIDGEPORT, CT 06604	<b>190 FAIRFIELD AVE</b> BULLDOG MANAGEMENT, LLC 190 FAIRFIELD AVE BRIDGEPORT, CT 06604
<b>180 FAIRFIELD AVE</b> CHILD GUIDANCE CENTER OF BPT 180 FAIRFIELD AVE BRIDGEPORT, CT 06604	<b>1208 BROAD STREET</b> BROAD AND GOLDEN, LLC 153 MAIN STREET, UNIT 201 ANSONIA, CT 06401	<b>90-94 ELM ST &amp; 84 ELM ST</b> GOLDENVAAL INVESTMENTS, LLC 371 SKYTOP DR FAIRFIELD, CT 06825
<b>78 ELM STREET</b> 78 ELM STREET, LLC BRIDGEPORT, CT 06604	<b>196-200 FAIRFIELD AVE</b> 202 FAV, LLC 881 LAFAYETTE BLVD RETAIL 2 BRIDGEPORT, CT 06604	

(23-14)



**Secretary of the State of Connecticut**  
**Certificate of Organization**  
Domestic Limited Liability Company

**Filing Details**

Filing Number: 0010126912 Number of Pages: 3 Filed On: 10/06/2021 03:46 PM

**Primary Details**

Name of Limited Liability Company: CLUB COHIBA LLC  
Business ALEI: US-CT.BER:2359192  
Business Email Address: allahbey07@gmail.com  
NAICS Information: Tobacco Stores (453991)

**Business Location**

Principal Office Address: 99 Elm Street, Bridgeport, CT, 06604, United States  
Mailing Address: 99 Elm Street, Bridgeport, CT, 06604, United States

**Appointment of Registered Agent Appointment of Statutory Agent for Service of Process**

Type: Business  
Agent's Name: REGISTERED AGENTS INC.  
Agent's ALEI: US-CT.BER:1031851  
Business Address: 2389 Main ST., STE 100, Glastonbury, CT, 06033, United States  
Mailing Address: 2389 Main ST., STE 100, Glastonbury, CT, 06033, United States

**Agent Appointment Acceptance**

Agent Signature: Bill Havre  
Title: Assistant Secretary  
*This signature has been executed electronically*



**Secretary of the State of Connecticut**  
**Certificate of Organization**  
Domestic Limited Liability Company

**Manager or Member Information**

<i>Name</i>	<i>Title</i>	<i>Business Address</i>	<i>Residence Address</i>
ALLAH BEY	Manager	99 Elm Street, Bridgeport, CT, 06604 United States	1000 Lafayette Blvd, 1100 Bridgeport, CT, 06604 United States
ROBERT SHERWOOD	Manager	99 Elm Street, Bridgeport, CT, 06604 United States	881 Lafayette Blvd, Retail 2 Bridgeport, CT, 06604 United States
Roger McKenzie	Manager	99 Elm Street, Bridgeport, CT, 06604 United States	19 Hinman St, Meriden, CT, 06450 United States
Mark Moodie	Member	99 Elm Street, Bridgeport, CT, 06604 United States	99 Elm Street, Bridgeport, CT, 06604 United States
Christophe r Nanco	Member	99 Elm Street, Bridgeport, CT, 06604 United States	99 Elm Street, Bridgeport, CT, 06604 United States

**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:



**Secretary of the State of Connecticut**  
**Certificate of Organization**  
Domestic Limited Liability Company

Name of Organizer: ALLAH BEY  
Organizer Title: Manager

Filer Name: ZenBusiness Inc.  
Filer Signature: ZenBusiness Inc.  
Execution Date: 10/06/2021  
*This signature has been executed electronically*





**Secretary of the State of Connecticut**  
**Certificate of Organization**

Domestic Limited Liability Company

Name of Organizer: ALLAH BEY  
Organizer Title: Manager

Filer Name: ZenBusiness Inc.  
Filer Signature: ZenBusiness Inc.  
Execution Date: 10/06/2021

*This signature has been executed electronically*

(23-14)



ENGINEERS & SURVEYORS • 78 ELM STREET • BRIDGEPORT, CONNECTICUT 06604

January 3, 2023

Mr. Paul Boucher, Zoning Director  
Bridgeport City Hall  
45 Lyon Terrace, Rm. 210  
Bridgeport, CT 06604

**Re: 202 Fairfield Avenue / 99 Elm Street**

Dear Mr. Boucher:

This letter is to certify that, to the best of my knowledge and belief, there are no schools located within 500' of the subject property. Please see the attached abutter's map for reference.

If you have any questions regarding this letter, please do not hesitate to contact me.

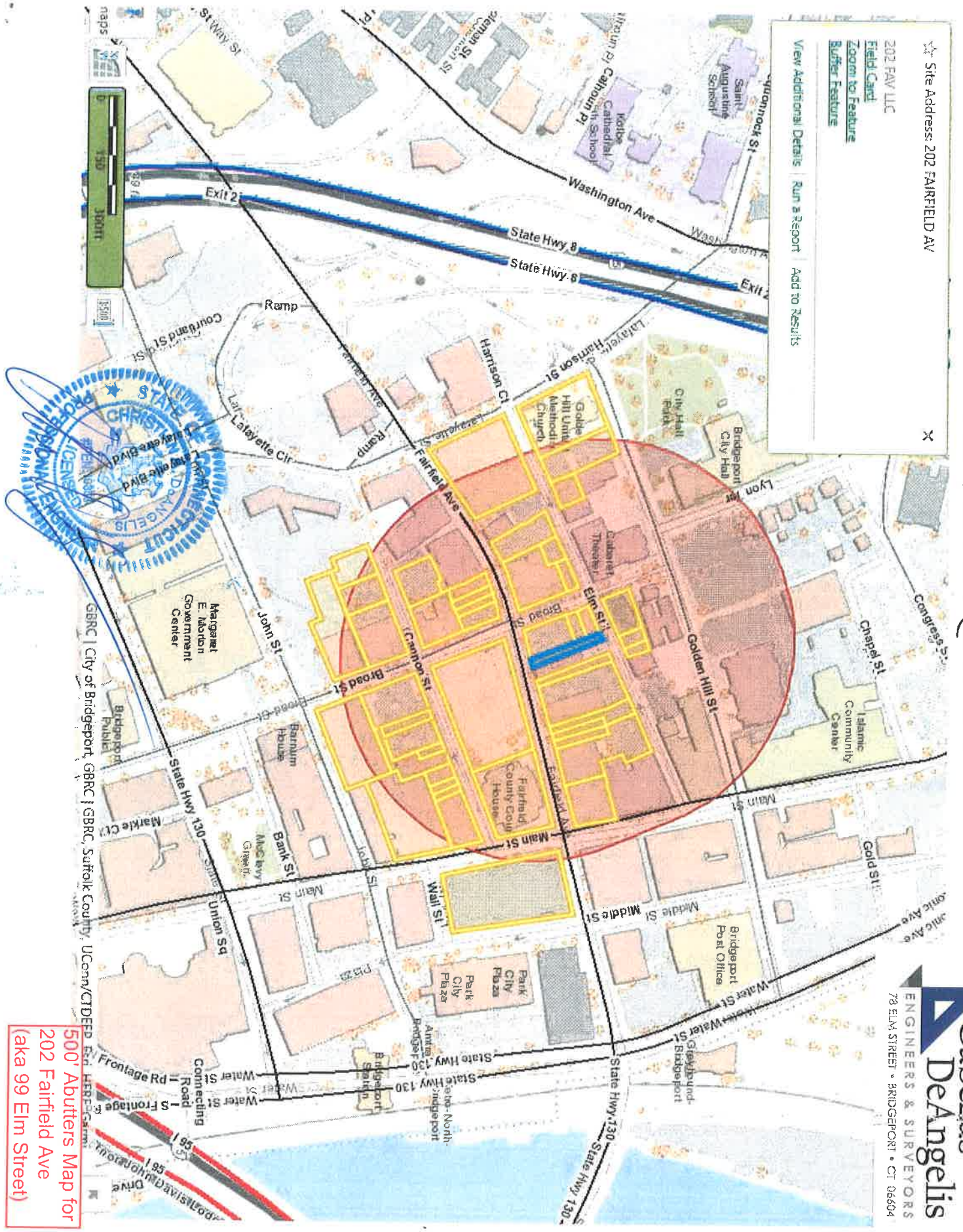
Sincerely,

A handwritten signature in blue ink that reads "Chris DeAngelis". The signature is fluid and cursive, with a long horizontal line extending to the right.

Chris DeAngelis, PE  
CABEZAS-DeANGELIS, LLC

99 Elm Street (aka 202 Fairfield Ave.)

☆ Site Address: 202 FAIRFIELD AV  
 202 FAV LLC  
 Field Card  
 Zoom to Feature  
 Buffer Feature  
 View Additional Details | Run a Report | Add to Results



**Cabezas**  
**DeAngelis**  
 ENGINEERS & SURVEYORS  
 78 ELM STREET • BRIDGEPORT • CT 06604

500' Abutters Map for  
 202 Fairfield Ave  
 (aka 99 Elm Street)

GBRC | City of Bridgeport, GBRC | GBRC, Suffolk County, UConn/CTDEP, F&D, HERP, G&M



ANTINOZZI ASSOCIATES  
ARCHITECTURE & INTERIORS

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ANTINOZZI ASSOCIATES, P.C.  
271 Fairfield Avenue  
Bridgeport, Connecticut 06604  
Tel: (203) 377-1300  
Fax: (203) 378-3002

301 Merritt 7  
Norwalk, Connecticut 06851  
Tel: (203) 956-5460 www.antinozzi.com

These documents have been prepared specifically for this project. Reproduction or other use of these documents is prohibited without the approval of the Architect.

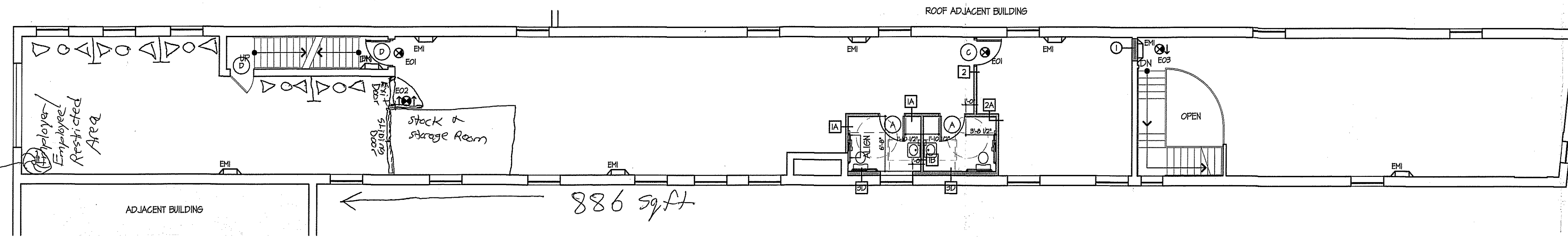
CERTIFICATION:

REVISIONS	DATE	DESCRIPTION
-	04-08-19	ISSUED FOR PERMIT
△	08-01-19	REVISIONS PER BUILDING DEPARTMENT COMMENTS

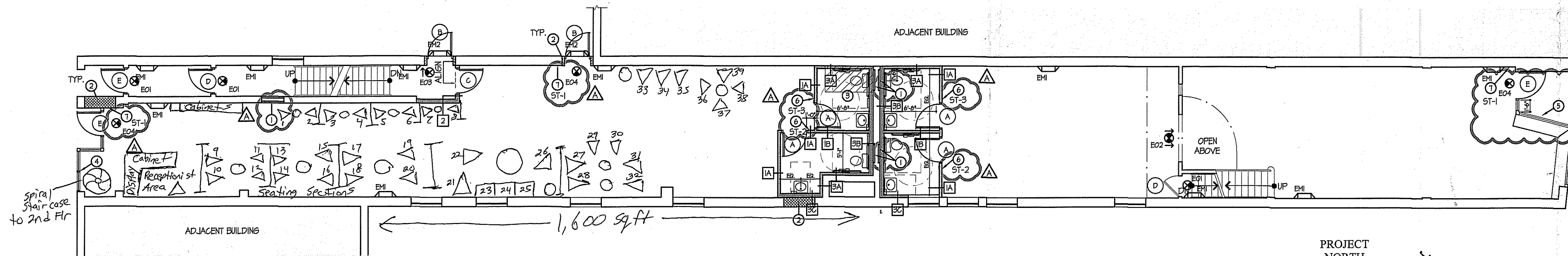
Tables

Chairs

Spiral Staircase Down

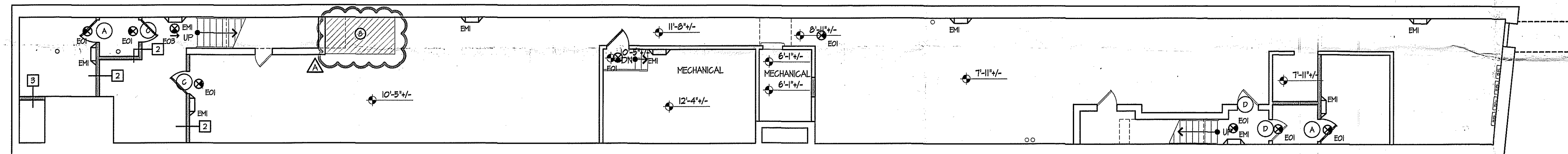
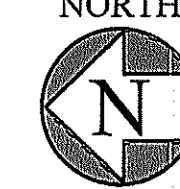


SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

PROJECT NORTH



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

**LIGHTING LEGEND**

EM1	WALL MOUNTED INTERIOR EMERGENCY LIGHT WITH INTEGRATED BATTERY BACK-UP
EM2	WALL MOUNTED EXTERIOR EMERGENCY LIGHT WITH INTEGRATED BATTERY BACK-UP

**EXIT SIGN LEGEND**

EO1	EXIT SIGN WITH INTEGRATED BATTERY BACK-UP
EO2	DOUBLE SIDED EXIT SIGN WITH DIRECTIONAL ARROWS EACH SIDE AND INTEGRATED BATTERY BACK-UP
EO3	EXIT SIGN WITH SINGLE DIRECTIONAL ARROW AND INTEGRATED BATTERY BACK-UP
EO4	EXIT SIGN WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY AND INTEGRATED BATTERY BACK-UP

**LIFE SAFETY GENERAL NOTES**

- A. ALL LIFE SAFETY BY LANDLORDS CONTRACTOR.
- B. TEMPORARY CONSTRUCTION WALL MOUNTED EMERGENCY LIGHTS QUANTITY AND LOCATIONS TO BE REVIEWED AND APPROVED BY FIRE MARSHAL.
- C. EACH EXIST SIGN MUST HAVE THE WORD "EXIT" IN PLAINLY LEGIBLE LETTERS NOT LESS THAN SIX INCHES HIGH, WITH THE PRINCIPAL STROKES OF THE LETTERS IN THE WORD "EXIT" NOT LESS THAN 3/4" WIDE.

**WALL LEGEND**

NOTE:  
ALL METAL STUDS SHALL BE 25 GA. (MIN) GALVANIZED STEEL AT 16" O.C.  
ALL NEW WALLS TYPE "1" UNLESS OTHERWISE NOTED.

(Symbol)	EXISTING PARTITION WALL.
1	TYPICAL FULL HEIGHT PARTITION - 3 5/8" METAL STUDS WITH (1) LAYER 5/8" GYPSUM BOARD ON EACH SIDE UP TO UNDERSIDE OF SLAB.
1A	FULL HEIGHT IN SOUND ATTENUATION & GREEN BOARD - SAME AS TYPE 1, WITH SOUND ATTENUATION BLANKETS BETWEEN STUDS AND (1) LAYER OF 5/8" MOISTURE RESISTANT GYPSUM BOARD (NET SIDE).
1B	FULL HEIGHT IN SOUND ATTENUATION & GREEN BOARD - SAME AS TYPE 1, WITH SOUND ATTENUATION BLANKETS BETWEEN STUDS AND (1) LAYER OF 5/8" MOISTURE RESISTANT GYPSUM BOARD ON BOTH SIDES.
2	TYPICAL 1 HR RATED PARTITION - 3 5/8" METAL STUDS WITH (1) LAYER 5/8" GYPSUM BOARD ON EACH SIDE UP TO UNDERSIDE OF SLAB. FILL ALL VOIDS AS REQUIRED TO MAINTAIN PARTITION RATING.
2A	1 HR RATED PARTITION IN SOUND ATTENUATION & GREEN BOARD - SAME AS TYPE 2, WITH SOUND ATTENUATION BLANKETS BETWEEN STUDS AND (1) LAYER OF 5/8" MOISTURE RESISTANT GYPSUM BOARD (NET SIDE).
3	TYPICAL FULL HEIGHT FUR-OUT PARTITION - 3 5/8" METAL STUDS WITH (1) LAYER 5/8" GYPSUM BOARD UP TO UNDERSIDE OF SLAB.
3A	FULL HEIGHT FUR-OUT PARTITION IN GREEN BOARD - SAME AS TYPE 3, WITH (1) LAYER OF 5/8" MOISTURE RESISTANT GYPSUM BOARD (NET SIDE).
3B	FULL HEIGHT FUR-OUT PARTITION IN GREEN BOARD - SAME AS TYPE 3, WITH 4" METAL STUD AND (1) LAYER OF 5/8" MOISTURE RESISTANT GYPSUM BOARD (NET SIDE).
3C	FULL HEIGHT FUR-OUT PARTITION IN SOUND ATTENUATION & GREEN BOARD - SAME AS TYPE 3, WITH SOUND ATTENUATION BLANKETS BETWEEN STUDS AND (1) LAYER OF 5/8" MOISTURE RESISTANT GYPSUM BOARD (NET SIDE).
3D	FULL HEIGHT FUR-OUT PARTITION IN SOUND ATTENUATION & GREEN BOARD - SAME AS TYPE 3, WITH 4" MTL. STUD, SOUND ATTENUATION BLANKETS BETWEEN STUDS AND (1) LAYER OF 5/8" MOISTURE RESISTANT GYPSUM BOARD (NET SIDE).

- SHEET NOTES**
- SHOWN AS: (Symbol)
- 1 INFILL BLOCK WALL/DOOR OPENING WITH A ONE HOUR RATED SHAFT WALL ASSEMBLY AT EACH SIDE OF OPENING. REFER TO UL # U464
  - 2 INFILL EXTERIOR BLOCK WALL AS REQUIRED.
  - 3 INFILL SLAB AT REMOVED STEPS ARE REQUIRED.
  - 4 PROVIDE NEW 4 1/2" X 1 3/4" INSULATED ALUMINUM FRAME STOREFRONT WITH CLEAR TEMPERED INSULATED GLAZING. PROFILE AND MANUFACTURER TO BE SELECTED BY OWNER. SHOP DRAWINGS TO BE SUBMITTED FOR REVIEW PRIOR TO CONSTRUCTION.
  - 5 NEW MOOD FRAME STOREFRONT AND SILL WITH CLEAR TEMPERED GLAZING TO MATCH EXISTING.
  - 6 PROVIDE ACCESSIBLE BATHROOM SIGNAGE - REFER TO INFO SHEET FOR DETAIL, SIGN DESIGNATION, AND MOUNTING LOCATION.
  - 7 PROVIDE ACCESSIBLE EXIT SIGNAGE - REFER TO INFO SHEET FOR DETAIL, SIGN DESIGNATION, AND MOUNTING LOCATION.
  - 8 PORTION OF CEILING TO RECEIVE ONE HOUR FIRE RATED HORIZONTAL SHAFT WALL GYP. BD. CEILING ASSEMBLY - REFER TO UL # U464

- DOOR SCHEDULE**
- NOTE: ALL DOOR HARDWARE TO BE SARGENT 1" LEVER BRUSHED ALUMINUM FINISH, ALL DOORS WITH LOCKSETS SHALL BE KEYPED ALIKE TO MASTER KEY.
- A NEW 3'-0" X 7'-10" PAINT GRADE SOLID CORE WOOD DOOR ON 2" HOLLOW METAL FRAME.
  - B NEW 3'-0" X 7'-10" INSULATED HOLLOW METAL DOOR ON 2" HOLLOW METAL FRAME.
  - C NEW 3'-0" X 7'-10" FIRE RATED HOLLOW METAL DOOR ON 2" FIRE RATED HOLLOW METAL FRAME.
  - D NEW FIRE RATED HOLLOW METAL DOOR ON NEW 2" FIRE RATED HOLLOW METAL FRAME. DOOR & FRAME SIZE TO MATCH EXISTING R.O.
  - E NEW 3'-0" X 7'-10" PAINT GRADE INSULATED EXTERIOR DOOR. FRAME PART OF STOREFRONT.

(23-14)

202 FAIRFIELD AVENUE  
BASE BUILDING FIT-OUT  
202 FAIRFIELD AVENUE  
BRIDGEPORT, CONNECTICUT

DRAWING TITLE:  
ALL FLOORS  
CONSTRUCTION PLANS

SCALE: AS NOTED  
DRAWN BY: JI  
REVIEWED BY: JI

DRAWING NO.  
**A-101**

DATE: 8 APRIL 2019  
JOB NUMBER: 17009



# 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.

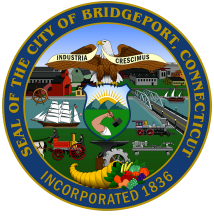
### III. OPTIONAL EXHIBITS

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:

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# 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

**Address:**

#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**

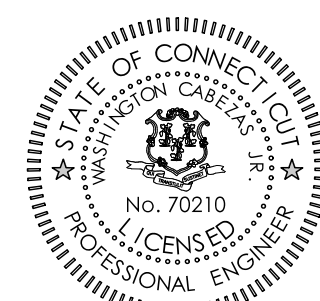
- THIS CONCEPTUAL PLAN INTENDED FOR SITE PLANNING PURPOSES ONLY.
- THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
- ALL IMPROVEMENTS SHOWN HEREON BASED ON EXISTING CONDITIONS SURVEY AND TOPOGRAPHIC SURVEY PREPARED FOR YTD ENTERPRISES, LLC, 206 & 222 HUNTINGTON TURNPIKE, BRIDGEPORT, 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
- RCF REINFORCED CONCRETE PIPE
- RD ROOF DRAIN
- MW MONITOR WELL
- x 8.65 EXISTING SPOT GRADE
- 105- EXISTING CONTOUR ELEVATION
- (L) LAYOUT OF STREET WIDTH
- (2) PARKING SPACES
- HDPE HIGH DENSITY POLYETHYLENE
- PVC POLYVINYL CHLORIDE
- ⊗ EXISTING DECIDUOUS TREE
- ⊙ EXISTING CONIFER TREE

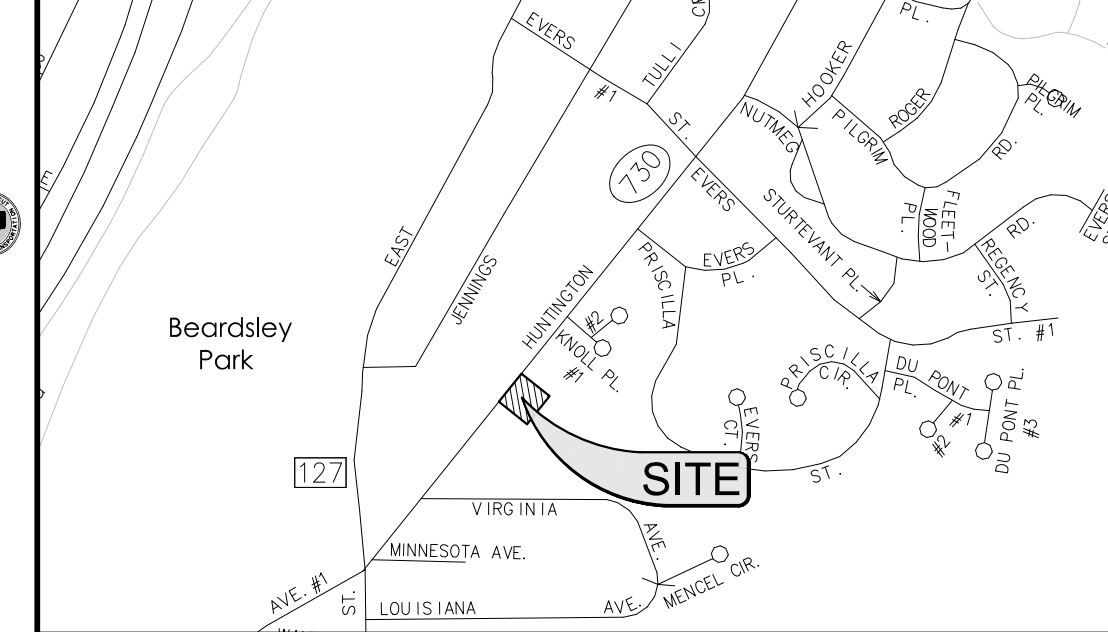
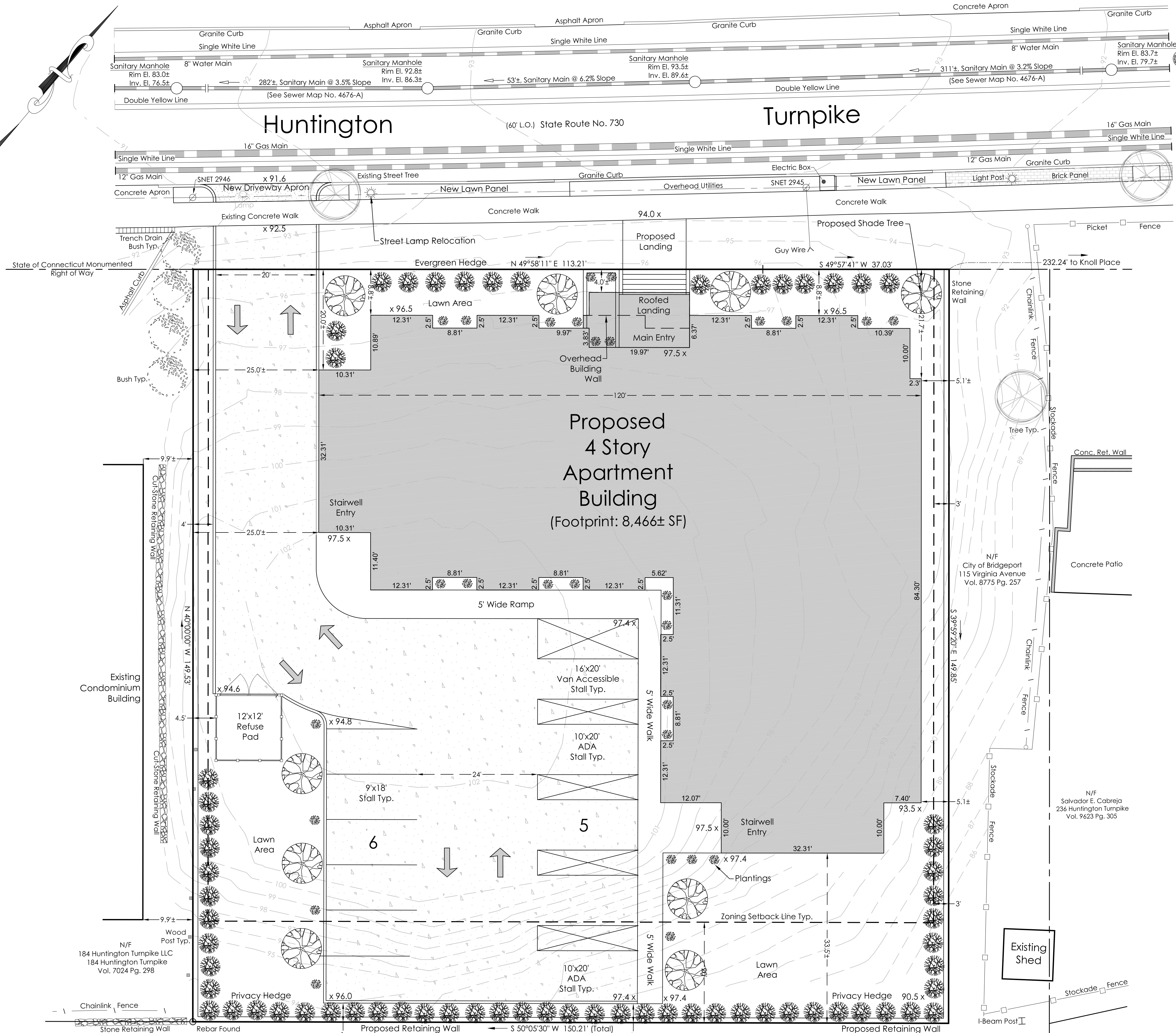
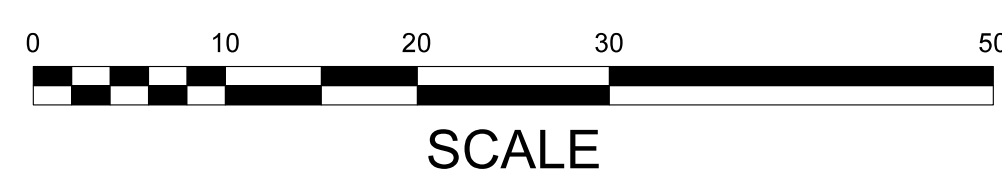


SCALE: 1" = 10'  
FIELD FILE: huntington\_survey.rw5  
PROJECT NO. CD1504  
DATE: December 8, 2022  
CAD FILE: 206-222 Huntingdon CONCEPT.dwg  
SHEET 1 OF 1  
REV:



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"

GENERAL BUILDING TYPE	REQUIRED	PROPOSED
<b>3.50.4. BUILDING LOCATION</b> SEE FIGURE 3.50-A		
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%
<b>3.50.5. PARKING &amp; ACCESSORY STRUCTURES</b> 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
<b>3.50.6. HEIGHT</b> 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.
<b>3.50.7. ROOFS</b> SEE FIGURE 3.60-D		
ROOF TYPES (SEE 6.20 FOR ROOF TYPES AND TOWER REGULATIONS)	FLAT, PARAPET	FLAT
TOWER	ALLOWED	N/A
<b>3.50.8. ALLOWED USES</b> 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

DECEMBER 8, 2022 WASHINGTON CABEZAS, JR., PE, LS SCALE: 1" = 10'

# 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

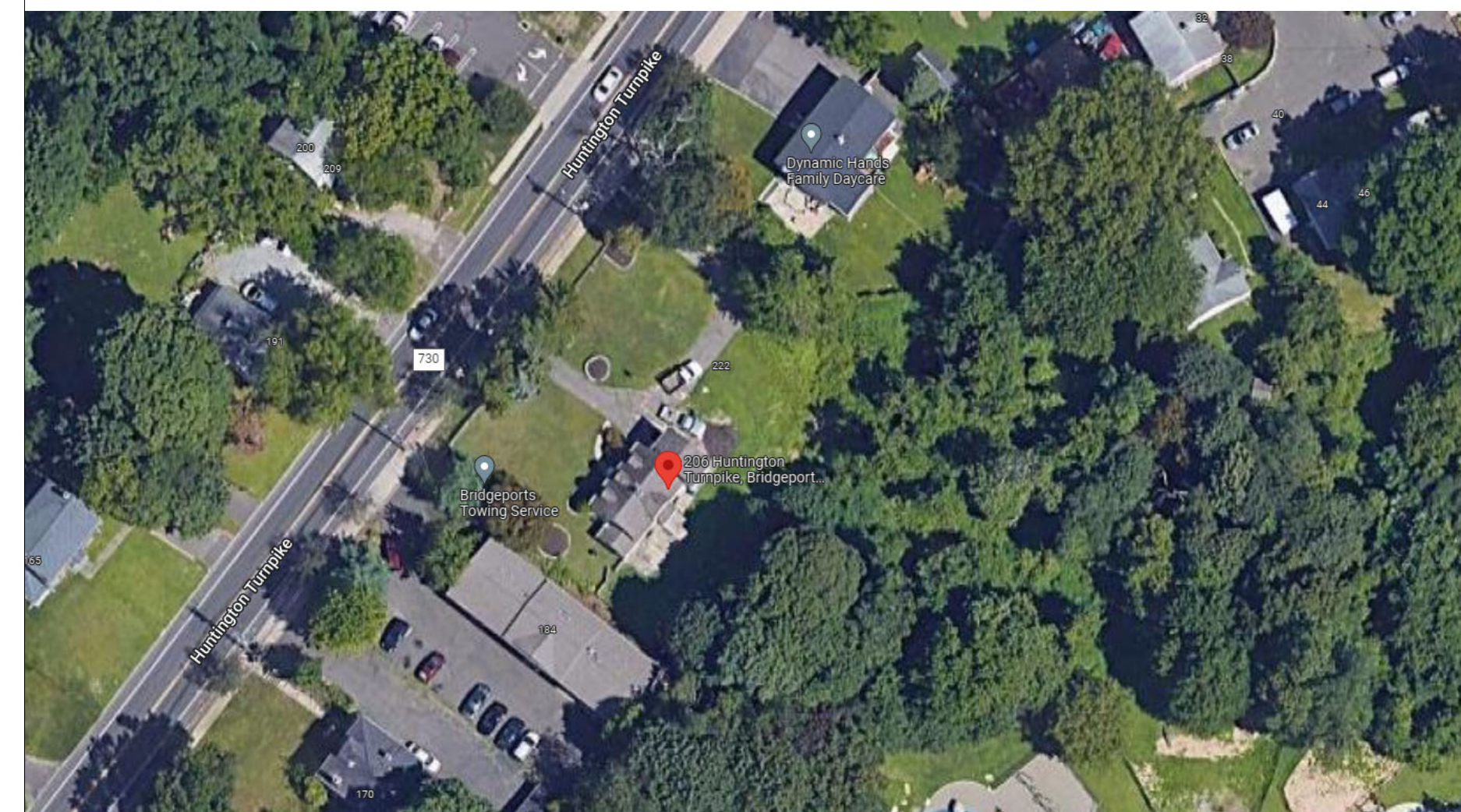
#### Owner

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:**  
 Do not scale these drawings. Under no circumstance should these drawings be scaled for lengths, areas, distances or for any other purposes to determine quantities. If dimensions are in question, the contractor shall be responsible for obtaining clarification. Wiles Architects is not responsible for inconsistencies in scale due to printing, plotting and/or digital reproduction.

Drawings, specifications and other documents, prepared by Wiles Architects and Wiles Architects' consultants are Instruments of Service for use solely with respect to this Project. This includes documents in electronic form. Wiles Architects and their Consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. The Instruments of Service shall not be used by the Owner or General Contractor for future additions, alterations to this Project or for other projects, without the prior written agreement of the Design Professional. Any unauthorized use of the Instruments of Service shall be at the Owner's or General Contractor's sole risk and without liability to Wiles Architects and/or their consultants.

**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

**ATTENTION:**  
Do not scale these drawings. Under no circumstance should these drawings be scaled for lengths, areas, distances or for any other purposes to determine quantities. If dimensions are in question, the contractor shall be responsible for obtaining clarification. Wiles Architects is not responsible for inconsistencies in scale due to printing, plotting and/or digital reproduction.

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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: 203.363.3357  
www.wilesarch.com

No.	Description	Date

Basement Plan

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

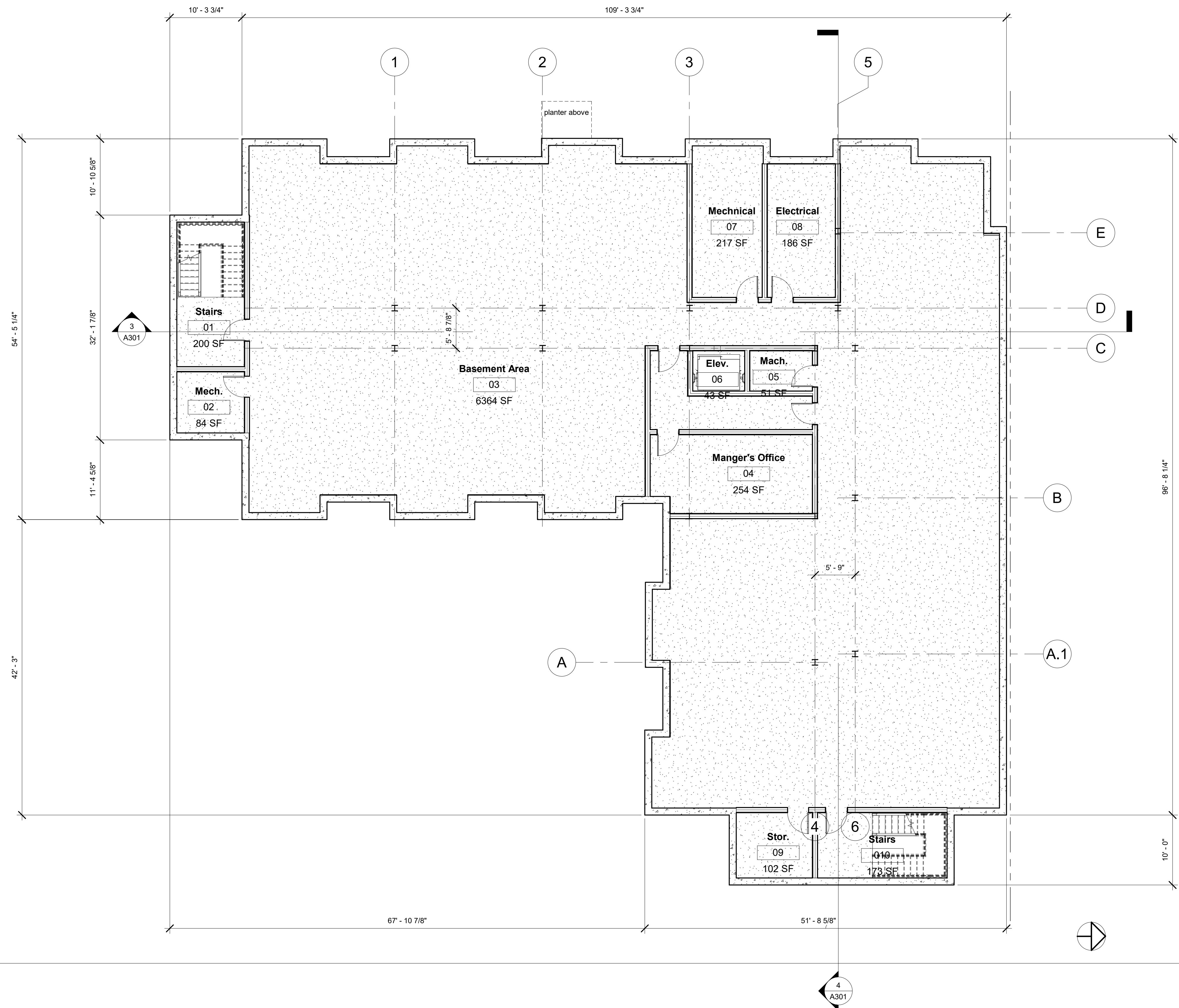
**A101**

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:**  
Do not scale these drawings. Under no circumstance should these drawings be scaled for lengths, areas, distances or for any other purposes to determine quantities. If dimensions are in question, the contractor shall be responsible for obtaining clarification. Wiles Architects is not responsible for inconsistencies in scale due to printing, plotting and/or digital reproduction.

Drawings, specifications and other documents, prepared by Wiles Architects and Wiles Architects' consultants are Instruments of Service for use solely with respect to this Project. This includes documents in electronic form. Wiles Architects and their Consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. The Instruments of Service shall not be used by the Owner or General Contractor for future additions, alterations to this Project or for other projects, without the prior written agreement of the Design Professional. Any unauthorized use of the Instruments of Service shall be at the Owner's or General Contractor's sole risk and without liability to Wiles Architects and/or their consultants.

206-222 Huntington Apartments

206-222 Huntington Turnpike, Bridgeport, 06610

Professional Seal:

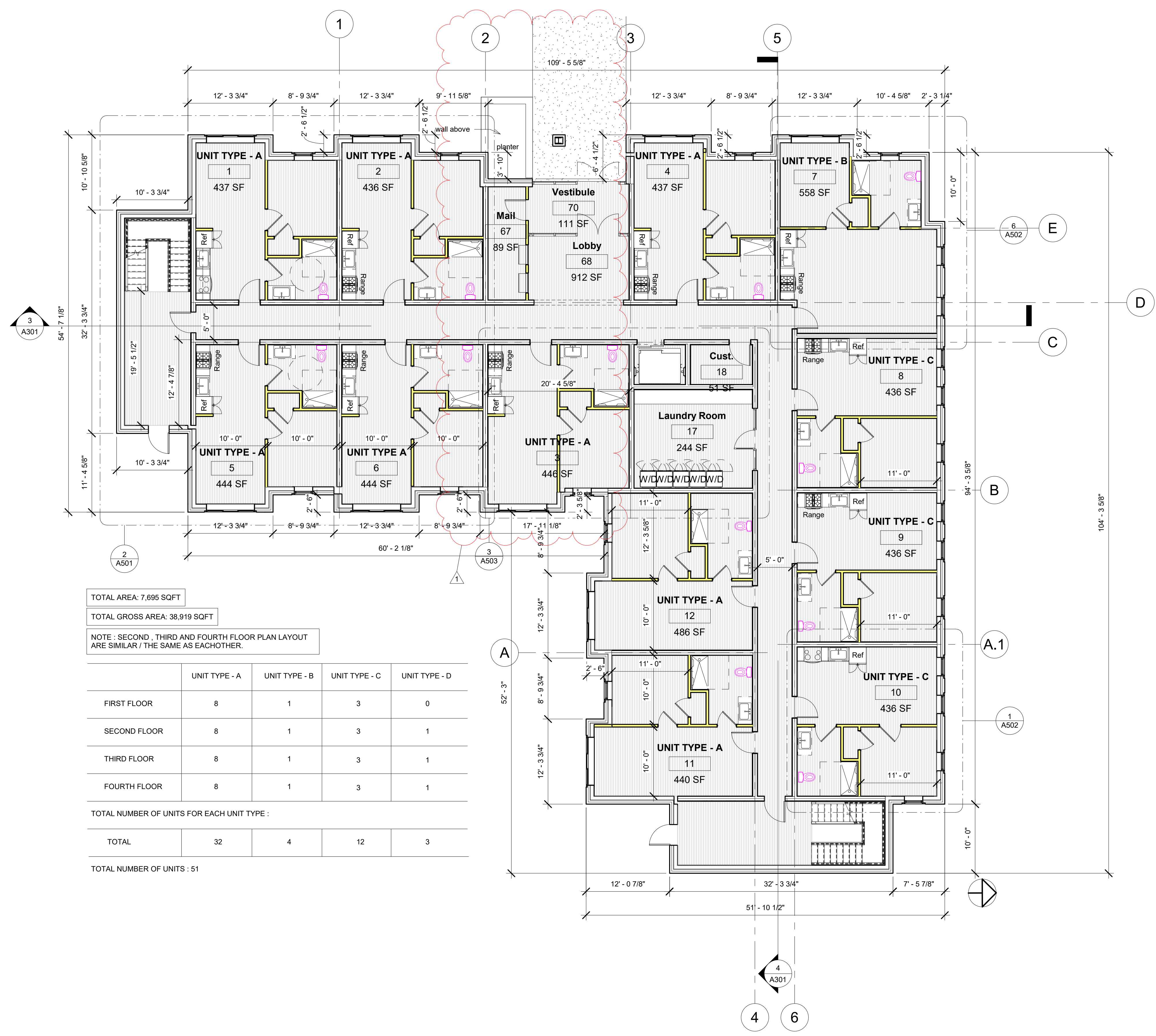


No.	Description	Date
1	Revision 1	Date 1

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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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

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"

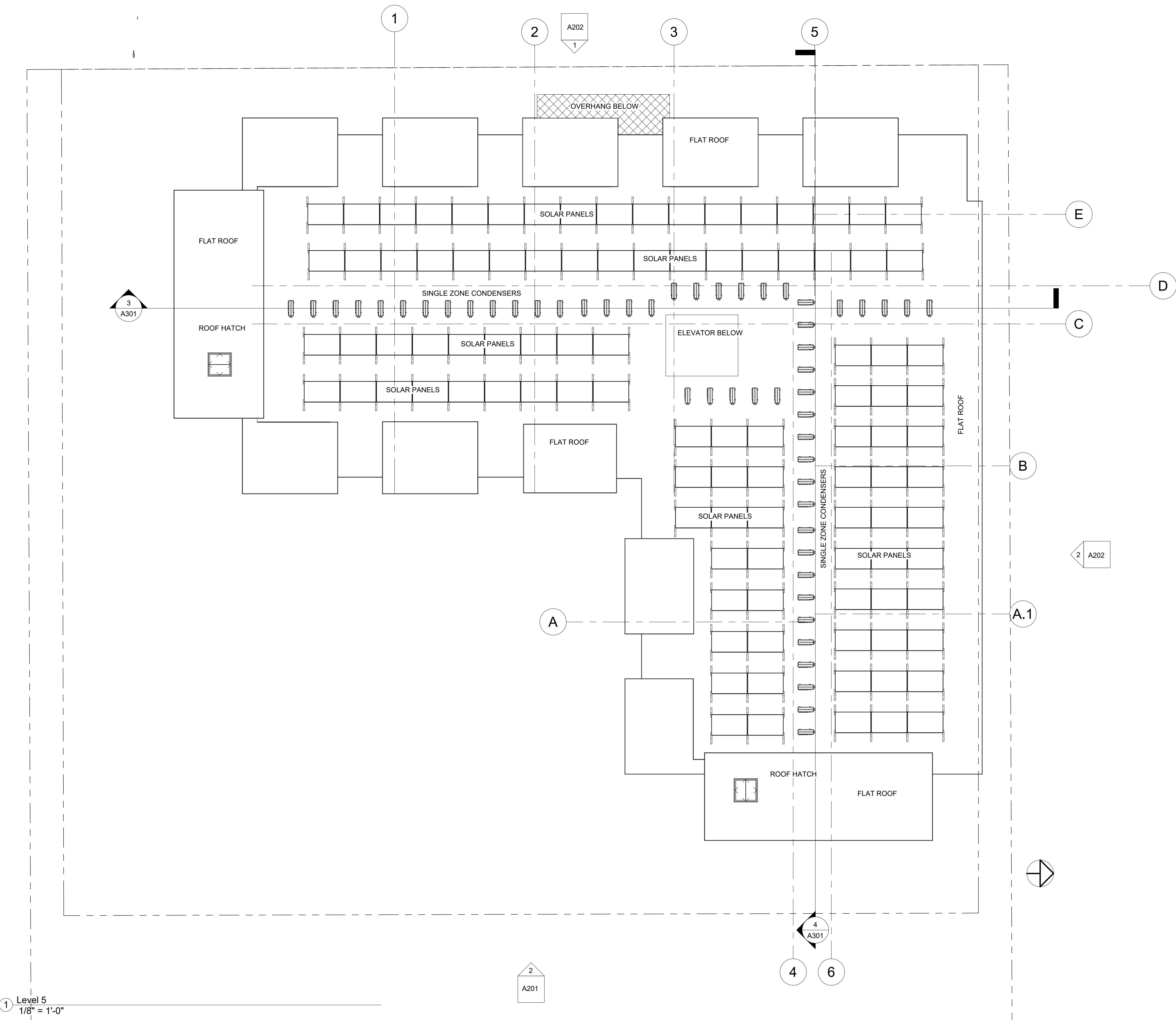
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1 Level 5  
1/8" = 1'-0"

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206-222 Huntington Turnpike, Bridgeport, 06610

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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**

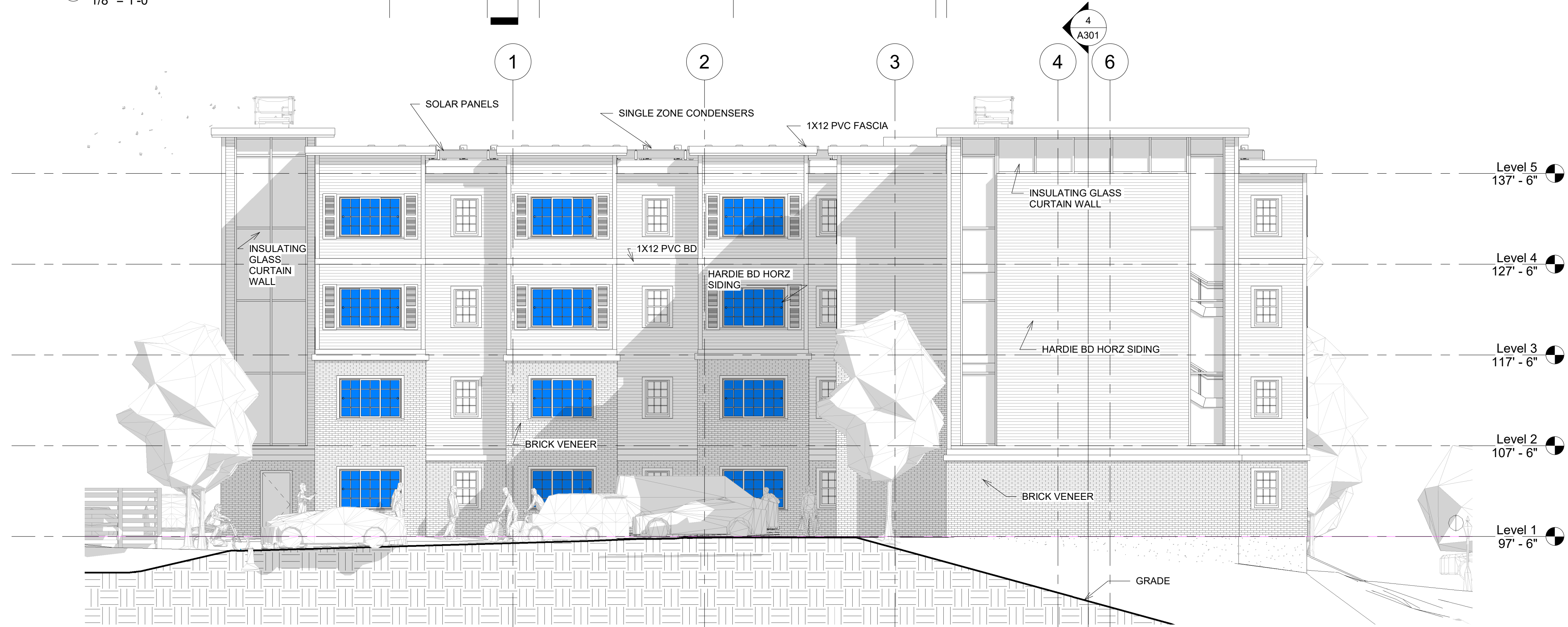
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① East  
1/8" = 1'-0"



② North  
1/8" = 1'-0"

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206-222 Huntington Apartments

206-222 Huntington Turnpike, Bridgeport, 06610

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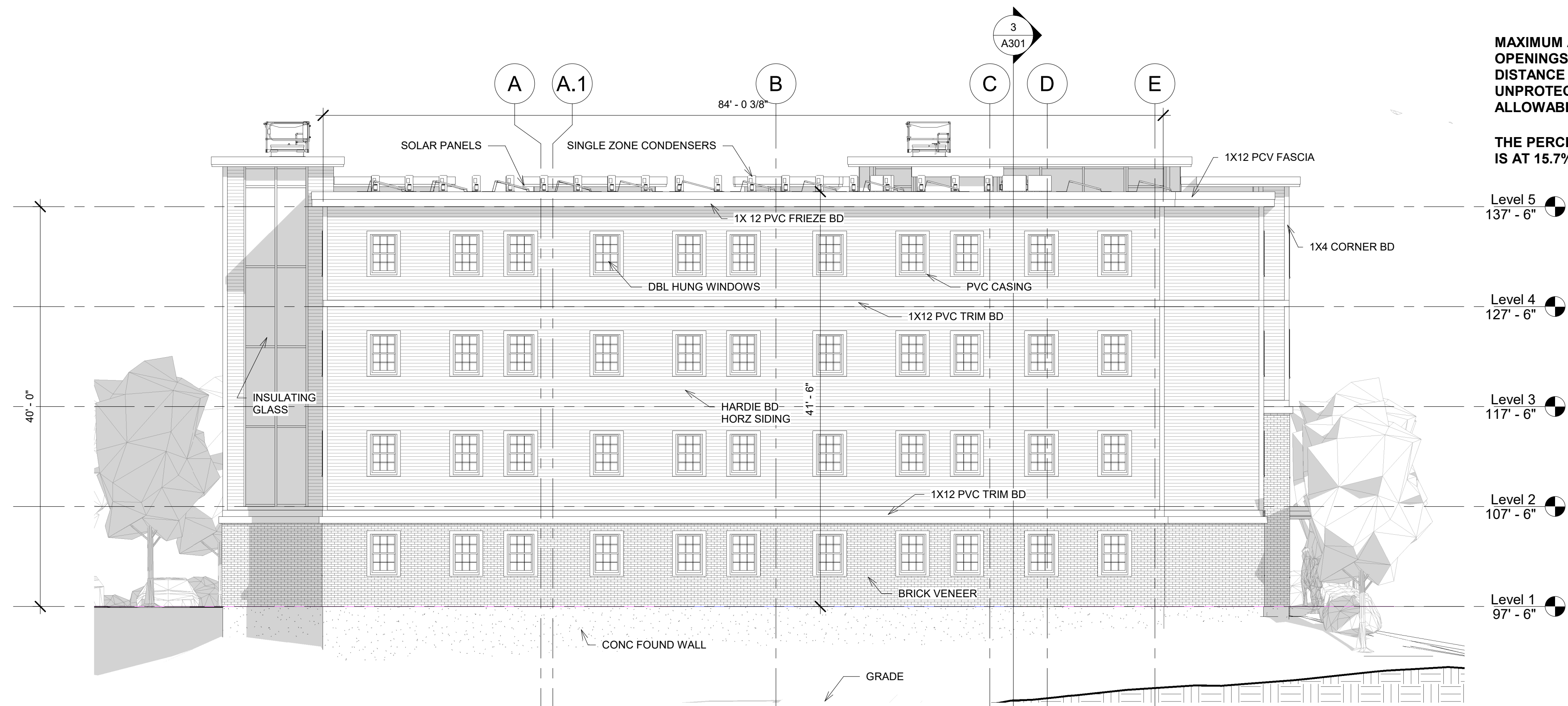
No.	Description	Date

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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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

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

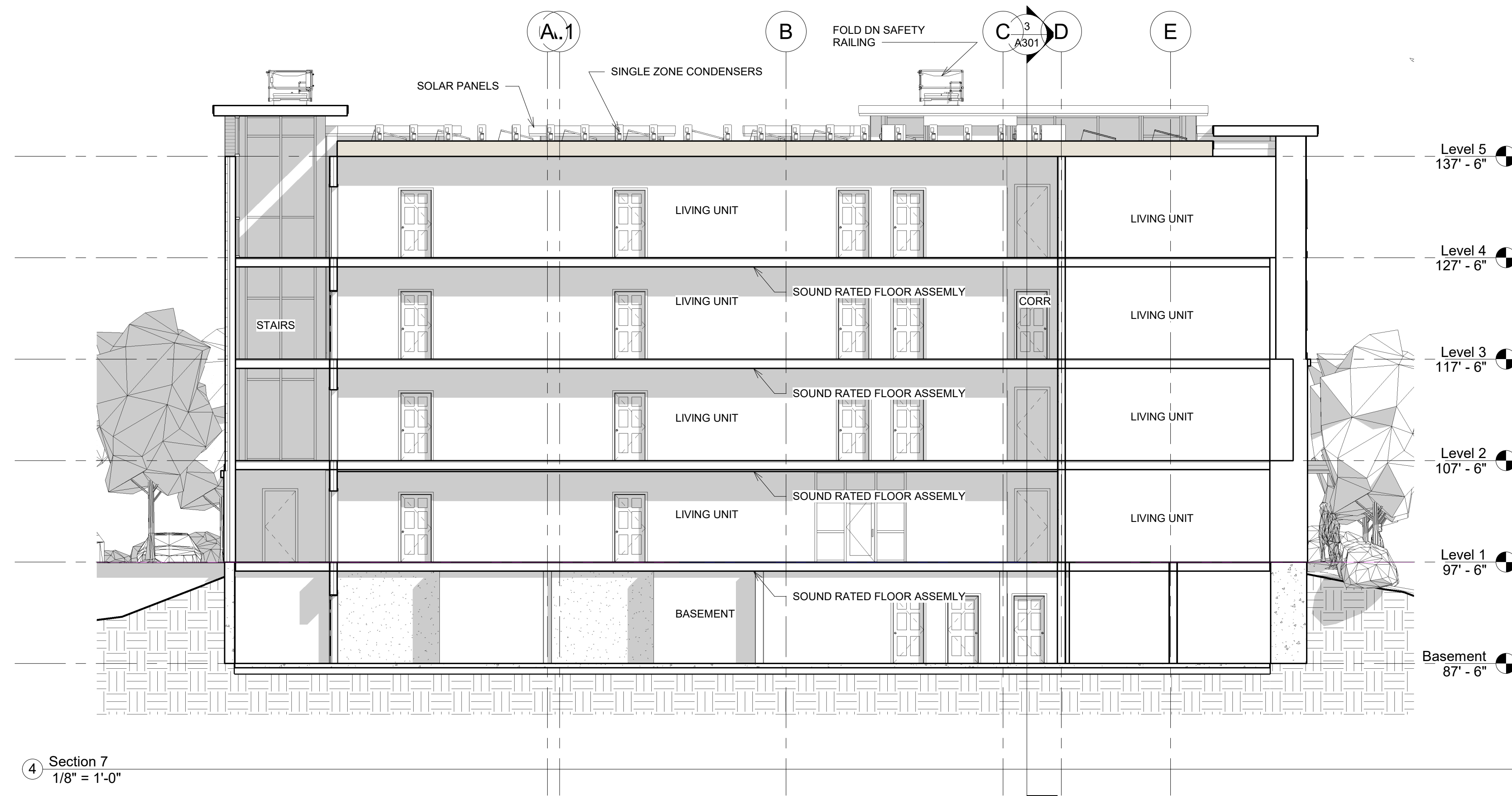
Project number	22-
Date	December 07, 2022
Drawn by	Author
Checked by	Checker
	Designer

**A202**

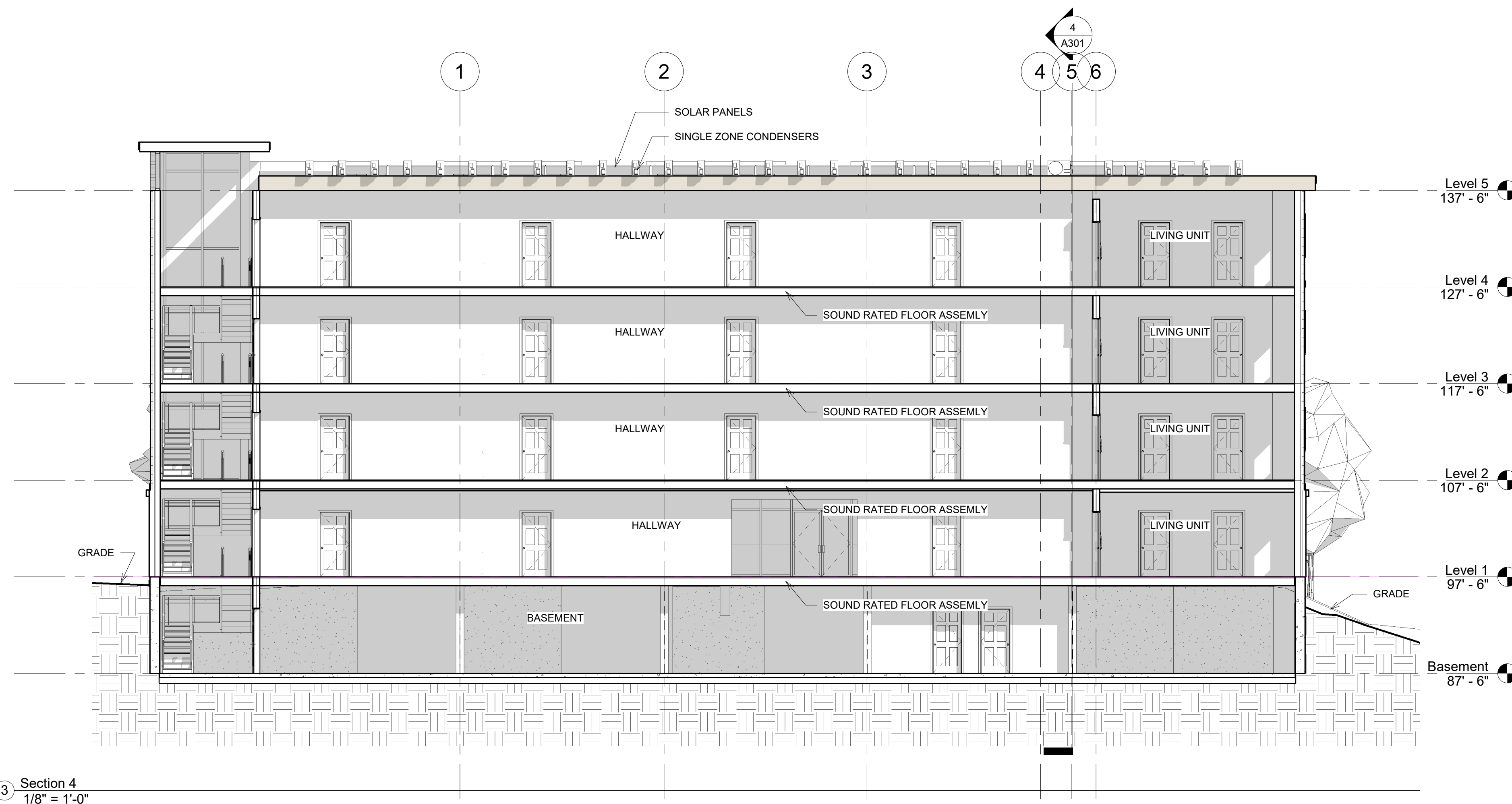
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④ Section 7  
1/8" = 1'-0"



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

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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"

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## 206 & 222 Huntington Turnpike – 100-Foot Abutters - Amended

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 #10	RIVERA SOLIA		10 KNOLL PL	BRIDGEPORT	CT	06610
10 KNOLL PL #12	RIVERA SOLIA		10 KNOLL PL	BRIDGEPORT	CT	06610
165 HUNTINGTON TP	786 HUNTINGTON TURNPIKE LLC		165 HUNTINGTON TP	BRIDGEPORT	CT	06610-1463
208 PRISCILLA ST #208	ARROYO ISRAEL SR		208 PRISCILLA ST	BRIDGEPORT	CT	06610
208 PRISCILLA ST #210	ARROYO ISRAEL SR		208 PRISCILLA ST	BRIDGEPORT	CT	06610
38 KNOLL PL #38	POWELL TAIESHA		38 KNOLL PLACE	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
184 HUNTINGTON TP #01	BOATENG FREDA		184 HUNTINGTON TP #01	BRIDGEPORT	CT	06610
184 HUNTINGTON TP #02	GONZALEZ BARBARA Y		184 HUNTINGTON TP #02	BRIDGEPORT	CT	06610-1475
184 HUNTINGTON TP #03	SWEENEY FAITH		184 HUNTINGTON TURNPIKE UNIT 3	BRIDGEPORT	CT	06606
184 HUNTINGTON TP #03	SWEENEY FAITH		184 HUNTINGTON TURNPIKE UNIT 3	BRIDGEPORT	CT	06610
184 HUNTINGTON TP #04	GONZALEZ BARBARA IVETTE		114 INTERVALE ROAD	BRIDGEPORT	CT	06610
184 HUNTINGTON TP #05	GONZALEZ BARBARA		114 INTERVALE ROAD	BRIDGEPORT	CT	06610
184 HUNTINGTON TP #06	GONZALEZ BARBARA Y		184 HUNTINGTON TP06	BRIDGEPORT	CT	06610
30 KNOLL PL #30	MALAVE JOHN		30 KNOLL PL	BRIDGEPORT	CT	06610
30 KNOLL PL #32	MALAVE JOHN		30 KNOLL PL	BRIDGEPORT	CT	06610
115 VIRGINIA AV	BRIDGEPORT CITY OF		45 LYON TERRACE	BRIDGEPORT	CT	06604



# 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> Print Owner's Name	<u>[Signature]</u> Owner's Signature	<u>12/28/22</u> Date
<u>Housatonic &amp; Grand, LLC</u> Print Owner's Name	<u>[Signature]</u> Owner's Signature <i>Diane M. Lord, Agent</i> <i>Duly Authorized</i>	<u>12/28/22</u> Date

**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**

<b>Property Description</b>	<b>Owner(s)</b>	<b>Mailing Address</b>
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:	Grand Brass, LLC and Housatonic & Grand, LLC	Date:	12/28/2022
Address:	13727 NOEL ROAD SUITE 900, DALLAS, TX 75240	Phone:	203-375-1383
Project Address or Location:	552 & 522 Housatonic Avenue Bridgeport CT		
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: Manuel Jose Silva P.E.		
Address:	35 Brentwood Ave		
City/Town:	Fairfield	State:	CT   Zip Code: 06825
Business Phone:	203-610-6262		
e-mail:	MSilva@RoseTiso.com		

**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.

<b>Coastal Resources</b>	<b>On-site</b>	<b>Adjacent</b>	<b>Off-site but within the influence of project</b>	<b>Not Applicable</b>
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

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#### 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

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**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

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



## 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.

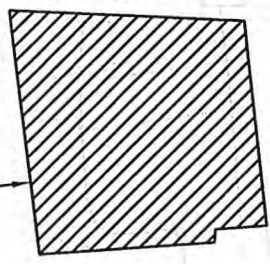
Appendix A

Figures



CAM BOUNDARY

SITE



FLOOD HAZARD

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

100 N. BOSTON ST. SUITE 200  
BOSTON, MA 02111  
TEL: 617-552-1100 FAX: 617-552-1101

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

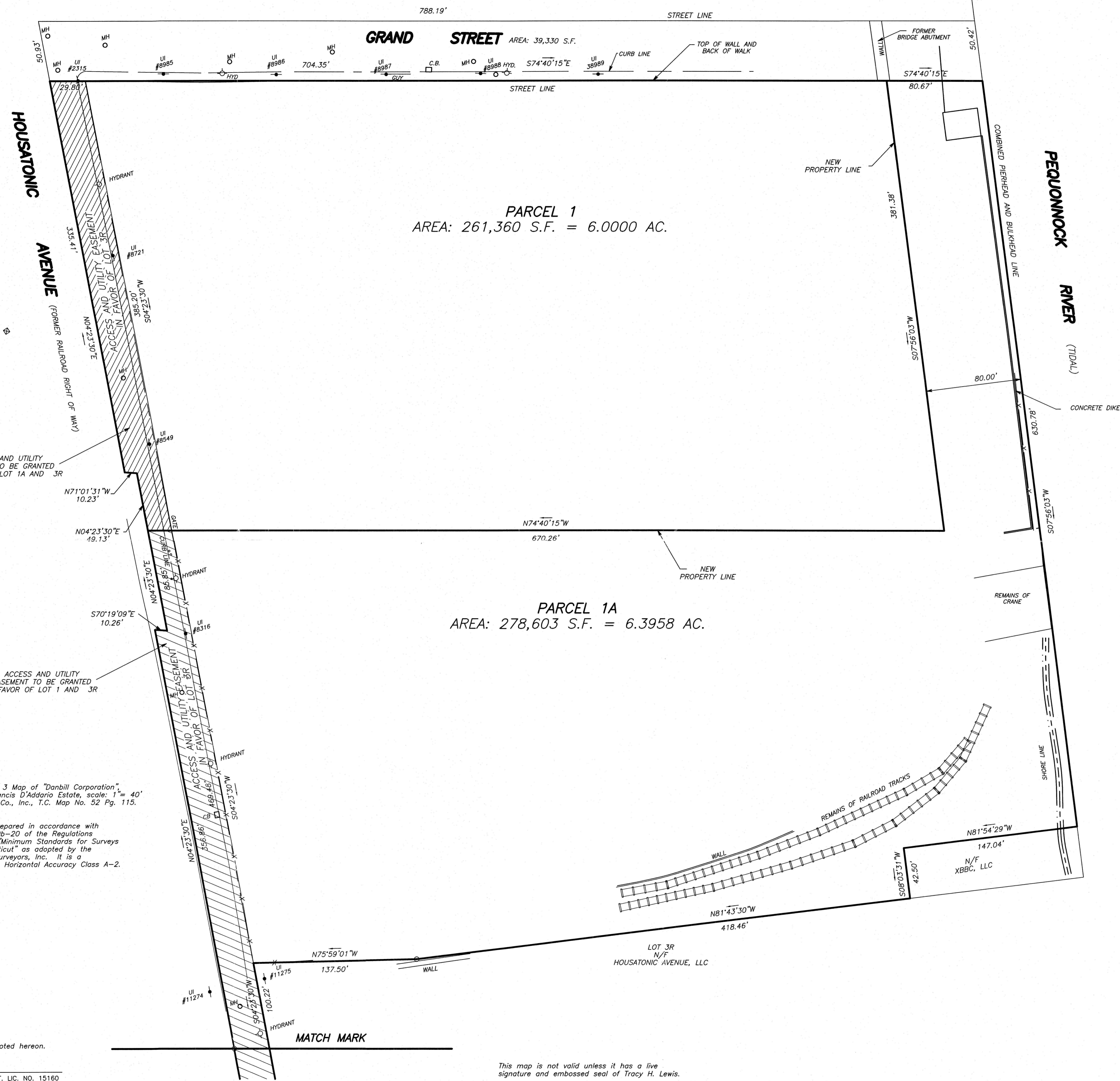
NEW 100 YEAR  
FLOOD LINE

FLOODWAY LINE

100  
YEAR  
FLOOD  
LINE

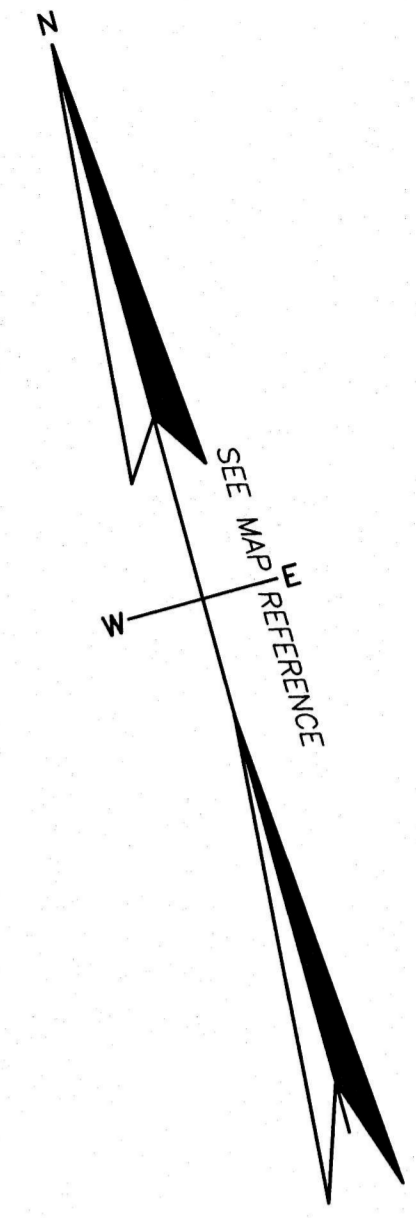
PANEL  
09001C\_188  
eff: 7/8/2013

100 200ft



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

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



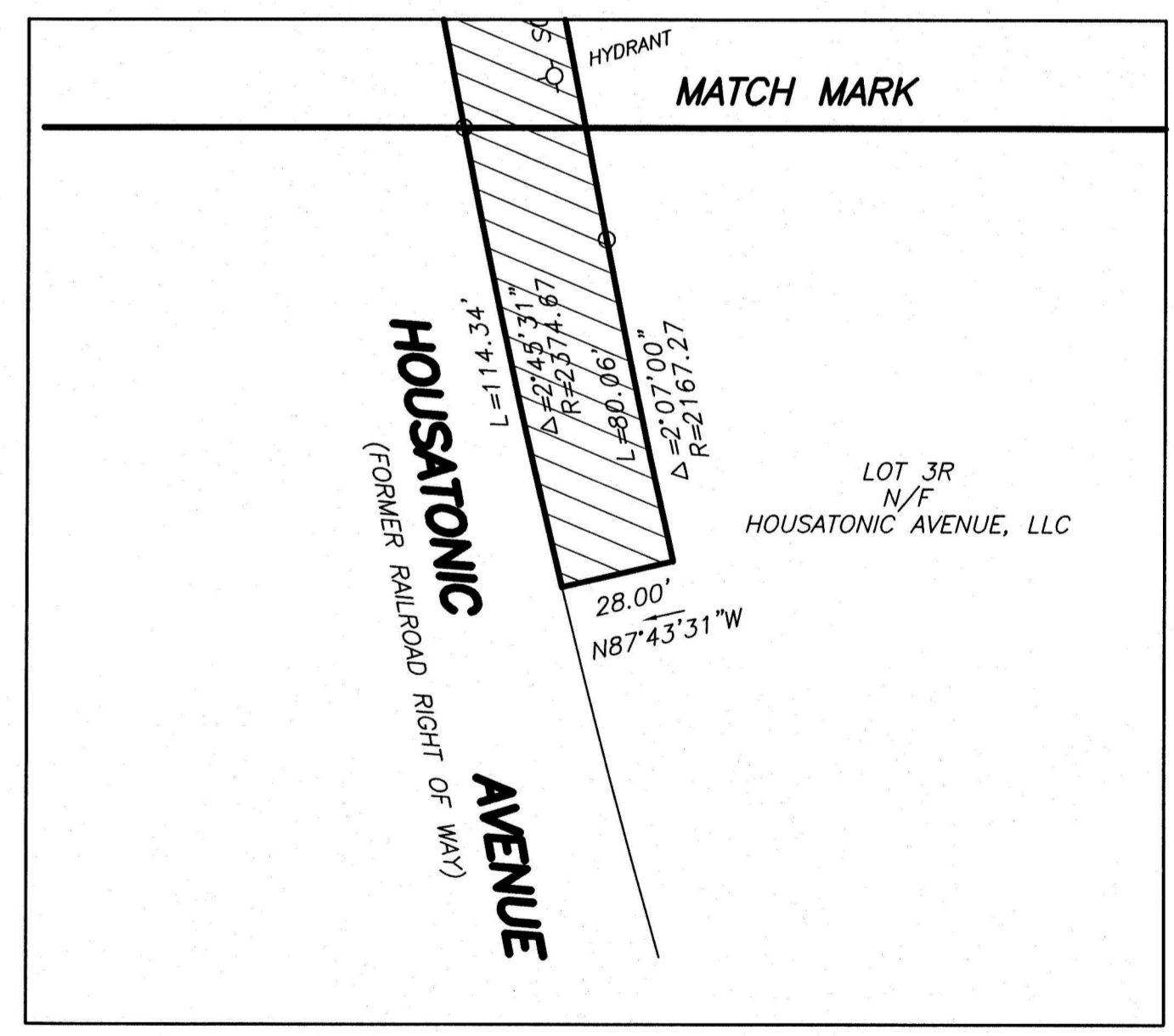
**MAP REFERENCE:**  
 Revision Map Parcel 1 and Parcel 3 Map of "Danbill Corporation",  
 Bridgeport, Ct. prepared for F. Francis D'Addario Estate, scale: 1"= 40'  
 dated April 19, 1996 by Fuller & Co., Inc., T.C. Map No. 52 Pg. 115.

**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.

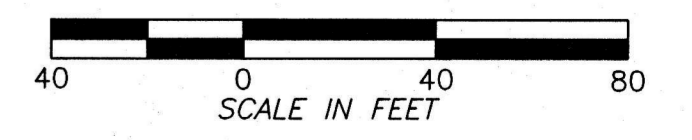
To my knowledge and belief,  
 this map is substantially correct as noted hereon.

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

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



**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



CITY OF BRIDGEPORT

File No. \_\_\_\_\_

PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: 1797 Main Street LLC
2. Is the Applicant's name Trustee of Record? Yes No X
3. Address of Property: 1797 Main Street & 36 Frank Street, Bridgeport, CT 06606
4. Assessor's Map Information: Block No. 41/1021 Lot No. 8/A
5. Amendments to Zoning Regulations: (indicate) Article: Section:
6. Description of Property (Metes & Bounds): 170' x 61.32' x 94.0' x 30.23' x 50.0' x 111.82' x 32.12' x 29.8' x 94.98'
7. Existing Zone Classification: 1797 Main St (MX2) & 36 Frank St (NX2)
8. Zone Classification requested: Proposed zone change of 36 Frank St from NX2 to MX2
9. Describe Proposed Development of Property: Zone change for property formerly known as 36 Frank Street to match zone of 1797 Main Street now that properties have been merged.

Approval(s) requested: Zone change

Signature: Date: 12/29/2022
Print Name:

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

Mailing Address: 10 Sasco Hill Rd, Fairfield, CT 06824
Phone: 203-528-0590 Cell: 203-528-0590 Fax:
E-mail Address: chris@russorizio.com

\$ Fee received Date: Clerk:

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

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

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

1797 Main Street LLC 12/29/2022
Print Owner's Name Owner's Signature Date
Print Owner's Name Owner's Signature Date

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\* Also Admitted in VT  
\* Also Admitted in NY  
+ Of Counsel

December 30, 2022

Paul Boucher  
Zoning Administrator  
Zoning Department  
45 Lyon Terrace  
Bridgeport, CT 06604  
**HAND-DELIVERED**

**Re: Zone Change – 1797 Main Street and 36 Frank Street**

Dear Mr. Boucher:

Please accept, on behalf of my client, 1797 Main Street, LLC (the “Petitioner”), the following narrative and enclosed application materials as part of an application for a zone change for the property formerly known as 36 Frank Street, which has now been merged with 1797 Main Street (together, the “Site”) from the NX2 Zone to the MX2 Zone.

### Narrative

The Petitioner requests a zone change under Section 11.40 of the Zoning Code of the City of Bridgeport (the “Regulations”) for the Site to the proposed MX2 Zone. The Site is located at two (2) corners – the corner of Main Street and Frank Street as well as Frank Street and Hurd Avenue. This Site is currently vacant. The Site abuts the VIP car wash and is located along the retail corridor of Main Street on both sides of the street. It is in close proximity to the Route 8/25 Connector and one of its exit ramps.

The abutting properties to the Site, which have frontage on both Main Street and Hurd Avenue are single-zoned properties with the MX Zones extending to both frontages. 36 Frank Street used to be a separate property from 1797 Main Street. The Petitioner owned 1797 Main Street and subsequently purchased 36 Frank Street. Since the current Regulations and Zoning Map were approved, 1797 Main Street has been located in the MX2 Zone. 36 Frank Street had yet to be merged with 1797 Main Street and was located in the NX2 Zone. 1797 Main Street and 36 Frank Street have since been merged into a single property as 1797



Main Street, but they remain split-zoned. A property with frontage on Main Street does not contain the NX2 Zone, except for the Site. The Petitioner proposes to change the Site into a single-zoned property, which is a goal of the Plan of Conservation and Development (“POCD”), in the MX2 Zone. Under Sec. 2.10.2.D of the Regulations, the MX2 Zone is “intended for the mixed-use, regional scale nodes within the city, where residents and visitors may access multiple uses by walking and automobile.” This perfectly characterizes the Site, and particularly, the property formerly known as 36 Frank Street. The Site stands in a mix of residential a commercial industrial uses. The Site is surrounded by the VIP Car Wash, Four-family dwellings, a large church, an industrial garage workshop, a restaurant, a construction company and other retail storefronts. The NX2 Zone is intended for neighborhoods, which are strictly residential. The surrounding neighborhood to the Site is anything but strictly residential. The MX2 Zone allows for the Site to be developed to enhance a main retail corridor along Main Street. Its design guidelines will promote development close to Main Street to promote a pedestrian environment. The partial change of zone to the Site, so it will be uniformly MX2, will help achieve that goal. However, the MX2 Zone will also preserve the residential component that is characteristic of the surrounding neighborhood. It will allow mixed-use development just as the surrounding neighborhood is a mix of uses.

The Petition satisfies the review and approval criteria for a zoning map amendment under Section 11.40.7 of the Regulations. The Petition is in conformity with the comprehensive plan as the Petition appropriately designates the Site within a single zone. As stated above, a portion of the Site is already located in the MX2 Zone and the Site abuts the MX2 Zone as well. Other properties that span from Main Street to Hurd Avenue are located in one of the MX Zones. Under Sec. 1.20.3 of the Regulations, a single parcel may not be classified into 2 or more base zones. Therefore, the existing zoning of the Site would not be permitted under the Regulations if the Site was in existence in its current form when the Regulations were approved. The NX2 Zone would not be the appropriate zone for the entire Site. The NX2 Zone is not located on Main Street in this area and it would remove retail from Main Street. On the contrary, the MX2 Zone does extend from Main Street to Hurd Avenue. On other single properties with frontages on Main Street and a rear secondary street, the MX2 Zone also extends to both frontages. With its proximity to the Route 8/25 Connector, the Site is located at a regional mixed-use node with tremendous access for both pedestrians and vehicles. This characteristic perfectly aligns with the intent of the MX2 Zone. The Petition is in conformity with the comprehensive plan and meets a changed condition of the Site when the properties were combined into the Site.

For the reasons stated above, the Petitioner respectfully requests approval of a zone change of a portion of the Site formerly known as 36 Frank Street from the NX2 Zone to the MX2 Zone, so the entire Site will be located within the MX2 Zone.

Sincerely,



Christopher Russo

# 1797 MAIN STREET LLC ACTIVE

1837 MAIN STREET, BRIDGEPORT, CT, 06604, United States

## BUSINESS DETAILS ▼

### Business Details ▲

#### General Information —

**Business Name**

1797 MAIN STREET LLC

**Business status**

ACTIVE

**Citizenship/place of formation**

Domestic/Connecticut

**Business address**

1837 MAIN STREET, BRIDGEPORT, CT, 06604, United States

**Annual report due**

3/31/2023

**NAICS code**

All Other Consumer Goods Rental (532289)

**Business ALEI**

1254277

**Date formed**

10/24/2017

**Business type**

LLC

**Mailing address**

1837 MAIN STREET, BRIDGEPORT, CT, 06604, United States

**Last report filed**

2022

**NAICS sub code**

532289

#### Principal Details —

**Principal Name**

VALDEMIRO SANTOS

**Principal Title**

MEMBER

**Principal Business address**

1797 MAIN STREET, BRIDGEPORT, CT, 06604, United States

Principal Residence address  
1797 MAIN STREET, BRIDGEPORT, CT, 06604, United States

Principal Name  
REGINA SANTOS

Principal Title  
MEMBER

Principal Business address  
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Principal Residence address  
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**Agent details**

Agent name  
VALDEMIRO SANTOS

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Agent Residence addresss  
1797 MAIN STREET , BRIDGEPORT, CT, 06604, United States

**Filing History**



**Business Formation - Certificate of Organization**

**0005957970**

Filing date: 10/24/2017

Filing time:

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Volume  
2414

Start page  
672

Pages  
2

Date generated  
10/24/2017

**LIST OF PROPERTIES WITHIN 100' OF 1797 MAIN ST AND 36 FRANK ST**

<b>LOCATION</b>	<b>OWNER'S NAME</b>	<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP CODE</b>
61 FRANK ST #63	MT. AERY BAPTIST CHURCH INC	73 FRANK ST	BRIDGEPORT	CT	06604
55 FRANK ST #57	LEARY RAYMOND	213 BUNNELL ST	BRIDGEPORT	CT	06607
45 FRANK ST	DIAZ JOSEPH G	45 FRANK ST	BRIDGEPORT	CT	06604
33 FRANK ST	AMARES LLC	33 FRANK ST	BRIDGEPORT	CT	06604
1765 MAIN ST	1751 MAIN STREET LLC	1751 MAIN ST	BRIDGEPORT	CT	06604
1771 MAIN ST	1771 MAIN STREET LLC	1771 MAIN ST	BRIDGEPORT	CT	06606
72 FRANK ST #76	ROBLANC INC	4635 MADISON AVENUE	TRUMBULL	CT	06611
1802 MAIN ST #1806	1812 MAIN STREET LLC	1802 MAIN ST #1806	BRIDGEPORT	CT	06604
1797 MAIN ST	1797 MAIN STREET LLC	1797 MAIN ST	BRIDGEPORT	CT	06606
1812 MAIN ST #1822	1812 MAIN LLC	238 GRIFFIN AVENUE	BRIDGEPORT	CT	06604
1839 MAIN ST	JROD LLC	1839 MAIN ST	BRIDGEPORT	CT	06604
1824 MAIN ST #1836	COLUMBUS PLACE ASSOCIATES LLC	122 ROBERTON CROSSING	FAIRFIELD	CT	06825
1840 MAIN ST	COLUMBUS PLACE ASSOCIATES	122 ROBERTON CROSSING	FAIRFIELD	CT	06825
1849 MAIN ST #1857	1849 MAIN STREET LLC	1650 BUSHWICK AVENUE	BROOKLYN	NY	11207
37 HURD AV	LUSITANIA LLC	50 HURD AVENUE	BRIDGEPORT	CT	06604
84 FRANK ST #86	CABELEIRA DOMINGOS	86 FRANK ST	BRIDGEPORT	CT	06604
73 FRANK ST	MT. AERY BAPTIST CHURCH INC	73 FRANK ST	BRIDGEPORT	CT	06604

**MX2 Zone Development Standards**

**Storefront Building Type**

3.20.4. BUILDING SITING SEE FIGURE 3.20-B	REQUIRED	NEW LOT 'A'	NEW LOT 'B'	NEW LOT 'C'
1) LOT WIDTH	N/A	100.8± FT.	114± FT. PRIMARY	157± FT. PRIMARY
2) PRIMARY STREETWALL	75% MINIMUM; (SEE COURTYARDS, OUTDOOR DINING, AND SEATING ALLOWANCES PER 3.20.10.A; MINIMUM STREETScape AREA REQUIRED PER 3.20.10.B. THROUGH LOTS ADDRESSED PER 3.20.10.B. SEE 14.20.6 FOR MEASURING)	49%	0%	0%
3) PRIMARY STREET BUILD-TO-ZONE	0 FT. MINIMUM, 15 FT. MAXIMUM; (SEE COURTYARDS, OUTDOOR DINING, AND SEATING ALLOWANCES PER 3.20.10.A; MINIMUM STREETScape AREA REQUIRED PER 3.20.10.B. THROUGH LOTS ADDRESSED PER 3.20.10.B. SEE 14.20.6 FOR MEASURING)	4.2± FT.	70.7± FT.	VACANT
4) NON-PRIMARY STREET BUILD-TO-ZONE	0 FT. MINIMUM, 15 FT. MAXIMUM; (SEE COURTYARDS, OUTDOOR DINING, AND SEATING ALLOWANCES PER 3.20.10.A; MINIMUM STREETScape AREA REQUIRED PER 3.20.10.B. THROUGH LOTS ADDRESSED PER 3.20.10.B. SEE 14.20.6 FOR MEASURING)	N/A	41.3± FT.	VACANT
5) SIDE SETBACK	0 FT. MINIMUM, 5 FT. MINIMUM (ADJACENT TO OTHER BUILDING TYPES)	0.3± FT.	2.6± FT.	VACANT
6) REAR SETBACK	15 FT. MAXIMUM ADJACENT TO 'N' ZONES (BUFFER REQUIRED ADJACENT TO 'N' ZONES PER 3.20.10)	36.1± FT.	THROUGH-LOT	VACANT
7) SITE COVERAGE	95% MAXIMUM (SEE 14.20.7 FOR MEASURING SITE COVERAGE)	100%	92%	VACANT

**3.20.5. PARKING AND ACCESSORY STRUCTURES**  
SEE FIGURE 3.20-C

1) PARKING AND DRIVEWAY ACCESS	NON-PRIMARY STREET: IF NO NON-PRIMARY STREET, PRIMARY: MAX. 22 FT. WIDTH AT SIDEWALK WITHOUT MEDIAN; MAX. 1 ACCESS DRIVE (SEE 8.0 FOR PARKING)	1 ACCESS DRIVE 25± FT WIDTH	3 ACCESS DRIVES 14± (HURD AVE) 27± FT (MAIN ST) 30± FT (MAIN ST)	2 ACCESS DRIVES 20± FT (MAIN ST) 25± FT (MAIN ST)
2) ATTACHED GARAGE SETBACK	30 FT MIN. BEHIND PRIMARY FACADE ABOVE ANY BASEMENT (SEE 6.50.11 FOR GARAGE DOOR DESIGN REGULATIONS)	N/A	N/A	N/A
ALLOWED GARAGE DOOR LOCATION	REAR, SIDE, NON-PRIMARY STREET FACADE (SEE 6.50.11 FOR GARAGE DOOR DESIGN REGULATIONS)	N/A	N/A	N/A
3) SURFACE PARKING LOCATION	REAR YARD, LIMITED SIDE YARD (SEE 14.20.9 FOR ALLOWED LIMITED SIDE YARD PARKING LAYOUT)	N/A	N/A	N/A
STREET SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPLE BUILDING (SEE 14.20.9 FOR ALLOWED LIMITED SIDE YARD PARKING LAYOUT)	N/A	N/A	N/A
SIDE AND REAR SETBACK	3 FT. MINIMUM (SEE 14.20.9 FOR ALLOWED LIMITED SIDE YARD PARKING LAYOUT)	N/A	N/A	N/A
4) ACCESSORY STRUCTURE LOCATION	REAR YARD (SEE 3.170 FOR ACCESSORY STRUCTURES)	N/A	N/A	N/A
STREET SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPLE BUILDING (SEE 3.170 FOR ACCESSORY STRUCTURES)	N/A	N/A	N/A
SIDE AND REAR SETBACK	5 FT. MINIMUM; 15 FT. MINIMUM ADJACENT TO 'N' ZONES (SEE 3.170 FOR ACCESSORY STRUCTURES)	N/A	N/A	N/A
ALLOWED ACCESSORY STRUCTURES	(SEE 3.170 FOR ACCESSORY STRUCTURES AND 4.70 FOR ACCESSORY USES)			
OUTBUILDINGS AND GARAGES	ALLOWED	N/A	N/A	N/A
OUTBUILDINGS AND GARAGES (HEIGHT)	ONE STORY MAX. OR, WHERE PRINCIPAL BUILDINGS ARE 2 OR MORE STORIES, 1.5 STORIES, CALCULATED BASED UPON THE FLOOR-TO-FLOOR HEIGHTS USED ON THE PRINCIPAL BUILDING.	N/A	N/A	N/A
OUTBUILDINGS AND GARAGES (FLOOR AREA)	THE MAXIMUM FLOOR AREA IS 50% OF THE PRINCIPAL BUILDING FOOTPRINT	N/A	N/A	N/A
DRIVE-THROUGH FACILITIES	ALLOWED	N/A	COMPLIES	N/A
FUEL PUMPS	ALLOWED	N/A	N/A	N/A

**3.20.6. HEIGHT**  
SEE FIGURE 3.20-D

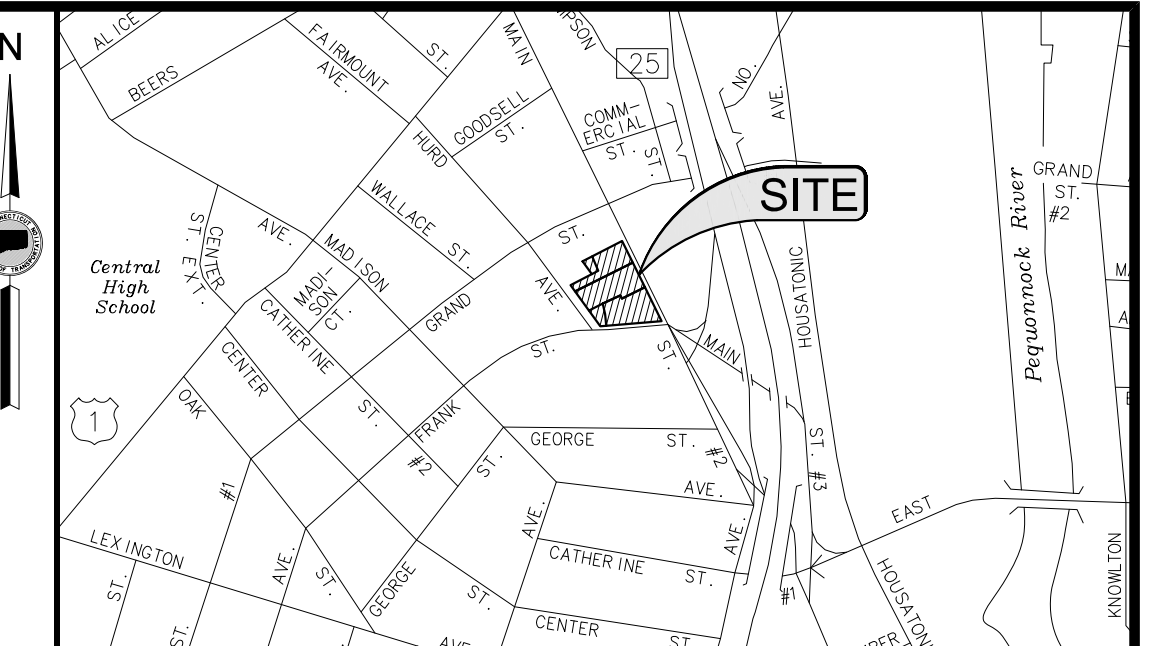
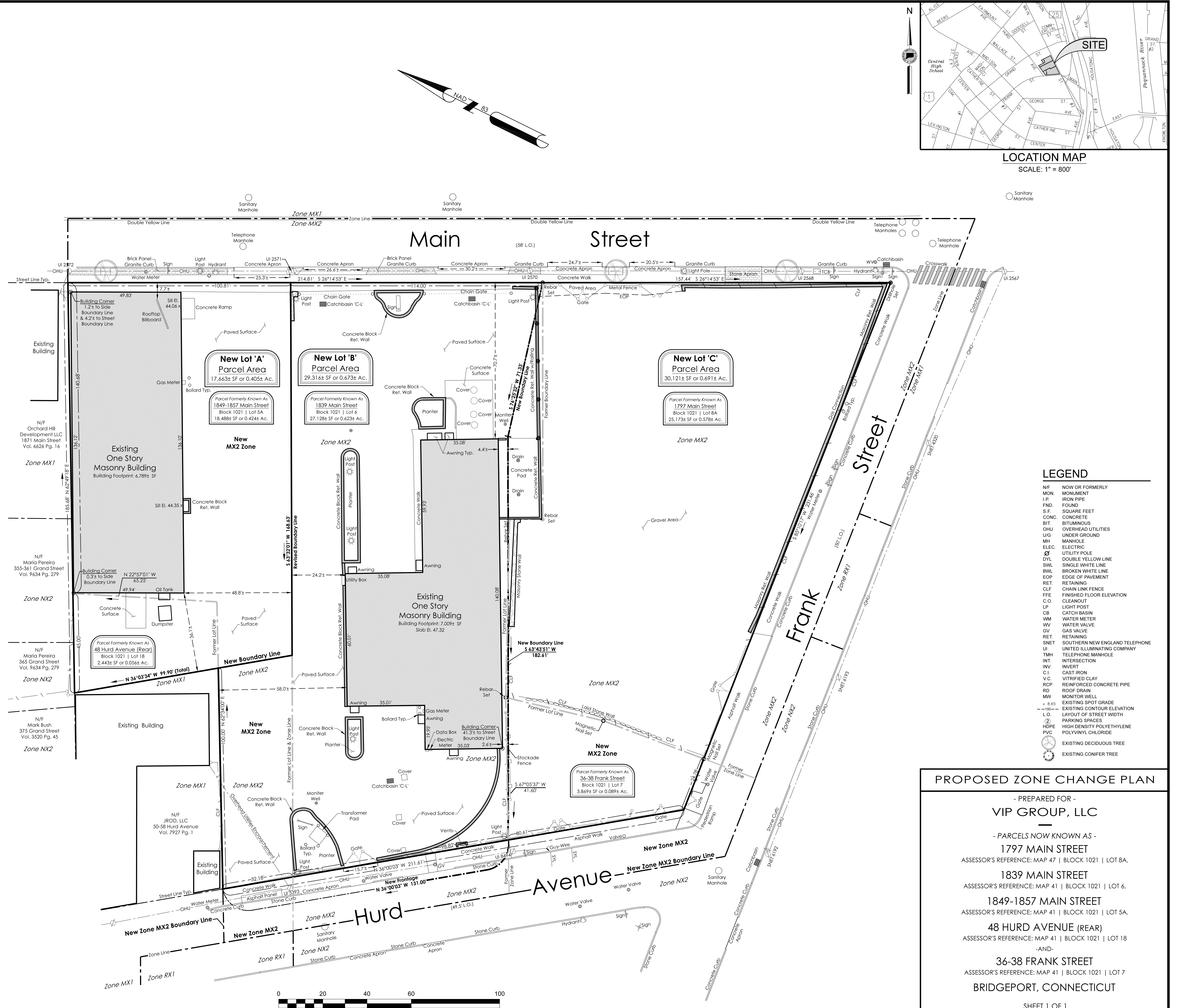
1) HEIGHT	2 STORY MINIMUM, 3 STORIES MAXIMUM	1 STORY	1 STORY	N/A
2) ADDITIONAL HIGH-RISE OR STEPPED-BACK HEIGHT	2 STORIES ADDITIONAL STORIES ALONG MAJOR CORRIDORS	N/A	N/A	N/A
3) GROUND STORY HEIGHT	12 FT. MINIMUM; 14 FT. MAXIMUM 14 FT. MINIMUM HEIGHT FOR SINGLE-STORY BUILDING WITH 6 FT. MAXIMUM HEIGHT PARAPET	11± FT.	11± FT.	N/A
4) UPPER STORY HEIGHT	9 FT. MINIMUM, 14 FT MAXIMUM	N/A	N/A	N/A

**3.20.7. ROOFS**  
SEE FIGURE 3.20-E

1) ROOF TYPES	FLAT, PARAPET (SEE 6.20 FOR ROOF TYPES AND TOWER REGULATIONS)	FLAT	FLAT	N/A
2) TOWER	ALLOWED	N/A	N/A	N/A

**3.20.9. ALLOWED USES**  
SEE ARTICLE 4.0 FOR USE DEFINITIONS, SPECIFIC USE LIMITATIONS, AND OTHER USE-RELATED REGULATIONS

RESIDENTIAL	ALLOWED	N/A	N/A	N/A
NUMBER OF PRINCIPLE UNITS	NOT ALLOWED	N/A	N/A	N/A
NUMBER OF ACCESSORY UNITS	ALLOWED	N/A	N/A	N/A
HOUSEHOLD LIVING	ALLOWED	N/A	N/A	N/A
COMMERCIAL				
RETAIL AND ENTERTAINMENT 4.40.2.A RETAIL SALES	ALLOWED	N/A	CONVENIENCE STORE	N/A
LIGHT VEHICLE SALES AND SERVICE 3.170.2.D.4 CAR WASH FACILITY	REQUIRES CERTIFICATE OF LOCATION APPROVAL	ACCESSORY CAR WASH FACILITY	CAR WASH FACILITY	N/A



**LOCATION MAP**  
SCALE: 1" = 80'

**LEGEND**

- N/F NOW OR FORMERLY
- MON MONUMENT
- I.P. IRON PIPE
- FND. FOUND
- S.F. SQUARE FEET
- CONC. CONCRETE
- BIT. BITUMINOUS
- O.H.U. UNDER GROUND
- U.G. UNDER GROUND
- M.H. MANHOLE
- ELEC. ELECTRIC
- U.P. UTILITY POLE
- D.Y.L. DOUBLE YELLOW LINE
- S.W.L. SINGLE WHITE LINE
- B.W.L. BROKEN WHITE LINE
- E.O.P. EDGE OF PAVEMENT
- RET. RETAINING
- C.L.F. CHAIN LINE FENCE
- F.F.E. FINISHED FLOOR ELEVATION
- C.O. CLEANOUT
- L.P. LIGHT POST
- C.B. CATCH BASIN
- W.M. WATER METER
- W.V. WATER VALVE
- G.V. GAS VALVE
- RET. RETAINING
- S.N.E.T. SOUTHERN NEW ENGLAND TELEPHONE
- U.I. UNITED ILLUMINATING COMPANY
- T.M.H. TELEPHONE MANHOLE
- INT. INTERSECTION
- INV. INVERT
- C.I. CAST IRON
- V.C. VITRIFIED CLAY
- R.C.P. REINFORCED CONCRETE PIPE
- R.D. ROOF DRAIN
- M.W. MONITOR WELL
- E.S.G. EXISTING SPOT GRADE
- E.C.E. EXISTING CONTOUR ELEVATION
- L.O. LAYOUT OF STREET WIDTH
- P. PARKING SPACES
- H.D.P.E. HIGH DENSITY POLYETHYLENE
- P.V.C. POLYVINYL CHLORIDE
- E.D.T. EXISTING DECIDUOUS TREE
- C.T. EXISTING CONIFER TREE

**PROPOSED ZONE CHANGE PLAN**

- PREPARED FOR -  
**VIP GROUP, LLC**

- PARCELS NOW KNOWN AS -  
**1797 MAIN STREET**  
ASSESSOR'S REFERENCE: MAP 47 | BLOCK 1021 | LOT 8A.

**1839 MAIN STREET**  
ASSESSOR'S REFERENCE: MAP 41 | BLOCK 1021 | LOT 6.

**1849-1857 MAIN STREET**  
ASSESSOR'S REFERENCE: MAP 41 | BLOCK 1021 | LOT 5A.

**48 HURD AVENUE (REAR)**  
ASSESSOR'S REFERENCE: MAP 41 | BLOCK 1021 | LOT 18

-AND-  
**36-38 FRANK STREET**  
ASSESSOR'S REFERENCE: MAP 41 | BLOCK 1021 | LOT 7

**BRIDGEPORT, CONNECTICUT**

SHEET 1 OF 1

DECEMBER 5, 2022 WASHINGTON CABEZAS, JR., PE, LS SCALE: 1"=20'



CITY OF BRIDGEPORT

File No. \_\_\_\_\_

PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: 1849 Main Street LLC
2. Is the Applicant's name Trustee of Record? Yes No X
3. Address of Property: 1849 Main Street #1857 & 48 Hurd Ave #Rear, Bridgeport, CT 06606
4. Assessor's Map Information: Block No. 47/1021 Lot No. 5/A
5. Amendments to Zoning Regulations: (indicate) Article: N/A Section:
(Attach copies of Amendment)
6. Description of Property (Metes & Bounds): 270.0' x 34.64' x 100.0' x 30.0' x 66.37' x 141.60' x 67.57' x 34.60'
7. Existing Zone Classification: MX1
8. Zone Classification requested: MX2
9. Describe Proposed Development of Property: To construct an automobile detailing building with associated site improvements

Approval(s) requested: Zone Change and Certification of Location for light vehicle sales & service.

Signature: Date: 12/29/2022
Print Name:

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

Mailing Address: 10 Sasco Hill Rd, Fairfield, CT 06824
Phone: 203-528-0590 Cell: 203-528-0590 Fax:
E-mail Address: chris@russorizio.com

\$ Fee received Date: Clerk:

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

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

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

1849 Main Street, LLC 12/29/2022
Print Owner's Name Owner's Signature Date
Print Owner's Name Owner's Signature Date

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Jane Ford She  
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Vanessa R. Wamb  
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\* Also Admitted in VT  
\* Also Admitted in NY  
+ Of Counsel

December 30, 2022

Paul Boucher  
Zoning Administrator  
Zoning Department  
45 Lyon Terrace  
Bridgeport, CT 06604  
**HAND-DELIVERED**

**Re: Zone Change and Certificate of Location for Light Vehicle Service & Sales – 1849 Main Street and 48 Hurd Avenue #Rear**

Dear Mr. Boucher:

Please accept, on behalf of my client, 1849 Main Street, LLC (the “Petitioner”), the following narrative and enclosed application materials as part of an application for a zone change for the properties known as 1849 Main Street and 48 Hurd Avenue #Rear, which have now been merged into one property as 1849 Main Street (the “Site”), from the MX1 Zone to the MX2 Zone. In addition, the Petitioner requests approval of a Certificate of Location for light vehicle sales & service under Sec. 11.120.1.C of the Regulations to construct a detailing building.

### Zone Change

The Petitioner requests a zone change under Section 11.40 of the Zoning Code of the City of Bridgeport (the “Regulations”) for the Site to the proposed MX2 Zone. The Site contains two (2) street frontages –Main Street and Hurd Avenue. It is in close proximity to the corner of Main Street and Frank Street. This Site currently contains a one-story masonry building, which is proposed to be demolished. The Site abuts the VIP car wash and is located along the retail corridor of Main Street on both sides of the street. It is also in close proximity to the Route 8/25 Connector and one of its exit ramps.

The abutting property to the south of the Site, which has frontage on both Main Street and Hurd Avenue is located within the MX2 Zone. The property further to the south

located at the corner of Main Street and Frank Street is also partially within the MX2 Zone. The Site used to contain two properties – 1849 Main Street and 48 Hurd Avenue #Rear. These properties were merged to create the Site with an address of 1849 Main Street. Since the current Regulations and Zoning Map were approved, the Site has been located in the MX1 Zone. The Petitioner proposes to change the zone of the Site to the MX2 Zone, which is in accordance with the Regulations and the Plan of Conservation and Development (“POCD”). Under Sec. 2.10.2.D of the Regulations, the MX2 Zone is “intended for the mixed-use, regional scale nodes within the city, where residents and visitors may access multiple uses by walking and automobile.” This perfectly characterizes the Site. The Site stands in a mix of residential a commercial/industrial uses. The Site is surrounded by the VIP Car Wash, multi-family dwellings, a large church, an industrial garage workshop, a restaurant, a construction company and other retail storefronts. The MX2 Zone allows for the Site to be developed to enhance a main retail corridor along Main Street. Its design guidelines will promote development close to Main Street to promote a pedestrian environment. However, in addition, the Site is located in close proximity to Route 8/25 Connector. The difference between the MX1 Zone and the MX2 Zone is the MX2 Zone is intended for locations that are easily accessible by automobile. The Site is located in an area where Main Street is at its closest point to the highway system and it is a central location to the City. As Main Street heads north, the distance between Main Street and the highway corridor increases. Therefore, the MX2 Zone is more appropriate for the Site than the MX1 Zone.

The Petition satisfies the review and approval criteria for a zoning map amendment under Section 11.40.7 of the Regulations. The property to the south, which spans from Main Street to Hurd Avenue is located in the MX2 Zone. The MX1 Zone would not be the appropriate zone for the Site. With its proximity to the Route 8/25 Connector, the Site is located at a regional mixed-use node with tremendous access for both pedestrians and vehicles. This characteristic perfectly aligns with the intent of the MX2 Zone. The Petition is in conformity with the comprehensive plan.

### **Certificate of Location Approval**

The Petitioner requests an approval for a Certificate of Location for light vehicle sales and service at the Site. The Petitioner proposes to construct a two-story detailing building on the Site. The Site currently contains 17,663 SF of lot area with a single approximately 6,789 SF single-story building. The existing building is proposed to be demolished. The Site abuts VIP car wash, which has been in existence and been successful for two decades. The Petitioner seeks to add a detailing building to the services to offer to patrons with the vehicles. The light vehicle sales & service use is permitted in the proposed MX2 Zone with a Certificate of Location.

The Petitioner proposes to construct a detailing building with a building footprint of 3,700 SF. The total building area is a proposed 6,660 SF. The detailing building will be accessed from 1839 Main Street, which abuts the Site and currently has a curb cut. Patrons will enter via this entrance and likely enter the existing car wash at 1839 Main Street. Once vehicles exit the car wash, they will have the ability to drive to the proposed detailing building internally without utilizing a public street. The proposed building will contain Twelve (12) service bays where various detailing services will be



offered. Once complete, these vehicles will exit the north side of the detailing building and then exit through an exit-only curb cut onto Main Street. One (1) parking space will be located to the side of the proposed building. Seven (7) parking spaces will be located to the rear of the Site. The portion of the proposed building located on Main Street will contain a retail area connected with the detailing building. It will have direct access out onto the Main Street sidewalk. The proposed building will also contain a second floor office area.

The proposed design of the building is in accordance with the Regulations. The street frontage of the proposed building and portions of the façade visible from the street will have extensive windows and transparency. The brick façade of the proposed building and attached wall will provide a tremendous street wall and streetscape appearance. It will be a significant rehabilitation of the Site in a manner that is fully compliant with the new Zone Bridgeport.

The Petition satisfies the requirements of the Regulations for a Certificate of Location. The Petition is fully compliant with the Regulations. An automotive use is appropriate for the MX2 Zone, which should be located in areas that are easily accessible by vehicle, such as the Site. The proposed use will not impair the future development of the surrounding area. In fact, it enhances an abutting use at the VIP car wash, which has already been successful for decades. In addition, new commercial development along the Main Street corridor will only enhance the corridor. The proposed building and Site design also protect adjacent neighborhoods. The proposed building is located on Main Street, while the parking area and landscape buffer are located at the rear of the Site to buffer neighboring properties. As the detailing building will only be open during normal business hours during the day, it will also reduce any impact to neighboring properties. The proposed use will not adversely impact property values. The rehabilitation of the Site will achieve the exact opposite by spurring new construction development in the area. The proposed use will not be disruptive to existing uses. The use will utilize an existing curb cut to enter the Site. All traffic between the car wash and proposed detailing building will be internal. The new curb cut on the Site will be an exit-only with minimal effect on traffic. Any traffic would be contained on the Site.

For the reasons stated above, the Petitioner respectfully requests approval of a zone change of the Site from the MX1 Zone to the MX2 Zone and approval of a Certificate of Location for light vehicles sales & service.

Sincerely,



Christopher Russo

# 1849 MAIN STREET LLC ACTIVE

1837 MAIN STREET, BRIDGEPORT, CT, 06604, United States

## BUSINESS DETAILS

### Business Details

#### General Information

**Business Name**

1849 MAIN STREET LLC

**Business status**

ACTIVE

**Citizenship/place of formation**

Domestic/Connecticut

**Business address**

1837 MAIN STREET, BRIDGEPORT, CT, 06604, United States

**Annual report due**

3/31/2023

**NAICS code**

All Other Consumer Goods Rental (532289)

**Business ALEI**

1126863

**Date formed**

12/13/2013

**Business type**

LLC

**Mailing address**

1837 MAIN STREET, BRIDGEPORT, CT, 06604, United States

**Last report filed**

2022

**NAICS sub code**

532289

#### Principal Details

**Principal Name**

VALDEMIRO SANTOS

**Principal Title**

MEMBER

**Principal Business address**

1837 MAIN STREET, BRIDGEPORT, CT, 06604, United States

Principal Residence address  
1837 MAIN STREET, BRIDGEPORT, CT, 06604, United States

**Agent details**

Agent name  
VALDEMIRO SANTOS

Agent Business address  
1849 MAIN STREET, BRIDGEPORT, CT, 06604, United States

Agent Mailing address  
1849 MAIN STREET, BRIDGEPORT, CT, 06604, United States

Agent Residence addresss  
1849 MAIN STREET , BRIDGEPORT, CT, 06604, United States

**Filing History**



**Business Formation - Certificate of Organization**

**0005001113**

Filing date: 12/13/2013

Filing time:

Volume Type  
B

Volume  
1880

Start page  
850

Pages  
2

Date generated  
12/13/2013

**PROPERTIES WITHIN 100' OF 1849 MAIN ST AND 48 HURD AVE #REAR**

LOCATION	OWNER'S NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE
72 FRANK ST #76	ROBLANC INC	4635 MADISON AVENUE	TRUMBULL	CT	06611
84 FRANK ST #86	CABELEIRA DOMINGOS	86 FRANK ST	BRIDGEPORT	CT	06604
37 HURD AV	LUSITANIA LLC	50 HURD AVENUE	BRIDGEPORT	CT	06604
1797 MAIN ST	1797 MAIN STREET LLC	1797 MAIN ST	BRIDGEPORT	CT	06606
1839 MAIN ST	JROD LLC	1839 MAIN ST	BRIDGEPORT	CT	06604
50 HURD AV #58	PINHO LLC	50 HURD AVE	BRIDGEPORT	CT	06604
60 HURD AV #62	FAI & WONG BROTHERS REALTY CORP	9 CHERRY GROVE CT	VALLEY STREAM	NY	11581
1824 MAIN ST #1836	COLUMBUS PLACE ASSOCIATES LLC	122 ROBERTON CROSSING	FAIRFIELD	CT	06825
64 HURD AV #66	MARTINS MIGUEL (EST OF) & MARIA A	64 HURD AVE	BRIDGEPORT	CT	06604
1840 MAIN ST	COLUMBUS PLACE ASSOCIATES	122 ROBERTON CROSSING	FAIRFIELD	CT	06825
1849 MAIN ST #1857	1849 MAIN STREET LLC	1650 BUSHWICK AVENUE	BROOKLYN	NY	11207
375 GRAND ST #377	BUSH MARK J	375 GRAND ST	BRIDGEPORT	CT	06604
365 GRAND ST	PEREIRA MARIA	2 HUNTERS RIDGE RD	SHELTON	CT	06484
1860 MAIN ST	COLUMBUS PLACE ASSOCIATES	122 ROBERTON CROSSING	FAIRFIELD	CT	06825
355 GRAND ST #361	PEREIRA MARIA	2 HUNTERS RIDGE RD	SHELTON	CT	06484
1871 MAIN ST #1891	ORCHARD HILL DEVELOPMENT LLC	1871 MAIN ST	BRIDGEPORT	CT	06604
1882 MAIN ST	NS RETAIL HOLDINGS LLC	1882 MAIN ST	BRIDGEPORT	CT	06604
61 HURD AV	BENFICA-OPORTO LLC	126 FRANK ST	BRIDGEPORT	CT	06604
126 FRANK ST	FRANK STREET YARD LLC	126 FRANK ST	BRIDGEPORT	CT	06604
389 GRAND ST	PEREIRA MARIA F	389 GRAND ST	BRIDGEPORT	CT	06604

**MX2 Zone Development Standards**

**Storefront Building Type**

3.20.4. BUILDING SITING SEE FIGURE 3.20-B	REQUIRED	NEW LOT 'A'	NEW LOT 'B'	NEW LOT 'C'
1) LOT WIDTH	N/A	100.8± FT.	114± FT. PRIMARY	157± FT. PRIMARY
2) PRIMARY STREETWALL	75% MINIMUM; (SEE COURTYARDS, OUTDOOR DINING, AND SEATING ALLOWANCES PER 3.20.10.A; MINIMUM STREETScape AREA REQUIRED PER 3.20.10.B. THROUGH LOTS ADDRESSED PER 3.20.10.B. SEE 14.20.6 FOR MEASURING)	49%	0%	0%
3) PRIMARY STREET BUILD-TO-ZONE	0 FT. MINIMUM, 15 FT. MAXIMUM; (SEE COURTYARDS, OUTDOOR DINING, AND SEATING ALLOWANCES PER 3.20.10.A; MINIMUM STREETScape AREA REQUIRED PER 3.20.10.B. THROUGH LOTS ADDRESSED PER 3.20.10.B. SEE 14.20.6 FOR MEASURING)	4.2± FT.	70.7± FT.	VACANT
4) NON-PRIMARY STREET BUILD-TO-ZONE	0 FT. MINIMUM, 15 FT. MAXIMUM; (SEE COURTYARDS, OUTDOOR DINING, AND SEATING ALLOWANCES PER 3.20.10.A; MINIMUM STREETScape AREA REQUIRED PER 3.20.10.B. THROUGH LOTS ADDRESSED PER 3.20.10.B. SEE 14.20.6 FOR MEASURING)	N/A	41.3± FT.	VACANT
5) SIDE SETBACK	0 FT. MINIMUM, 5 FT. MINIMUM (ADJACENT TO OTHER BUILDING TYPES)	0.3± FT.	2.6± FT.	VACANT
6) REAR SETBACK	15 FT. MAXIMUM ADJACENT TO 'N' ZONES (BUFFER REQUIRED ADJACENT TO 'N' ZONES PER 3.20.10)	36.1± FT.	THROUGH-LOT	VACANT
7) SITE COVERAGE	95% MAXIMUM (SEE 14.20.7 FOR MEASURING SITE COVERAGE)	100%	92%	VACANT

**3.20.5. PARKING AND ACCESSORY STRUCTURES**  
SEE FIGURE 3.20-C

1) PARKING AND DRIVEWAY ACCESS	NON-PRIMARY STREET: IF NO NON-PRIMARY STREET, PRIMARY: MAX. 22 FT. WIDTH AT SIDEWALK WITHOUT MEDIAN; MAX. 1 ACCESS DRIVE (SEE 8.0 FOR PARKING)	1 ACCESS DRIVE 25± FT WIDTH	3 ACCESS DRIVES 14± (HURD AVE) 27± FT (MAIN ST) 30± FT (MAIN ST)	2 ACCESS DRIVES 20± FT (MAIN ST) 25± FT (MAIN ST)
2) ATTACHED GARAGE SETBACK	30 FT MIN. BEHIND PRIMARY FACADE ABOVE ANY BASEMENT (SEE 6.50.11 FOR GARAGE DOOR DESIGN REGULATIONS)	N/A	N/A	N/A
ALLOWED GARAGE DOOR LOCATION	REAR, SIDE, NON-PRIMARY STREET FACADE (SEE 6.50.11 FOR GARAGE DOOR DESIGN REGULATIONS)	N/A	N/A	N/A
3) SURFACE PARKING LOCATION	REAR YARD, LIMITED SIDE YARD (SEE 14.20.9 FOR ALLOWED LIMITED SIDE YARD PARKING LAYOUT)	N/A	N/A	N/A
STREET SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPLE BUILDING (SEE 14.20.9 FOR ALLOWED LIMITED SIDE YARD PARKING LAYOUT)	N/A	N/A	N/A
SIDE AND REAR SETBACK	3 FT. MINIMUM (SEE 14.20.9 FOR ALLOWED LIMITED SIDE YARD PARKING LAYOUT)	N/A	N/A	N/A
4) ACCESSORY STRUCTURE LOCATION	REAR YARD (SEE 3.170 FOR ACCESSORY STRUCTURES)	N/A	N/A	N/A
STREET SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPLE BUILDING (SEE 3.170 FOR ACCESSORY STRUCTURES)	N/A	N/A	N/A
SIDE AND REAR SETBACK	5 FT. MINIMUM; 15 FT. MINIMUM ADJACENT TO 'N' ZONES (SEE 3.170 FOR ACCESSORY STRUCTURES)	N/A	N/A	N/A
ALLOWED ACCESSORY STRUCTURES	(SEE 3.170 FOR ACCESSORY STRUCTURES AND 4.70 FOR ACCESSORY USES)			
OUTBUILDINGS AND GARAGES	ALLOWED	N/A	N/A	N/A
OUTBUILDINGS AND GARAGES (HEIGHT)	ONE STORY MAX. OR, WHERE PRINCIPAL BUILDINGS ARE 2 OR MORE STORIES, 1.5 STORIES, CALCULATED BASED UPON THE FLOOR-TO-FLOOR HEIGHTS USED ON THE PRINCIPAL BUILDING.	N/A	N/A	N/A
OUTBUILDINGS AND GARAGES (FLOOR AREA)	THE MAXIMUM FLOOR AREA IS 50% OF THE PRINCIPAL BUILDING FOOTPRINT	N/A	N/A	N/A
DRIVE-THROUGH FACILITIES	ALLOWED	N/A	COMPLIES	N/A
FUEL PUMPS	ALLOWED	N/A	N/A	N/A

**3.20.6. HEIGHT**  
SEE FIGURE 3.20-D

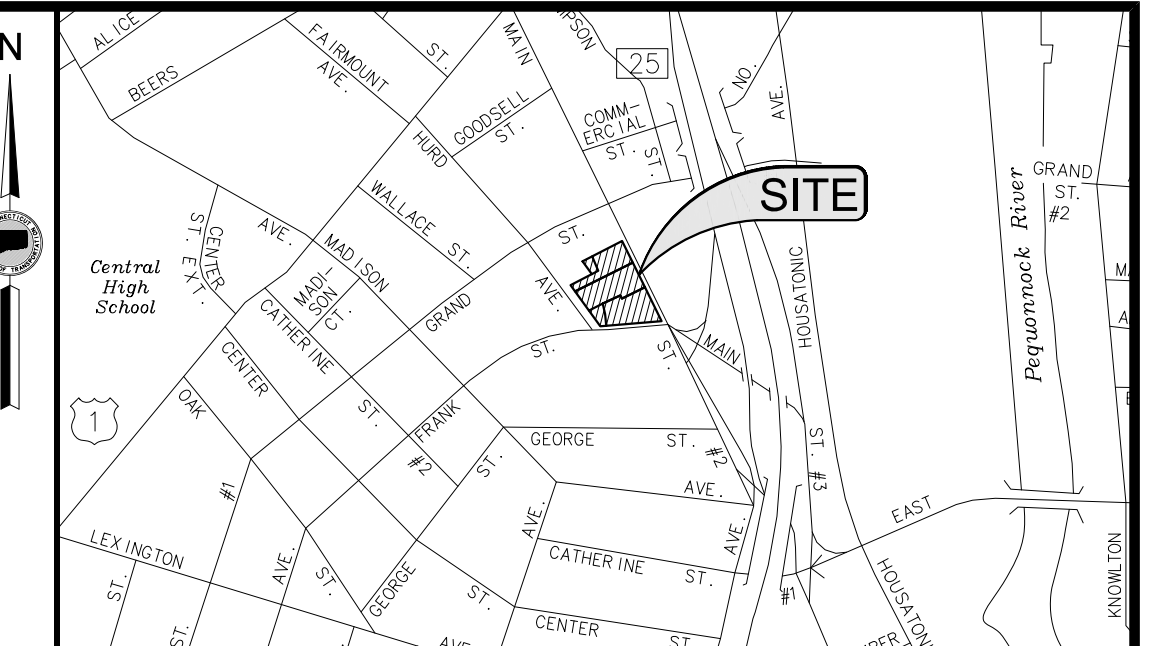
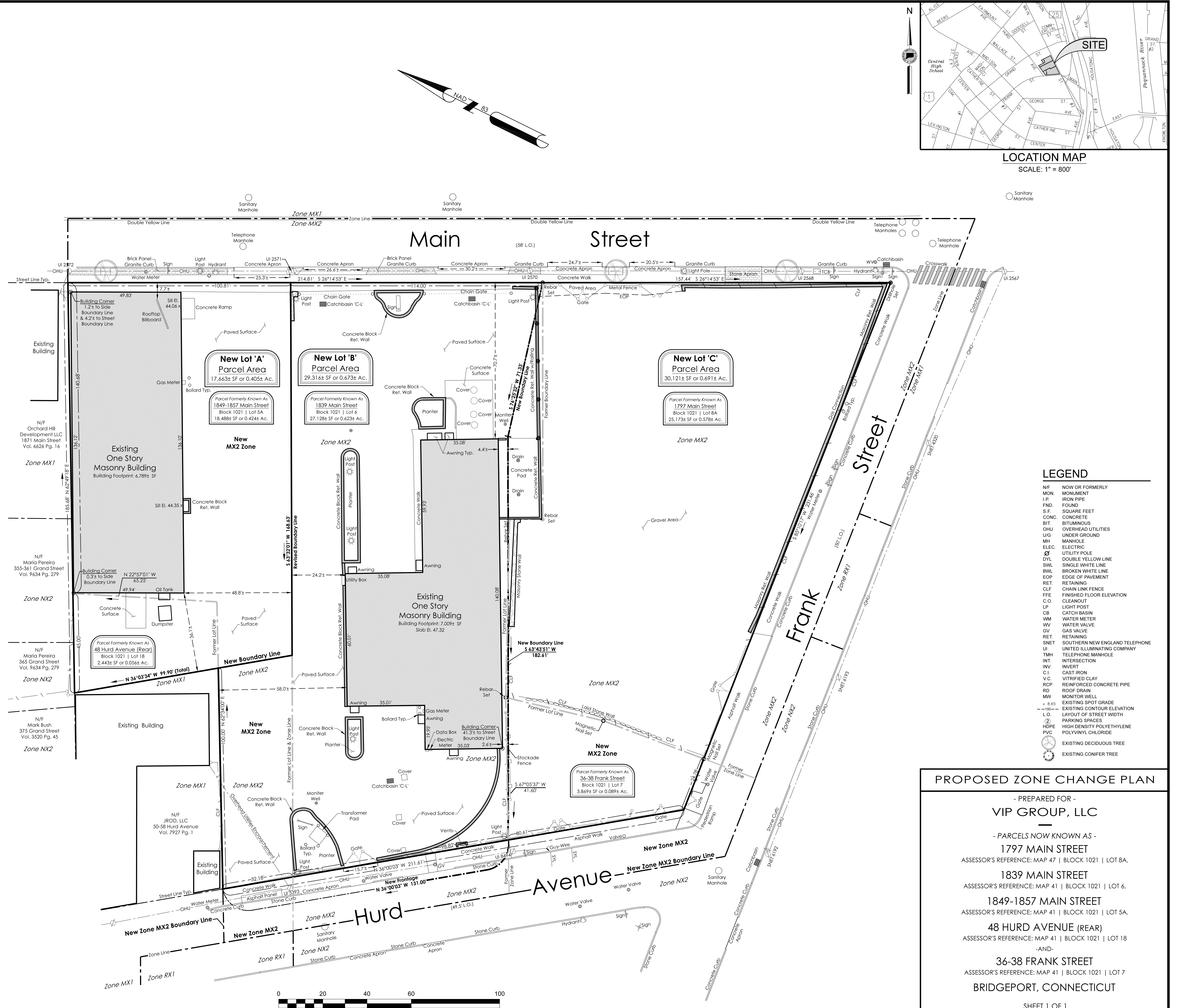
1) HEIGHT	2 STORY MINIMUM, 3 STORIES MAXIMUM	1 STORY	1 STORY	N/A
2) ADDITIONAL HIGH-RISE OR STEPPED-BACK HEIGHT	2 STORIES ADDITIONAL STORIES ALONG MAJOR CORRIDORS	N/A	N/A	N/A
3) GROUND STORY HEIGHT	12 FT. MINIMUM; 14 FT. MAXIMUM 14 FT. MINIMUM HEIGHT FOR SINGLE-STORY BUILDING WITH 6 FT. MAXIMUM HEIGHT PARAPET	11± FT.	11± FT.	N/A
4) UPPER STORY HEIGHT	9 FT. MINIMUM, 14 FT MAXIMUM	N/A	N/A	N/A

**3.20.7. ROOFS**  
SEE FIGURE 3.20-E

1) ROOF TYPES	FLAT, PARAPET (SEE 6.20 FOR ROOF TYPES AND TOWER REGULATIONS)	FLAT	FLAT	N/A
2) TOWER	ALLOWED	N/A	N/A	N/A

**3.20.9. ALLOWED USES**  
SEE ARTICLE 4.0 FOR USE DEFINITIONS, SPECIFIC USE LIMITATIONS, AND OTHER USE-RELATED REGULATIONS

RESIDENTIAL	ALLOWED	N/A	N/A	N/A
NUMBER OF PRINCIPLE UNITS	NOT ALLOWED	N/A	N/A	N/A
NUMBER OF ACCESSORY UNITS	ALLOWED	N/A	N/A	N/A
HOUSEHOLD LIVING	ALLOWED	N/A	N/A	N/A
COMMERCIAL				
RETAIL AND ENTERTAINMENT 4.40.2.A RETAIL SALES	ALLOWED	N/A	CONVENIENCE STORE	N/A
LIGHT VEHICLE SALES AND SERVICE 3.170.2.D.4 CAR WASH FACILITY	REQUIRES CERTIFICATE OF LOCATION APPROVAL	ACCESSORY CAR WASH FACILITY	CAR WASH FACILITY	N/A



**LEGEND**

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

**PROPOSED ZONE CHANGE PLAN**

- PREPARED FOR -  
**VIP GROUP, LLC**

- PARCELS NOW KNOWN AS -  
**1797 MAIN STREET**  
ASSESSOR'S REFERENCE: MAP 47 | BLOCK 1021 | LOT 8A.

**1839 MAIN STREET**  
ASSESSOR'S REFERENCE: MAP 41 | BLOCK 1021 | LOT 6.

**1849-1857 MAIN STREET**  
ASSESSOR'S REFERENCE: MAP 41 | BLOCK 1021 | LOT 5A.

**48 HURD AVENUE (REAR)**  
ASSESSOR'S REFERENCE: MAP 41 | BLOCK 1021 | LOT 18

-AND-  
**36-38 FRANK STREET**  
ASSESSOR'S REFERENCE: MAP 41 | BLOCK 1021 | LOT 7

**BRIDGEPORT, CONNECTICUT**

SHEET 1 OF 1

DECEMBER 5, 2022 WASHINGTON CABEZAS, JR., PE, LS SCALE: 1"=20'



# VIP AUTO DETAILING

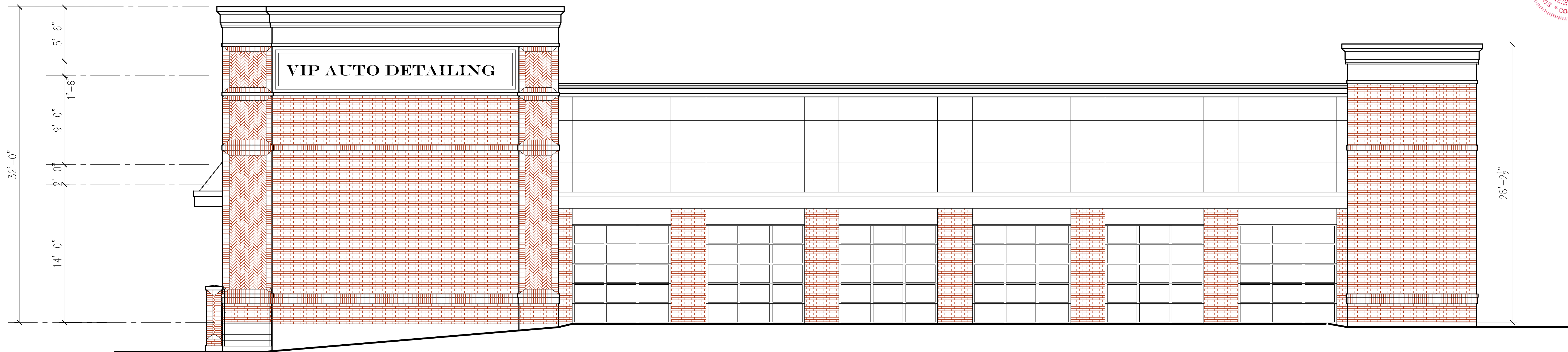
## 1849 MAIN STREET

### BRIDGEPORT, CT



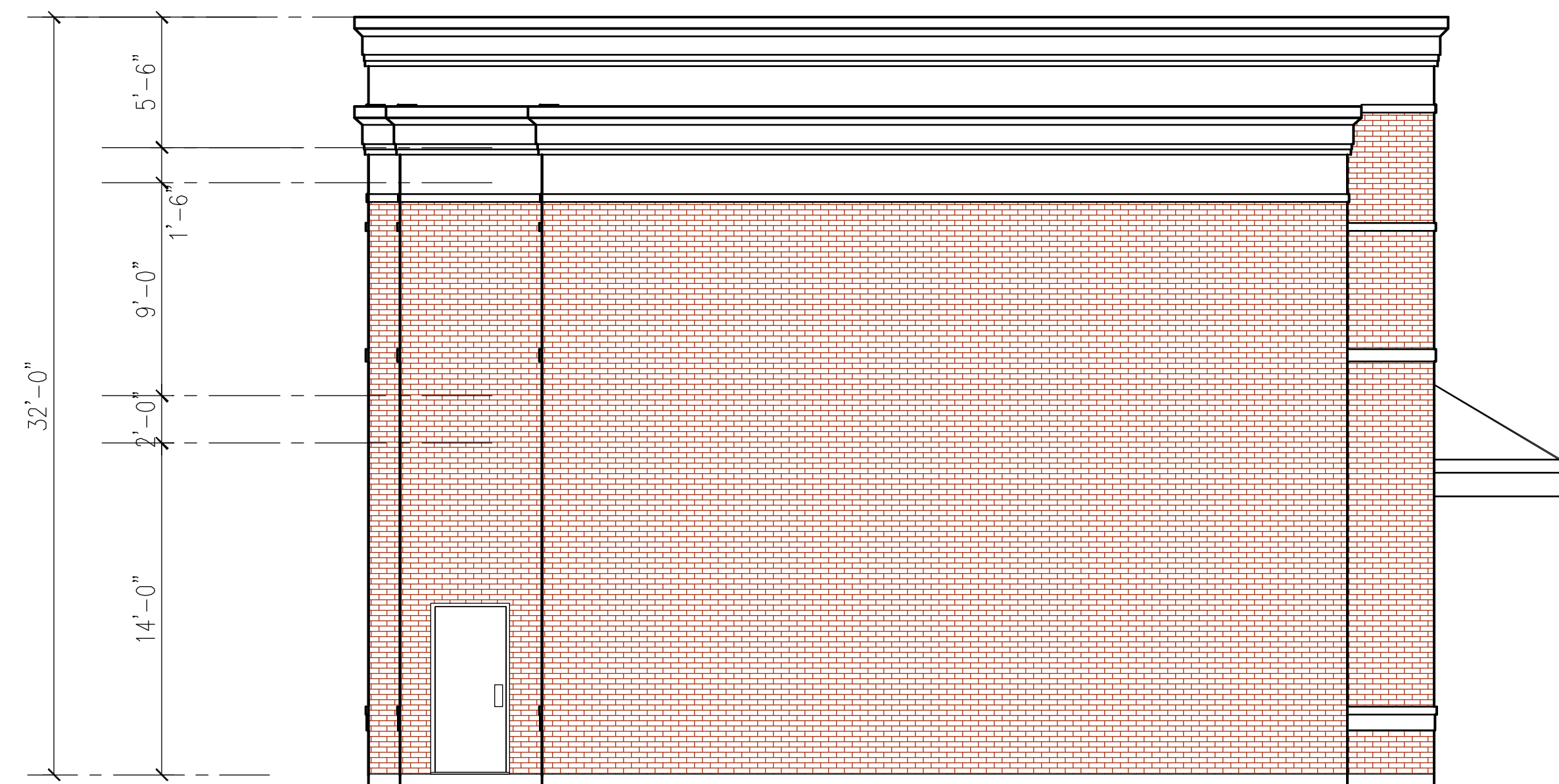
**GUEDES ASSOCIATES, INC.**  
Designers, Architects & Project Managers  
1425 Noble Avenue, Bpt., CT. 06610  
Tel. 203-367-5180 Fax. 203-367-4961





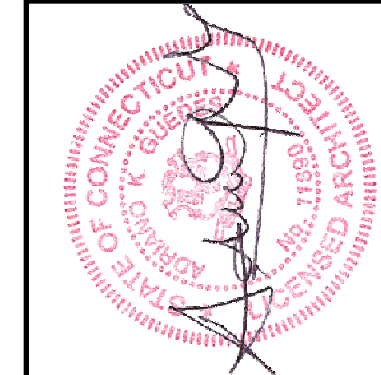
## NORTH ELEVATION PLAN

SCALE - 3/16" = 1'-0"



## WEST ELEVATION PLAN

SCALE - 3/16" = 1'-0"



1	2	3	4	5	6
REVISIONS					

11-16-2022

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

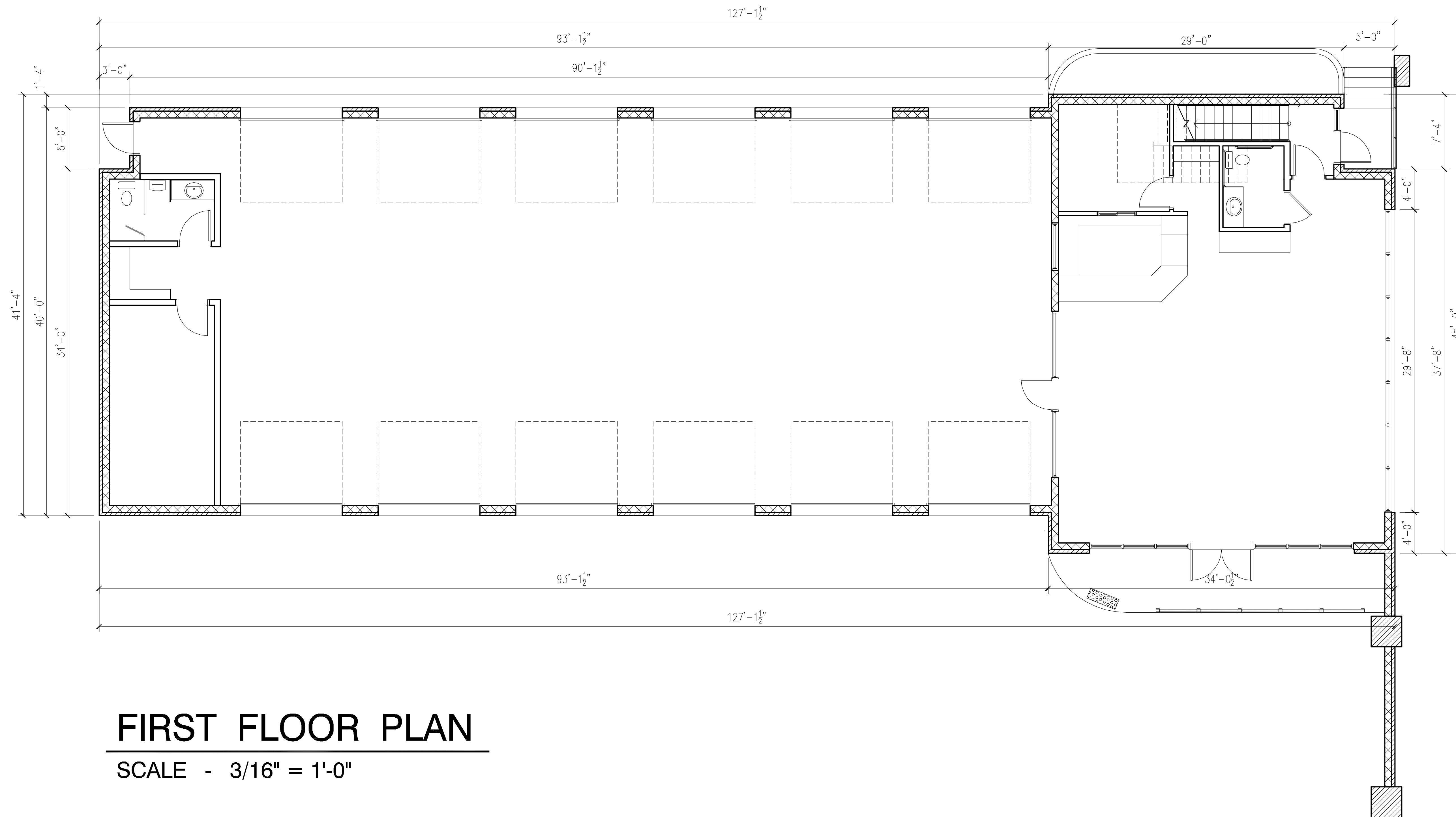


AUTO DETAILING BUILDING VIP CAR SERVICE 1849 MAIN STREET, BRIDGEPORT, CT	date: 10-12-2020 drawn: J.N. GUEDES	scale: AS NOTED project #:
NORTH & WEST ELEVATION PLAN		



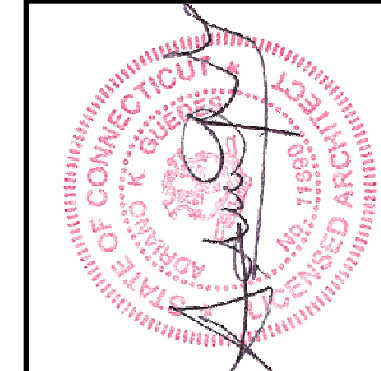
This drawing is the property of the architect. It has been prepared specifically for the owner of this project at this site and is not to be used for any other purpose, location, or owner without written consent of the architect. Method of construction shown on this drawing should be followed exactly.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

A-4



# FIRST FLOOR PLAN

SCALE - 3/16" = 1'-0"



REVISIONS					
1					
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**GUEDES ASSOCIATES, INC.**  
 Designers, Architects & Project Managers  
 1425 Noble Avenue, Bpt., CT. 06610  
 Tel. 203-367-5180 Fax. 203-367-4961



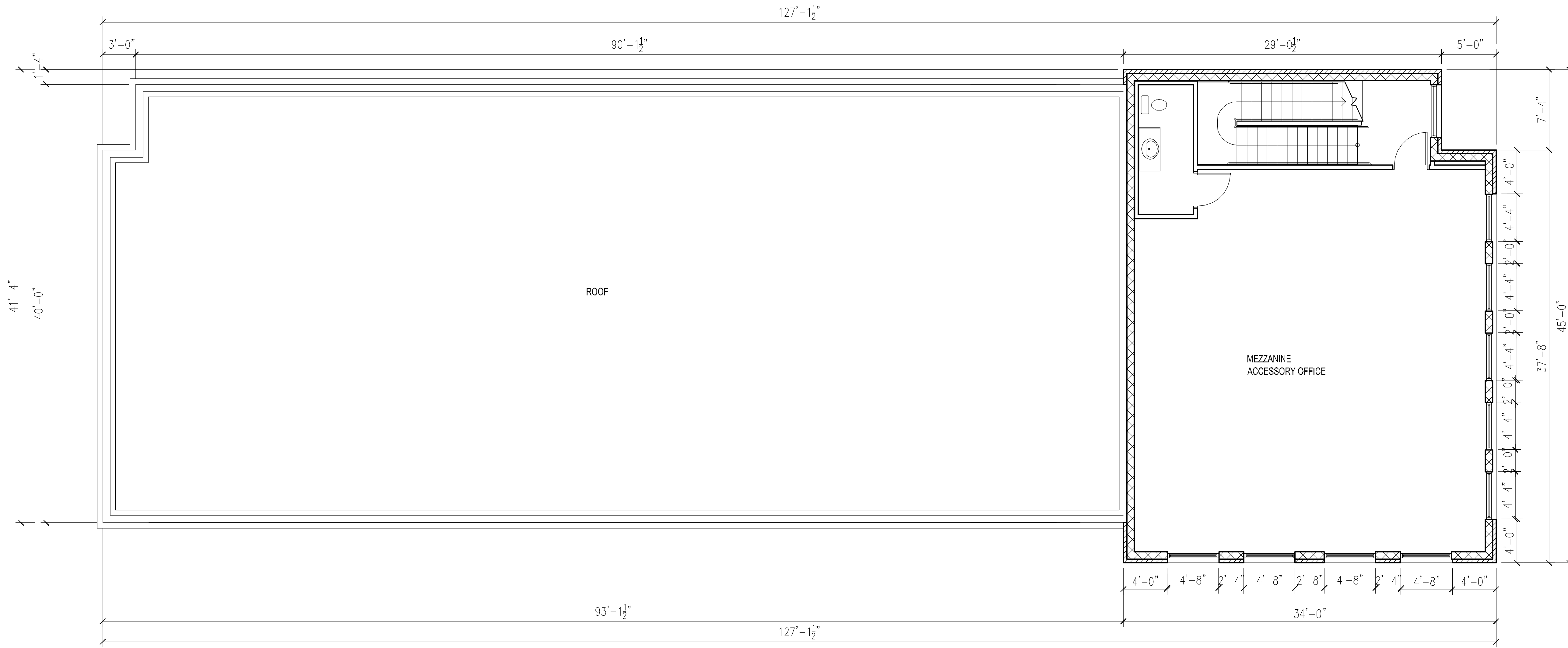
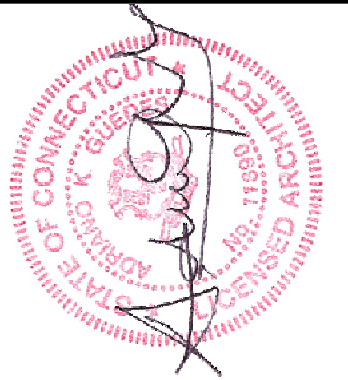
AUTO DETAILING BUILDING VIP CAR SERVICE 1849 MAIN STREET, BRIDGEPORT, CT	date:	10-12-2020	scale:	AS NOTED
	drawn:	J.N. GUEDES	project #:	
FIRST FLOOR PLAN				



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**A-1**





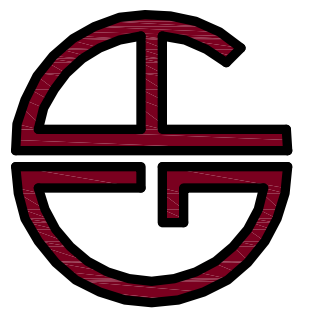
# SECOND FLOOR PLAN

SCALE - 3/16" = 1'-0"

03-12-2022

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



AUTO DETAILING BUILDING  
 VIP CAR SERVICE  
 1849 MAIN STREET, BRIDGEPORT, CT

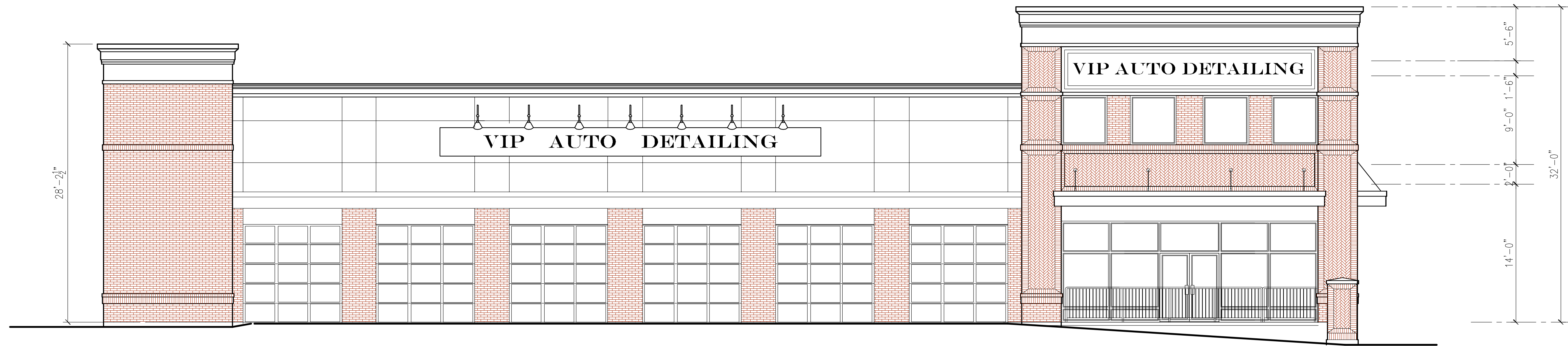
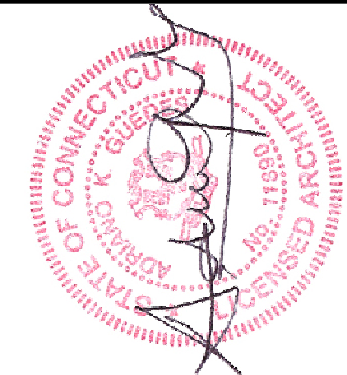
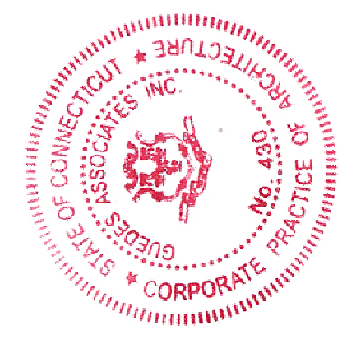
date:	10-12-2020	scale:	AS NOTED
drawn:	J.N. GUEDES	project #:	

SECOND FLOOR PLAN



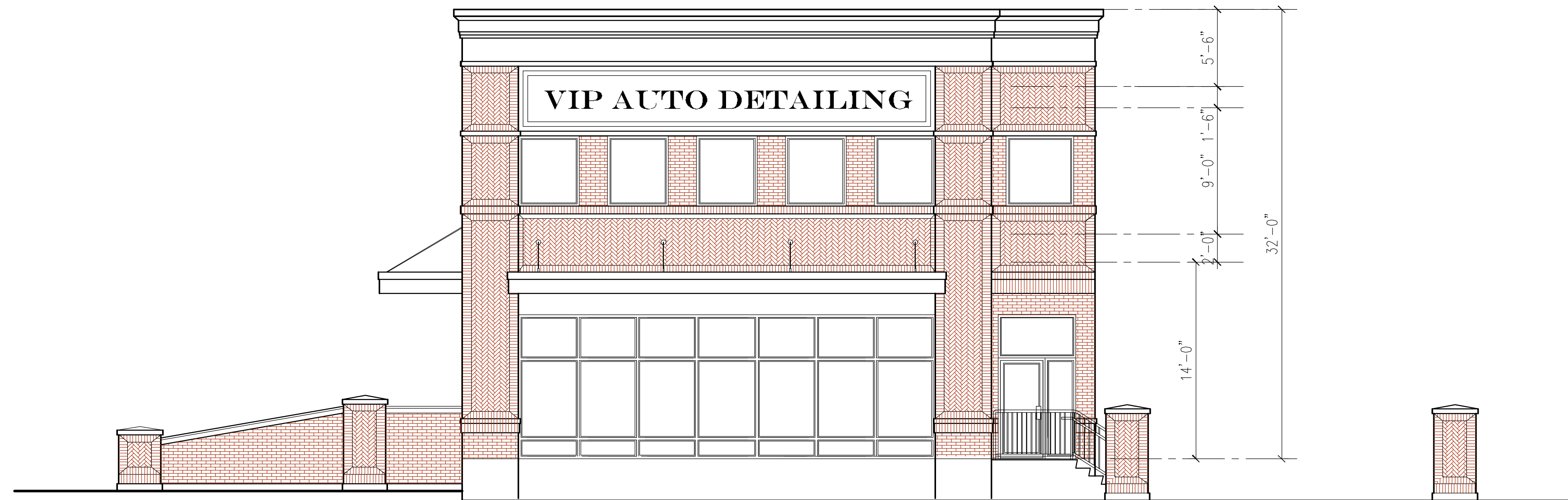
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**A-2**



## SOUTH ELEVATION PLAN

SCALE - 3/16" = 1'-0"



## EAST ELEVATION PLAN

SCALE - 3/16" = 1'-0"

11-16-2022

REVISIONS	
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4	
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**GUEDES ASSOCIATES, INC.**  
 Designers, Architects & Project Managers  
 1425 Noble Avenue, Bpt., CT. 06610  
 Tel. 203-367-5180 Fax. 203-367-4961



AUTO DETAILING BUILDING	
VIP CAR SERVICE	
1849 MAIN STREET, BRIDGEPORT, CT	
date: 10-12-2020	scale: AS NOTED
drawn: J.N. GUEDES	project #:
SOUTH & EAST ELEVATION PLAN	



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

**A-3**



# Inland Wetlands and Watercourses Agency

City of Bridgeport  
45 Lyon Terrace, Room 210  
Bridgeport, CT 06604  
Tel: (203) 576-7217 Fax: (203) 576-7213

## Application for a Permit to Conduct Regulated Activities

### 1. Project Information:

- a. Name of Applicant: Sacred Heart University, Inc.  
 Applicant's Interest in Property: Owner:  Lessee:  Agent:  Other: Owner  
 Business Address: 5151 Park Ave., Fairfield, CT 06825  
 Phone Number: 203-528-0590 Fax Number: 203-255-6618
- b. Name of Property Owner (If Not Applicant): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_

### 2. Existing Conditions:

- a. Project Title: 4000 Park Ave Addition Total Site Acreage: 379,406 SF  
 Project Address: 4000 Park Avenue  
 Block No.: 2510 Lot No.: 5/A Present Use of Property: Civic, Campus
- b. Total Onsite Wetland Acreage: 1,505 SF Total Onsite Watercourse Length: Approx 300'

### 3. Proposed Conditions:



- a. The proposed activity will affect (Please check where appropriate):  
 Wetland:  Watercourse/Open Water:  Setback:  Other: \_\_\_\_\_
- b. Wetland Acreage Affected: 0 SF Watercourse Length Affected: 0 SF
- c. Description of the project in relationship to regulated areas for which authorization is requested (include closest distance proposed activity is from regulated areas):  
The Applicant proposes to construct an attached parking garage on the south side of the existing building  
and an attached building addition to the north of the existing building,  
which will utilize an existing stormwater management area to the rear of  
the Site, which is located within the upland review area.

4. **Notice Requirements:**

- a. A list of the names and mailing addresses of abutting property owners requiring notification of this application as per the Inland Wetlands and Watercourses Regulations, Section 7.5.h.
- b. The applicant shall certify whether any portion of the property is located within five-hundred (500) feet of the boundary of an adjoining municipality, Section 7.7.a and Section 8.3.

5. **General Conditions:**

The undersigned applicant understands that this application is to be considered complete when all information and documents required by the Agency have been submitted. The Agency may request additional information to properly evaluate the proposed activities pursuant to the regulations. The undersigned warrants the truth of all statements contained herein and in all supporting document according to the best of his/her knowledge. The applicant further understands that any violation of any provision of a permit may result in orders to cease and desist from any and all work at the site. The undersigned applicant hereby consents to desist from any and all work at the site. The undersigned applicant hereby consents to necessary and proper inspections of the subject property by authorized agents of the Agency.

 _____ Signature of Applicant	Sacred Heart University, Inc. _____ Printed Name & Title	12/30/22 _____ Date
 _____ Signature of Owner	Sacred Heart University, Inc. _____ Printed Name	12/30/22 _____ Date

.....

Application Checklist  
(For Agency Use Only)  
(Section 7.5)

Application Number: _____	Fee Paid: _____
List of Abutting Property Owners: _____	Site Plans/Applications: _____
Applicant Statement: _____	Inspection Authorization Letter: _____
CT DEEP Reporting Form: _____	

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Jane@russorizio.com  
Vanessa R. Wambolt  
Vanessa@russorizio.com

\* Also Admitted in NY  
\* Also Admitted in VT  
+ Of Counsel

December 30, 2022

Paul Boucher  
Acting Zoning Administrator  
Zoning Department  
45 Lyon Terrace  
Bridgeport, CT 06604

**Re: Application for Inland Wetlands – 4000 Park Avenue**

Dear Mr. Boucher:

Please accept this Application to the Bridgeport Inland Wetlands and Watercourses Agency for an application for a permit to conduct regulated activities on behalf of my client, Sacred Heart University, Inc., for the property located at 4000 Park Avenue (the “Site”) in the RX2 Zone.

**Proposed Development & Use**

The Applicant proposes to construct an attached parking garage to the existing building and a 60,000 SF addition to support the existing educational building at the Site under the “Civic, Campus” use. The Site currently contains an existing building that hosts the Applicant’s Center for Healthcare Education. The Site’s proximity to the Applicant’s main campus, St. Vincent’s Hospital and the new Yale New Haven Medical Center at 5520 Park Avenue make it an ideal location for this focused specialty. The Site has frontage on Park Avenue slightly north of Rooster River Boulevard and contains approximately 9.73 acres. The existing building on the Site contains slightly over 120,000 SF in living floor area. Wetlands and watercourses are mainly located off-Site to the rear of the Site. However, in several locations in proximity to the rear property line, wetlands and watercourses are located on the Site. The regulated area also covers the rear of the Site. The existing building and structures are almost all located outside the regulated area. However, there is an existing stormwater management area located at the rear of the Site.

The Site has an extremely unique topography. Park Avenue rises in elevation heading northbound. However, at the southwestern corner of the Site, there is a dramatic rock outcropping that significantly raises the elevation at this corner. The extreme height increase does not taper off until the existing parking area, which is over 100' setback from the street property line. The Applicant proposes a 60,000 SF addition and expansion of the pre-existing, non-conforming "Civic, Campus" use at the Site for the Center for Healthcare Education. The addition will be located on the northern side of the existing building and set back at a similar distance as the existing building. It will consist of classrooms, nursing and health profession simulations spaces and offices. The addition is built in conformity of the Regulations. It will be Three (3) stories and located on the portion of the Site that is visible from Park Avenue.

The Applicant also proposes an attached garage to the existing building to accommodate the additional square footage from the expansion of the Center. The proposed attached garage will be located on the southern end of the existing building. The southern portion of the Site faces more challenges from the topography. As stated above, the existing building is setback a significant distance from the street property line due to the rock outcropping. This condition also sets back the location for the attached garage.

The rear of the Site behind the proposed garage is the location of the stormwater management area. A sanitary sewer easement is located at the rear of the Site for its entire length. An existing wetlands area and watercourse is located at the rear of the Site. It comes onto the Site and then off-Site in several locations, but the upland review area covers the area around the entire length of the rear property line. The Applicant proposes the drainage for these improvements into an already existing stormwater management area. No portion of the proposed buildings will be located in the upland review area.

For the above stated reasons, the proposed improvements will have no impact on the wetlands and we respectfully request approval of the application for a permit to conduct regulated activities on the Site.

Sincerely,



Christopher Russo

**4000 Park Av**

<b>LOCATION</b>	<b>Owner</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
3900 PARK AV	LEVY PARK AVENUE ASSOCIATES	75 JOHN ST	BRIDGEPORT	CT	06604
181 ROOSTER RIVER BV	ANDERSON ARMANDO S & MAGDELENA	181 MARTHA PL	BRIDGEPORT	CT	06606
1 MARTHA PL	MORALES CARLOS A & MAXIMA A	1 MARTHA PL	BRIDGEPORT	CT	06606
5 MARTHA PL	MUSANTE JANINE L	5 MARTHA PLACE	BRIDGEPORT	CT	06606
15 MARTHA PL	PEREIRA TIAGO ET AL	15 MARTHA PLACE	BRIDGEPORT	CT	06606
29 MARTHA PL	DITIRRO JULIA (LU) ET AL	29 MARTHA PL	BRIDGEPORT	CT	06606
45 MARTHA PL	DASILVA AMANDIO	45 MARTHA PL	BRIDGEPORT	CT	06606
63 MARTHA PL	DARCANGELO MAFALDA	63 MARTHA PL	BRIDGEPORT	CT	06606
77 MARTHA PL	CALDERAS ROBERTO & JANET	77 MARTHA PL	BRIDGEPORT	CT	06604
91 MARTHA PL	MARINI MARIA	91 MARTHA PL	BRIDGEPORT	CT	06606
4070 PARK AV	HOLY TRINITY GREEK ORTHODOX	4070 PARK AVE	BRIDGEPORT	CT	06604
4000 PARK AV	SACRED HEART UNIVERSITY INC	5151 PARK AVENUE	FAIRFIELD	CT	06825

## **STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM**

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, inland wetlands agencies must complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for **each** action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package.

Please remember, the inland wetlands agency is responsible for ensuring that the information provided is **accurate** and that it reflects the **final** action of the agency. Incomplete or incomprehensible forms will be mailed back to the agency. Instructions for completing the form are located on the following pages.

The inland wetlands agency shall mail completed forms for actions taken during a calendar month no later than the 15<sup>th</sup> day of the following month to the Department of Energy and Environmental Protection (DEEP). Do **not** mail this cover page or the instruction pages. Please mail **only the completed** reporting form to:

DEEP Land & Water Resources Division  
Inland Wetlands Management Program  
79 Elm Street, 3<sup>rd</sup> Floor  
Hartford, CT 06106

Questions may be directed to the DEEP's Inland Wetlands Management Program at (860) 424-3019.



# **INSTRUCTIONS FOR COMPLETING THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM**

Use a separate form to report EACH action taken by the Agency. Complete this electronic fill-in form as described below. If completing by hand please print and use the pdf version. Do NOT submit a reporting form for withdrawn actions.

## **PART I: Must Be Completed By The Inland Wetlands Agency**

1. Choose the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed.
2. Choose ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. Do NOT submit a reporting form for withdrawn actions. Do NOT enter multiple code letters (for example, if the same project or activity had both a permit issued and enforcement action, submit two forms for the two separate actions).
  - A = A Permit Granted by the Inland Wetlands Agency (not including map amendments, see code D below)
  - B = Any Permit Denied by the Inland Wetlands Agency
  - C = A Permit Renewed or Amended by the Inland Wetlands Agency
  - D = A Map Amendment to the Official Town Wetlands Map - or -  
An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
  - E = An Enforcement Action: Permit Revocation, Citation, Notice of Violation, Order, Court Injunction, or Court Fines
  - F = A Jurisdictional Ruling by the Inland Wetlands Agency (activities "permitted as of right" or activities considered non-regulated)
  - G = An Agent Approval pursuant to CGS 22a-42a(c)(2)
  - H = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)
3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".
4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

**PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant** - If Part II is completed by the applicant, the applicant MUST return the form to the Inland Wetlands Agency. The Inland Wetlands Agency MUST ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.

Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.

6. Enter the USGS Quad Map name or number (1 through 115) as found on the CT Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. USGS Quad Map information is available at: <https://portal.ct.gov/-/media/deep/gis/resources/IndexNamedQuadTownpdf.pdf>

ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn CLEAR's website: [http://clear.uconn.edu/data/map\\_set/index.htm](http://clear.uconn.edu/data/map_set/index.htm) (no roads depicted) or at CTECO: [http://www.cteco.uconn.edu/map\\_catalog.asp](http://www.cteco.uconn.edu/map_catalog.asp) (depicts roads, choose town and a natural drainage basin map).

7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (for example, don't state "forestry," provide details such as "20 acre forest harvest, permit required for stream crossing.")

9. Carefully review the list below and enter ONLY ONE code letter which best characterizes the action/project/activity. All state agency projects must code "N."

- |   |   |
|---|---|
| A = Residential Improvement by Homeowner                  | I = Storm Water / Flood Control   |
| B = New Residential Development for Single Family Units   | J = Erosion / Sedimentation Control   |
| C = New Residential Development for Multi-Family / Condos | K = Recreation / Boating / Navigation   |
| D = Commercial / Industrial Uses                          | L = Routine Maintenance   |
| E = Municipal Project                                     | M = Map Amendment   |
| F = Utility Company Project                               | N = State Agency Project  |
| G = Agriculture, Forestry or Conservation                 | P = Other (this code includes the approval of concept, subdivision or similar plans with no-on-the-ground work) |
| H = Wetland Restoration, Enhancement, Creation            |   |

10. Enter between one and four code numbers to best characterize the action/project/activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You MUST provide code 12 if the activity is located in an established upland review area. You MUST provide code 14 if the activity is located beyond the established upland review area or no established upland review area exists.

- |   |  |
|---|--|
| 1 = Filling   | 8 = Underground Utilities Only (no other activities)             |
| 2 = Excavation  | 9 = Roadway / Driveway Construction (including related culverts) |
| 3 = Land Clearing / Grubbing (no other activity)            | 10 = Drainage Improvements                                       |
| 4 = Stream Channelization                                   | 11 = Pond, Lake Dredging / Dam Construction                      |
| 5 = Stream Stabilization (includes lakeshore stabilization) | 12 = Activity in an Established Upland Review Area               |
| 6 = Stream Clearance (removal of debris only)               | 14 = Activity in Upland  |
| 7 = Culverting (not for roadways)                           |  |

**Examples:** Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality does not have an established upland review area must use code 14, other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14, other possible codes are 1 and 2.

11. Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. For PERMANENT alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body." For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream." Remember, these figures represent only the acreage altered, not the total acreage of wetlands or watercourses on the site. You MUST provide all information in ACRES (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. If this report is being completed for an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.
12. Enter in acres the area of upland altered as a result of an ACTIVITY REGULATED BY the inland wetlands agency, or as a result of an AGENT APPROVAL pursuant to CGS section 22a-42a(c)(2). Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. Include areas that are permanently altered, or proposed to be permanently altered, for all agent approvals, agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. If this report is being completed for an agent approval or an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.
13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, renewals, jurisdictional rulings and enforcement actions. NOTE restored or enhanced applies to previously existing wetlands or watercourses. Created applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses. For created - question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered. You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. Enter zero if there is no restoration, enhancement or creation.

**PART III: To Be Completed By The DEEP** - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the municipal inland wetlands agency.



## Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions.  
If completing by hand - please print and use the [pdf version](#).  
Incomplete or incomprehensible forms will be mailed back to the municipal inland wetlands agency.

### PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: [Click Here for Year](#) month: [Click Here for Month](#)
- CHOOSE ACTION TAKEN (see instructions for code): [Click Here to Choose a Code](#)
- WAS A PUBLIC HEARING HELD (check one)? yes  no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(type name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (type name): Bridgeport  
does this project cross municipal boundaries (check one)? yes  no   
if yes, list the other town(s) in which the activity is occurring (type name(s)): \_\_\_\_\_, \_\_\_\_\_
- LOCATION (click on hyperlinks for information): USGS quad map name: Bridgeport or quad number: 109  
subregional drainage basin number: 7106
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Sacred Heart University, Inc.
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (type information): 4000 Park Avenue  
briefly describe the action/project/activity (check and type information): temporary  permanent  description: Proposed construction of an attached parking garage and building addition to existing education building
- ACTIVITY PURPOSE CODE (see instructions for code): P
- ACTIVITY TYPE CODE(S) (see instructions for codes): 8, 9, 10, 12
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, type acres or linear feet as indicated):  
wetlands: 0.00 acres open water body: \_\_\_\_\_ acres stream: \_\_\_\_\_ linear feet
- UPLAND AREA ALTERED (type acres as indicated): 0.00 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type acres as indicated): 0 acres

DATE RECEIVED:

### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO