



CITY OF BRIDGEPORT

File No. _____

PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: Pro Tech Home, LLC
2. Is the Applicant's name Trustee of Record? Yes No X
3. Address of Property: 19 Infield Street, Bridgeport, CT 06606
4. Assessor's Map Information: Block No. 2443 Lot No. 13
5. Amendments to Zoning Regulations: (indicate) Article: N/A Section:
6. Description of Property (Metes & Bounds): 50' x 100' x 50' x100'
7. Existing Zone Classification: N2
8. Zone Classification requested: N/A
9. Describe Proposed Development of Property: Two story, two family residence

Approval(s) requested: Special permit per section 3.100 of the Bridgeport Zoning Regulations

Signature: Date:
Print Name:

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

Mailing Address: 1000 Bridgeport Avenue, Suite 501, Shelton, CT 06484
Phone: 203-366-3939 Cell: Fax:
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

Pro Tech Home, LLC
Print Owner's Name
Owner's Signature
Date
Print Owner's Name
Owner's Signature
Date

By: Tiago Silva, duly authorized

Property Owners Within One Hundred Feet of
19 Infield Street

Property Description	Owner(s)	Mailing Address
29 Infield Street	Kerone & Noel Greet	29 Infield Street Bridgeport, CT 06606
36 Oakwood Street	Gary Ellis	36 Oakwood Street Bridgeport, CT 06606
26 Oakwood Street	Robin Gonzalo-Chara	26 Oakwood Street Bridgeport, CT 06606
15 Oakwood Street	Ukrainian Orthodox Church	15 Oakwood Street Bridgeport, CT 06606
50 Oakwood Street	Thomas Garcia	50 Oakwood Street Bridgeport, CT 06606
155 Pond Street Rear Lots, C, D, E & F	Giacobbe Construction, LLC	90 Arden Road Trumbull, CT 06611
39 Infield Street	Vernette Wilson	39 Infield Street Bridgeport, CT 06606
60 Oakwood Street	Richard Neves	60 Oakwood Street Bridgeport, CT 06606

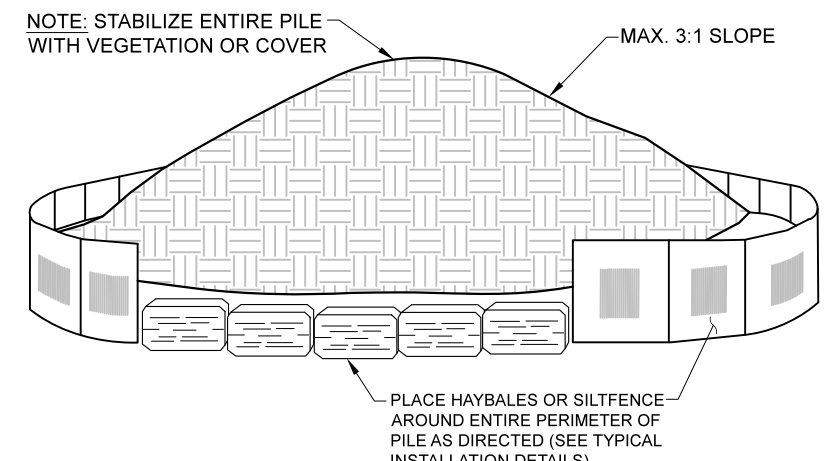
CITY OF BRIDGEPORT
PLANNING & ZONING COMMISSION
STATEMENT OF IN SUPPORT OF APPLICATION FOR
SPECIAL PERMIT
19 INFIELD STREET

The Petitioner is the owner of 19 Infield Street (the "Property"). The Property is located in the N-2 zoning district. The Petitioner proposes to construct a two-family residence on the currently vacant lot. A two-family residence is a permitted use in the N-2 zoning district with a special permit.

A prior application was filed in October of 2022. The October 2022, application was heard by the Planning & Zoning Commission ("P&Z") at a public hearing on January 30, 2023. The Petitioner was not represented by counsel and did not understand the nuances involved with the special permit process. The P&Z denied the application on the basis that a two-family home would be out of character with the neighborhood. The P&Z was not reminded of its July 27, 2022, decision to permit four, two-family homes directly across Infield Street from the Property. Thus, the proposed two-family home is in character with the neighborhood and will not create any adverse effects on the neighborhood.

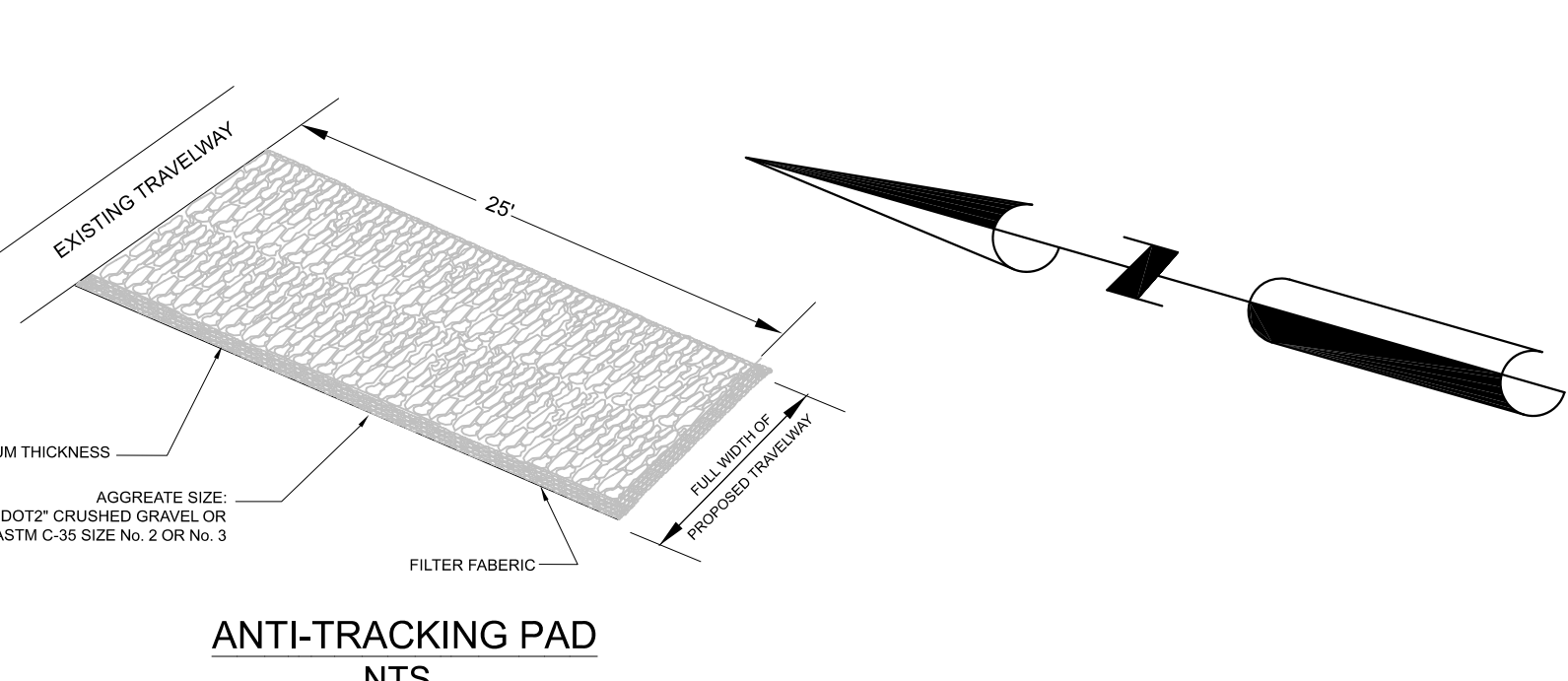
NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND "THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996. IT IS A **LIMITED PROPERTY/BOUNDARY SURVEY** BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS 1-2 AND IS INTENDED FOR **MUNICIPAL COMPLIANCE** PURPOSES.
- THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
- ALL IMPROVEMENTS SHOWN BASED ON FIELD MEASUREMENTS AND OBSERVATIONS.
- ELEVATIONS ARE BASED ON THE CITY OF BRIDGEPORT DATUM AND SEWER MAP NO. 5149.
- REFERENCE MAPS
 - A. SUMMIT MANOR, NO. 3, THE PROPERTY OF THE BRIDGEPORT REALTY INVESTMENT CO., BRIDGEPORT, CONN.; SCALE: 1" = 40'; DATED MARCH 1919, PREPARED BY PALMER & GOODDELL AND ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS **MAP VOL. 9 PG. 89-90**.
 - B. MAP OF SUMMIT MANOR, NO. 3 & 4, E.J. ORTON CO. INC.; SCALE: 1" = 50'; DATED FEBRUARY 1923 AND ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS **MAP VOL. 11 PG. 43-44**.
 - C. MAP OF SURVEY OF PROPERTY IN BRIDGEPORT, CONN. FOR UKRAINIAN ORTHODOX CHURCH OF ST. MARY'S PROTECTION; SCALE: 1" = 40'; DATED AUGUST 8, 1962, PREPARED BY HARRY PIDLUSKI.
 - D. CITY OF BRIDGEPORT ENGINEERING PIN SHEET DEPICTING **BLOCK 2443**.
 - E. SEWER MAP 5149 PROVIDED BY THE CITY OF BRIDGEPORT ENGINEERING DEPARTMENT.
 - F. PLAN - PROFILE, INFIELD STREET EXTENSION, BRIDGEPORT, CT, PREPARED FOR GIACOBBE CONSTRUCTION, 10 FEBRUARY 2022, SCALE 1"=10' (HOR.), 1"=1' (VERT.), REVISED 02/27/2022.
 - G. PROPERTY SURVEY PREPARED FOR PRO TECH HOME, LLC, 19 INFIELD STREET, BRIDGEPORT, CONNECTICUT, APRIL 14, 2022, SCALE 1"=10', SHEET 1 OF 1, PREPARED BY CABEZAS DEANGELIS, LLC AND ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS **MAP VOLUME 56 PAGE 223**.
- RECORD OWNER: PRO TECH HOME LLC VOL. 10288 PG. 144
- ASSESSOR'S REFERENCE: MAP 60 | BLOCK 2443 | LOT 13
- PARCEL AREA: 5,000± SQ. FT., OR 0.115± AC.
- PARCEL IS LOCATED WITHIN THE **N2** ZONING DISTRICT.
- SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 429 OF 626, COMMUNITY **BRIDGEPORT**, CITY OF, NUMBER **090002** PANEL **0429** SUFFIX **G**, MAP NUMBER **09001C0429G**, MAP REVISED **JULY 8, 2013**. THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS **ZONE X (UNSHADED)**.
- RECORD MAPS, DEEDS, AND OTHER DRAWINGS IN THE FILES OF VARIOUS DEPARTMENTS OF THE **CITY OF BRIDGEPORT** EVIDENCE DISCREPANCIES, IN SOME CASES SIGNIFICANT, WITH RESPECT TO LINES OF TITLE (INCLUDING STREET LINES), THE LINES OF TITLE EVIDENCED IN THE DOCUMENTS REFERENCED HEREIN DO NOT NECESSARILY AGREE WITH ABUTTING DEEDS AND ASSESSOR MAPS. ABUTTING MAPS REFERENCED IN DEEDS NOT FOUND IN THE **CITY OF BRIDGEPORT** HAS ESTABLISHED STREET LINES IN THE SUBJECT AREA; HOWEVER, ORIGINAL MONUMENTATION HAS BEEN REMOVED OR NOT FOUND, THE PROPERTY LINES, INCLUDING THE STREET LINES DEPICTED AND NOTED HEREON REPRESENT THE APPARENT "BEST FIT" OF THESE CONFLICTING ELEMENTS AND ARE CONSIDERED TO BE THOSE WHICH ARE TO BE MOST LIKELY CORRECT AND ARE SUBJECT TO ANY REVISION OR CORRECTION WHICH MAY BE REQUIRED BY APPROPRIATE LEGAL PROCEEDINGS OR BY DISCOVERY OF ADDITIONAL INFORMATION.
- 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 IS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL BEFORE YOU DIG, INC. (1-800-922-4455).

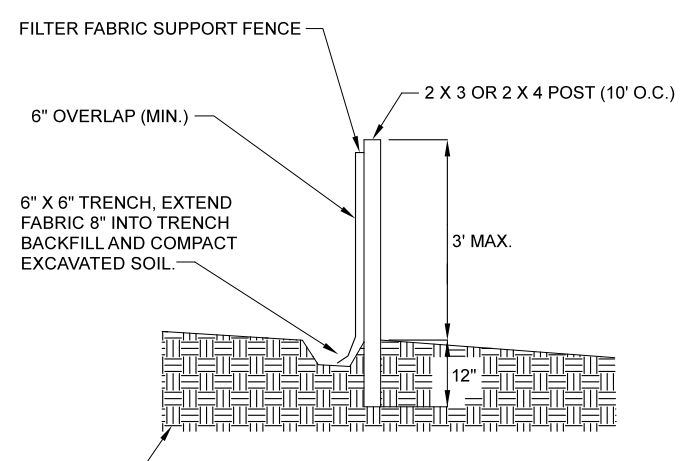


- INSTALLATION NOTES:**
- AREA CHOSEN FOR STOCKPILE OPERATION SHALL BE DRY AND STABLE.
 - THE GROUND SURFACE SHALL SLOPE AWAY FROM THE STOCKPILE.
 - IF NECESSARY, PLACE TARP OR IMPERVIOUS MATERIAL BENEATH STOCKPILE TO PREVENT MIXING OF SOIL.
 - COVER STOCKPILE WITH FABRIC OR VEGETATION AS DIRECTED.
 - MAX. SLOPE OF STOCKPILE SHALL BE 3:1 (H:V) UNLESS OTHERWISE APPROVED.

TEMPORARY SOIL STOCKPILE NTS

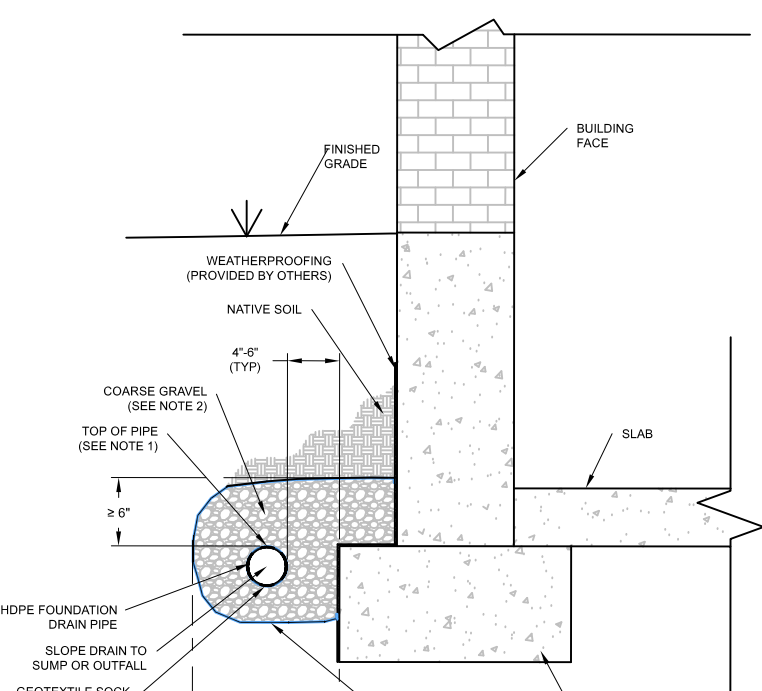


ANTI-TRACKING PADS NTS

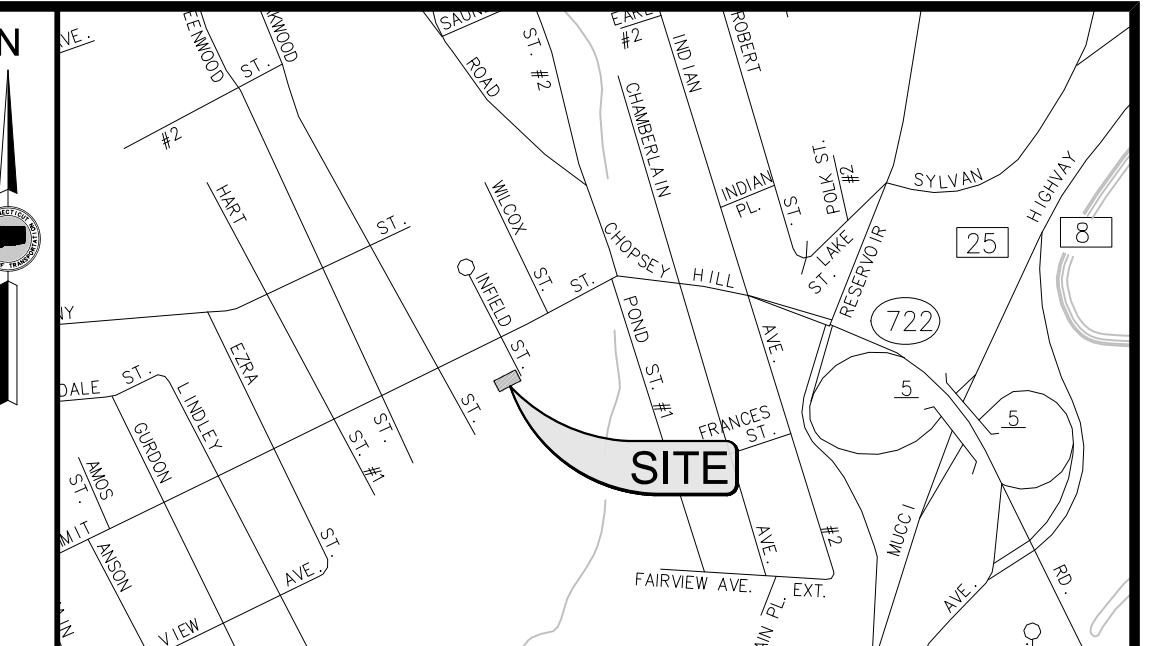


- BARRIER MAINTENANCE**
- INSPECT FENCE AFTER EACH RAINFALL AND DAILY DURING PROLONGED RAINFALL. REPAIR WHERE REQUIRED.
 - REMOVE SEDIMENT DEPOSITS WHEN THEY REACH 1/8 OF THE BARRIER.

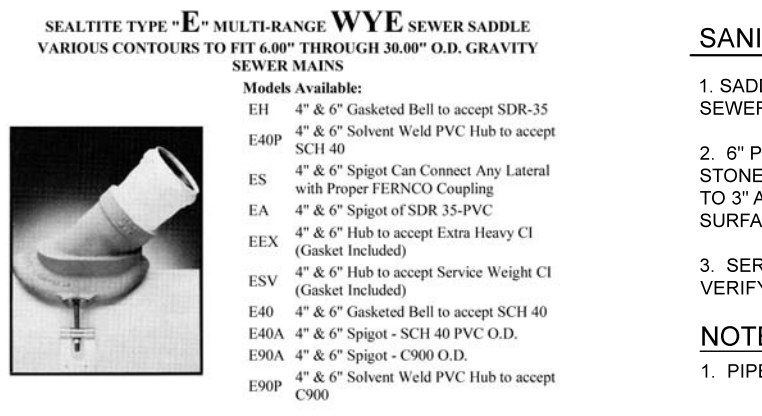
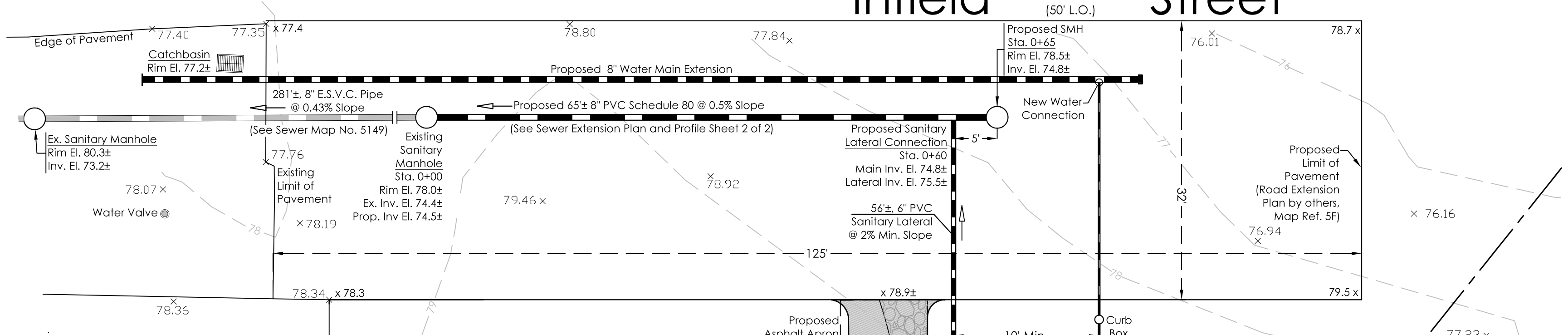
FILTER FENCE DETAIL (N.T.S.)



FOUNDATION DRAIN NTS



LOCATION MAP SCALE: 1" = 800'



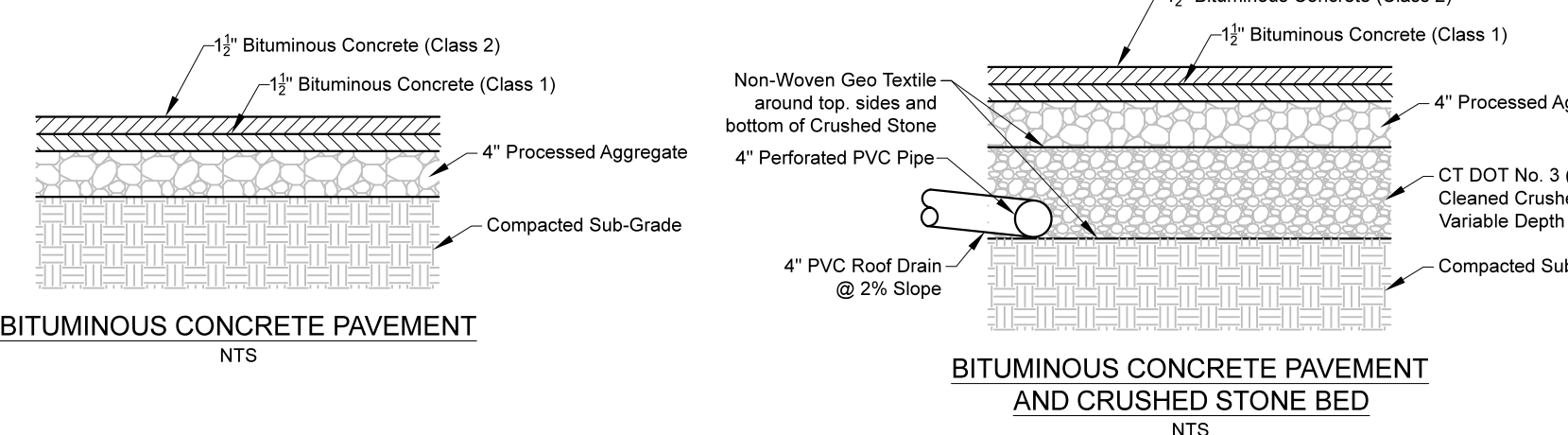
- SANITARY SEWER NOTES**
- SADDLE TO BE SEALTYPE 'E' MULTI-RANGE WYE SEWER SADDLE (TO BE USED IF CONNECTION IS NOT FOUND).
 - 6" PVC SEWER CONNECTION TO BE INSTALLED ON CRUSHED STONE BASE. CRUSHED STONE TO EXTEND FROM 6" BELLOW PIPE TO 3" ABOVE PIPE. FILTER FABRIC TO BE INSTALLED ON TOP SURFACE OF CRUSHED STONE.
 - SERVICE LATERALS TO CROSS SANITARY LINE. VERIFY ELEVATIONS AT CROSSINGS WITH TEST PITS.

Percolation Test Results

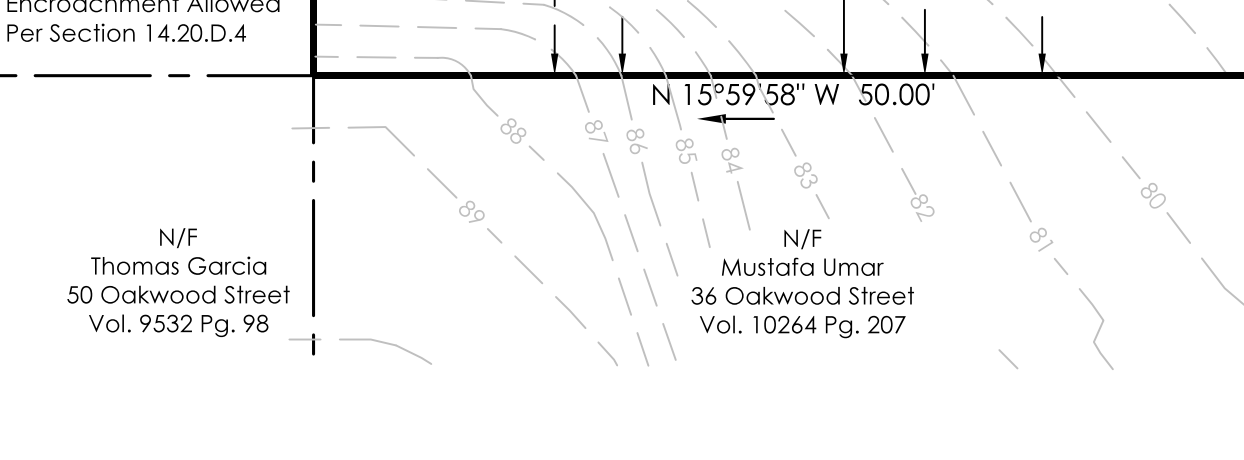
Time	Measurement to Water Surface	Drop in Water Level (0.01")	Rate (Min./Inch)
2:35 PM	0.25		
2:38 PM	0.30	0.05	5.00
2:41 PM	0.36	0.06	4.17
2:44 PM	0.42	0.06	4.17
2:47 PM	0.46	0.04	6.25
2:50 PM	0.49	0.03	8.33
2:53 PM	0.53	0.04	6.25
Overall Percolation Rate (Min/Inch)			5.36
Minimum Percolation Rate (Min/Inch)			8.33
Based on minimum percolation rate, a 24" tall system will drain in (Hours):			3.3

LEGEND

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



BITUMINOUS CONCRETE PAVEMENT NTS



BITUMINOUS CONCRETE PAVEMENT AND CRUSHED STONE BED NTS

N2 Zone Development Standards
House 'B' Building Type

3.100.4. BUILDING LOCATION	REQUIRED	EXISTING	PROPOSED
MULTIPLE PRINCIPAL BUILDINGS	ALLOWED PER 3.100.10.A	VACANT LOT	1 BUILDING
1) LOT WIDTH PER PRINCIPAL BUILDING	45 FT MINIMUM	50.00 FT	50.00 FT
LOT SIZE	NO MINIMUM	5,000± SF	5,000± SF
2) PRIMARY STREETWALL	NO MAX FOR 1-UNIT; 50 FT MAX FOR 2-UNIT (MEASURED AT MINIMUM SETBACK ALONG ANY PRIMARY STREET)	VACANT LOT	29 FT - 2 UNITS
3) PRIMARY STREET SETBACK	20 FT MINIMUM; 30 FT MAXIMUM (PREVAILING SETBACKS APPLY. SEE 14.20.6 FOR MEASURING. SEE 3.100.10 FOR ALLOWED ENCROACHMENTS)	VACANT LOT	26.8± FT
4) PORCH, STEPS, BAY ENCROACHMENT	8 FT MAX; PORCH OR BAY WIDTH OF 16 FT MAX	VACANT LOT	6.0± FT
5) NON-PRIMARY STREET SETBACK	12 FT MINIMUM	VACANT LOT	N/A
6) SIDE SETBACK	6 FT MIN; MIN 15 FT TOTAL BOTH SIDES;	VACANT LOT	9.8± FT, ONE SIDE; 20.6± FT, TOTAL
7) REAR SETBACK	20 FT MINIMUM	VACANT LOT	22.3± FT.
8) SITE COVERAGE	45% (SEE 14.20.7 FOR MEASURING SITE COVERAGE)	VACANT LOT	50%

3.100.5. PARKING AND ACCESSORY STRUCTURES
SEE FIGURE 3.100-C

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

3.100.6. HEIGHT
SEE FIGURE 3.100-D

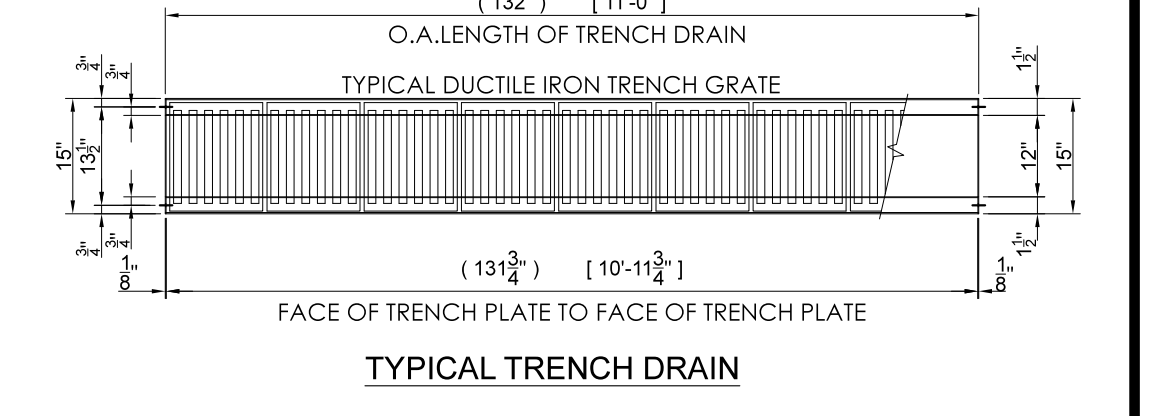
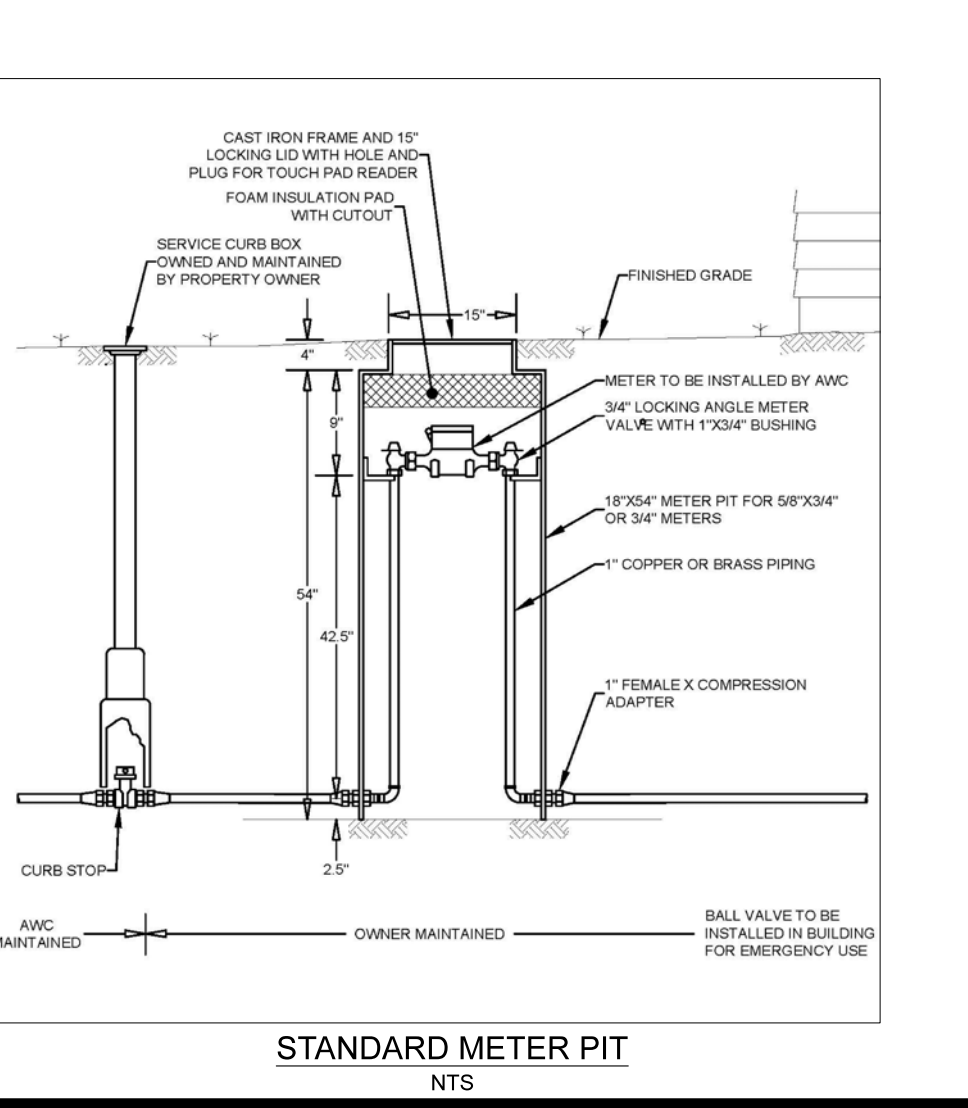
1) HEIGHT	REQUIRED	EXISTING	PROPOSED
1 STORY MIN; 2 STORIES MAX. (SEE 14.20.10 FOR MEASURING HEIGHT. SEE 3.100.10 FOR BASEMENT GARAGE ALLOWANCE)		VACANT LOT	2 STORIES
2) STORY HEIGHT	8 FT. MIN; 9 FT. MAX. (MEASURED FLOOR TO FLOOR)	VACANT LOT	COMPLIES
3) HEIGHT TO EAVES	16 FT. MAX. (HEIGHT TO EAVE IS MEASURED FROM THE FIRST FLOOR TO THE BOTTOM OF THE EAVE. SEE 14.20.10 FOR MEASURING EAVES)	VACANT LOT	16 FT. MAX

3.100.7. ROOFS
SEE FIGURE 3.100-D

1) ROOF TYPES	REQUIRED	EXISTING	PROPOSED
PITCHED (SEE 6.20 FOR ROOF TYPES)		VACANT LOT	PITCHED
2) TOWER	NOT ALLOWED	VACANT LOT	N/A

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

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



IMPROVEMENT LOCATION SURVEY - AND - TOPOGRAPHIC SURVEY

PREPARED FOR
PRO TECH HOME LLC
19 INFIELD STREET
BRIDGEPORT, CONNECTICUT
ASSESSOR'S REFERENCE: MAP 60 | BLOCK 2443 | LOT 13

SHEET 1 OF 2
SEPTEMBER 26, 2022 WASHINGTON CABEZAS, JR., PE, LS SCALE: 1" = 10'

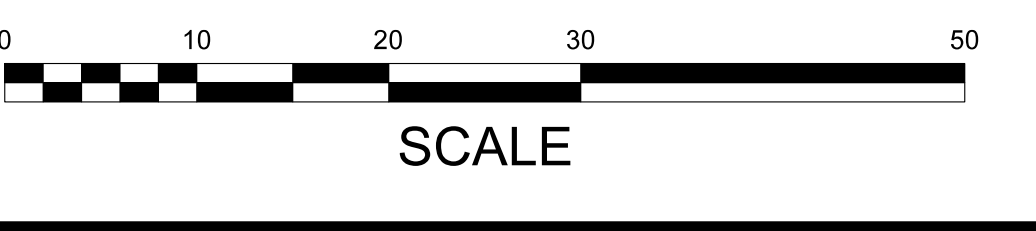
Cabezas DeAngelis
ENGINEERS & SURVEYORS

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

SCALE: 1"=10'
FIELD FILE: 19 Infield Street_Comps.rws
PROJECT NO.: CD1465
DATE: September 26, 2022
CAD FILE: 19 Infield St_ILS.dwg
SHEET 1 OF 2
REV:

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

Washington Cabezas, Jr.
WASHINGTON CABEZAS, JR., PEL 70210
PROFESSIONAL ENGINEER & LAND SURVEYOR

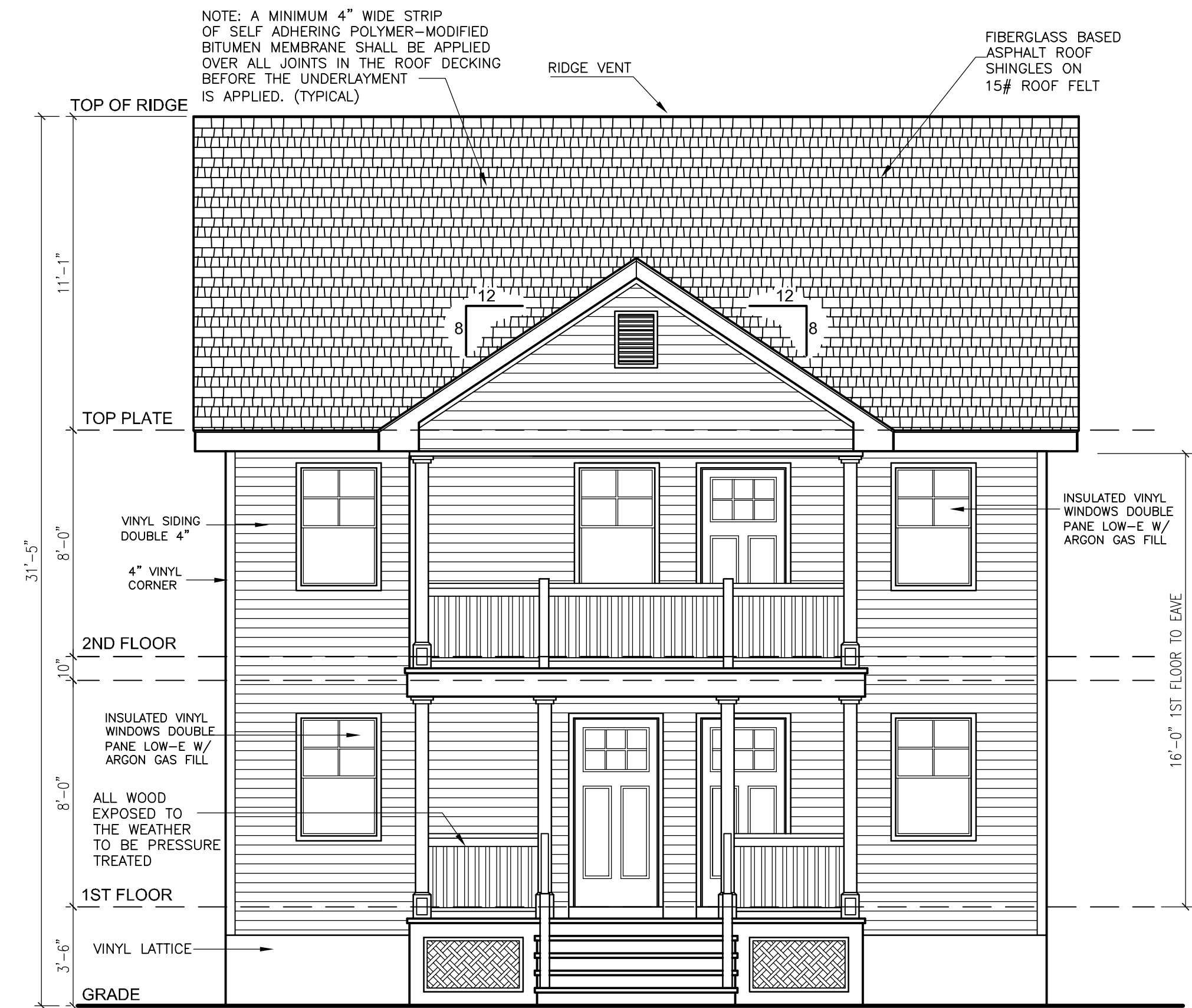




RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

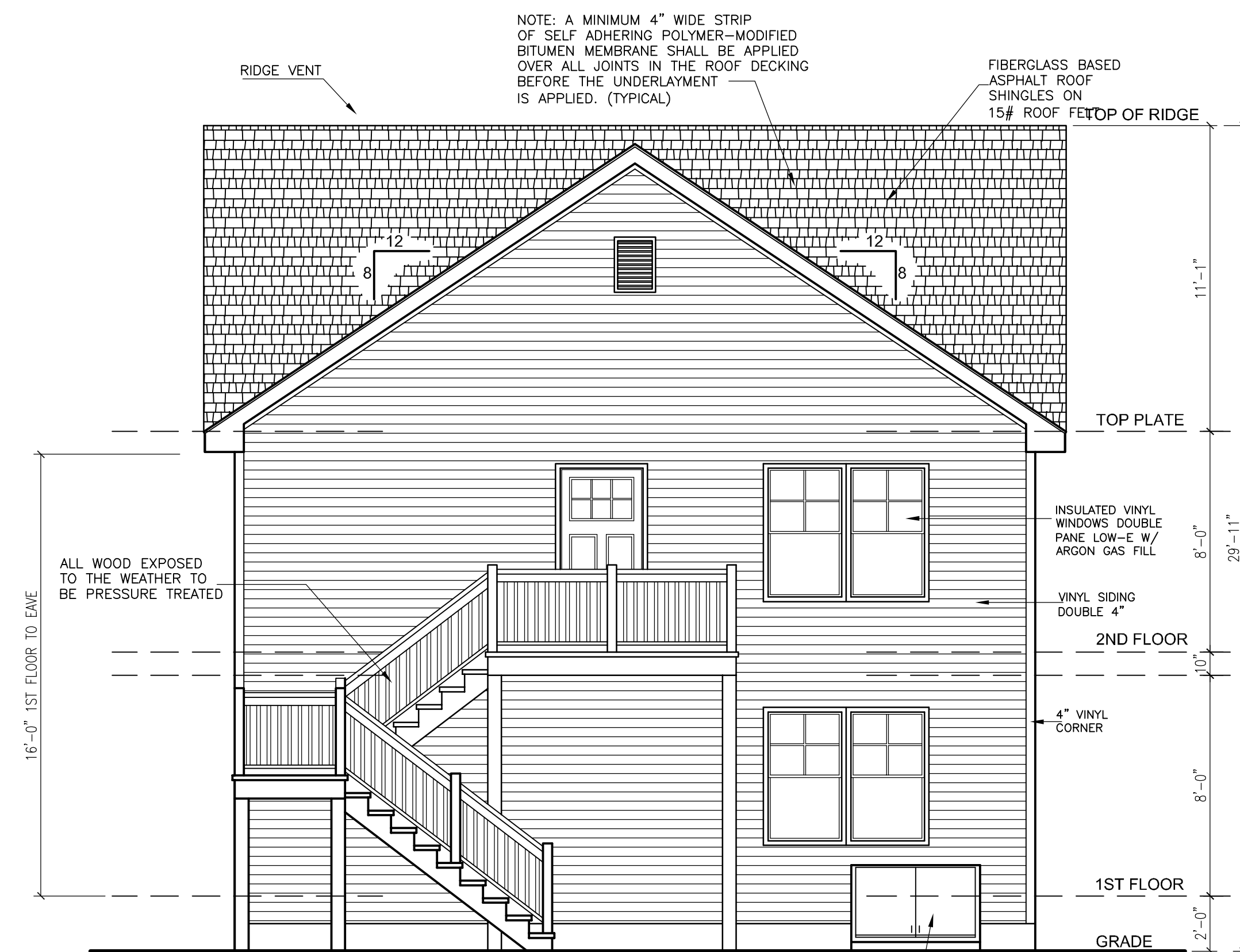
Required Transparency: 10 %
 Provided 2nd Fl: 23.76%
 Provided 1st Fl: 23.76%



FRONT ELEVATION

SCALE 1/4" = 1'-0"

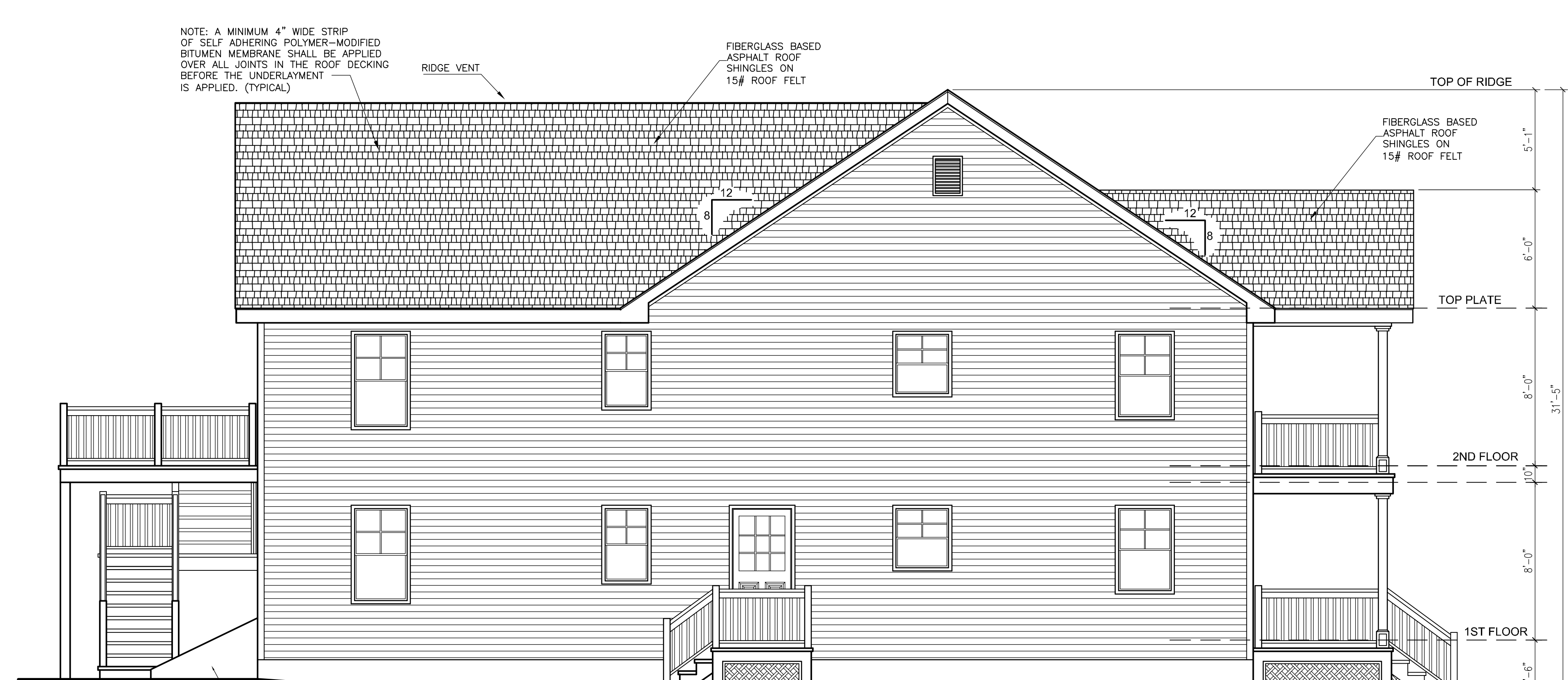
Required Transparency: 12 %
 Provided 2nd Fl: 19.00%
 Provided 1st Fl: 14.74%



REAR ELEVATION

SCALE 1/4" = 1'-0"

Required Transparency: 10 %
 Provided 2nd Fl: 14.48%
 Provided 1st Fl: 12.93%



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

Required Transparency: 10 %
 Provided 2nd Fl: 12.00%
 Provided 1st Fl: 13.61%

1	2	3	4	5	6
REVISIONS					

NEW TWO FAMILY HOME PLANS
 PREPARED FOR PROPERTY LOCATED AT
 19 INFIELD STREET, BRIDGEPORT, CT

ELEVATIONS

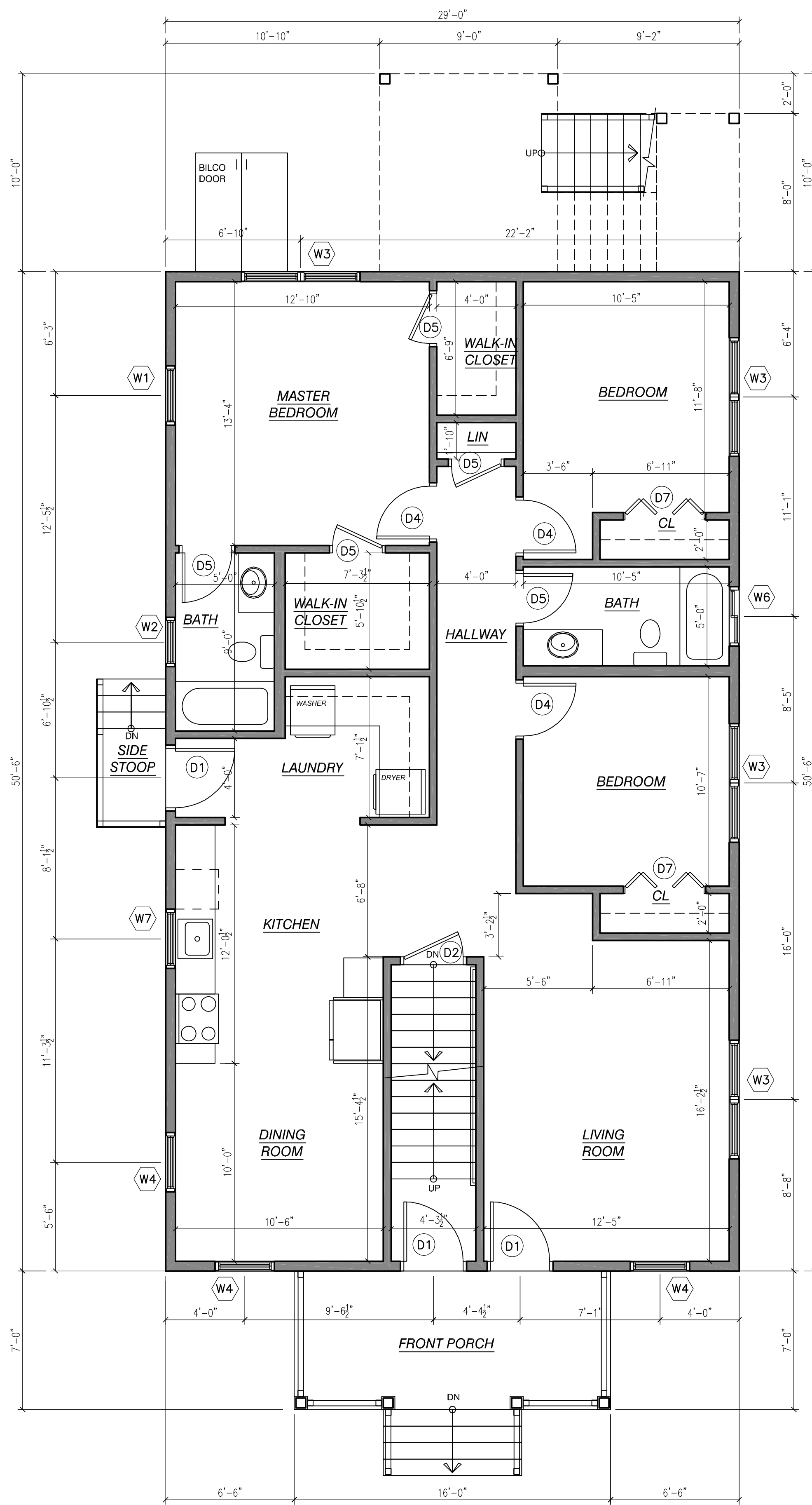
date: 07-05-2022
 drawn: M. REINHEIMER 203-449-6137
 E-Mail: marcosprimrose@yahoo.com

scale: AS NOTED

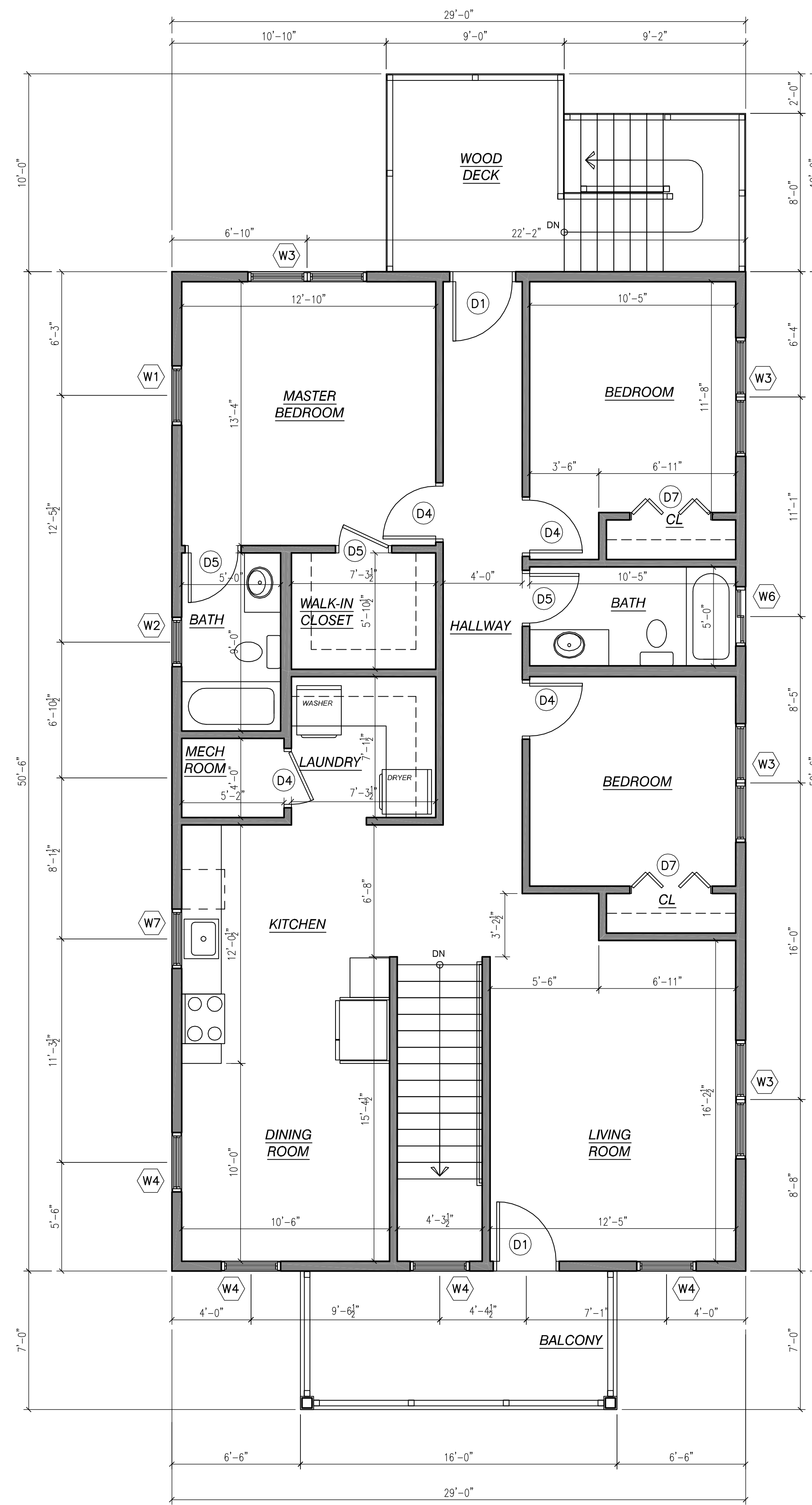
project #: MCR-2022-131

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A-2



1ST FLOOR PLAN
SCALE 1/4" = 1'-0"



2ND FLOOR PLAN
SCALE 1/4" = 1'-0"

DOOR SCHEDULE		
	SIZE	REMARKS
D1	3'-0" x 6'-8" x 1-3/4" FULLY WEATHER-STRIPPED, ALUM. SILL WITH TOP GLASS	INSULATED
D2	3'-0" x 6'-8" x 1-3/4"	INSULATED
D3	2'-8" x 6'-8" x 1-3/4"	INSULATED
D4	2'-8" x 6'-8" x 1-3/8"	
D5	2'-6" x 6'-8" x 1-3/8"	
D6	2'-4" x 6'-8" x 1-3/8"	POCKET OPTIONAL
D7	4'-0" x 6'-8"	BI-FOLD CLOSET DOOR
D8	6'-0" x 6'-8"	BI-FOLD CLOSET DOOR
D9	6'-0" x 6'-8"	EXTERIOR SLIDING PATIO DOOR
D10	5'-0" x 6'-8"	BI-FOLD LAUNDRY LOUVER DOOR
D11	1'-8" x 6'-8" x 1-3/8"	
D12	6'-0" x 6'-8"	EXTERIOR SLIDING PATIO DOOR
D13		

WINDOW SCHEDULE			
	ROUGH OPENING	NOMINAL SIZE	REMARKS
W1	SEE MFR.'S SPECIFICATIONS	3'-0" x 5'-0"	D.H. (EGRESS)
W2	SEE MFR.'S SPECIFICATIONS	2'-6" x 4'-0"	D.H. (TEMPERED GLASS)
W3	SEE MFR.'S SPECIFICATIONS	6'-0" x 5'-0"	DOUBLE D.H. (EGRESS)
W4	SEE MFR.'S SPECIFICATIONS	3'-0" x 4'-6"	D.H.
W5	SEE MFR.'S SPECIFICATIONS	5'-0" x 5'-0"	DOUBLE D.H.
W6	SEE MFR.'S SPECIFICATIONS	3'-0" x 2'-0"	SLIDING - SILL 60" A.F.F.
W7	SEE MFR.'S SPECIFICATIONS	3'-0" x 3'-4"	KITCHEN
W8	SEE MFR.'S SPECIFICATIONS	2'-0" x 3'-6"	D.H.
W9	SEE MFR.'S SPECIFICATIONS	2'-0" x 2'-0"	PICTURE

WINDOW NOTES

- AS PER 2015 IRC - SECTION R310.1.1: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING WITH A MINIMUM NET CLEAR OPENING OF 5.7 SF. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SF. WITH A MINIMUM NET REQUIRED CLEARANCE OF 20" WIDTH AND 24" HEIGHT. IN EXISTING BUILDINGS UNDERGOING ALTERATION OR INSTALLATION OF REPLACEMENT WINDOWS IT SHALL BE PERMITTED TO UTILIZE REMOVABLE SASH WINDOWS TO ACHIEVE THE REQUIRED MIN. CLEAR OPENINGS FOR EGRESS.
- EMERGENCY ESCAPES AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE
- WINDOWS PERFORMANCE DATA:
U-FACTOR: LoE = 0.32 W/ ARGON GAS FILL SHGC: LoE = 0.32
DP-RATING = DP-50
- AS PER 2015 IRC SECTION R312.2 - WINDOW SILL SHALL NOT BE LESS THAN 24" ABOVE FIN. FLOOR IF WINDOW SILL IS MORE THAN 72" ABOVE EXTERIOR FINISH GRADE.
EXCEPTIONS:
A) THE OPERABLE SECTION OF THE WINDOW SHALL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE.
B) OPENING IS PROVIDED WITH FALL PREVENTION DEVICE THAT COMPLIES WITH ASTM F 2090
C) WINDOW IS PROVIDED WITH OPENING CONTROL DEVICE THAT COMPLIES WITH 2015 IRC R312.2.2
- WINDOWS AND EXTERIOR DOORS SHALL BE TESTED AND LABELED TO WITHSTAND A MIN. OF 130 MPH WIND LOAD.
- SPACE BETWEEN WINDOW & DOOR JAMBS AND FRAMING SHALL BE SEALED WITH NON-EXPANDING INSULATION AND CAULK OR BACKER ROOD AND CAULK.

1	2	3	4	5	6
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1	2	3	4	5	6
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NEW TWO FAMILY HOME PLANS
PREPARED FOR PROPERTY LOCATED AT
19 INFIELD STREET, BRIDGEPORT, CT

1ST & 2ND FLOOR PLANS SCHEDULES & NOTES	date: 07-05-2022	scale: AS NOTED
	drawn: M. REINHEIMER 203-449-6137	project #: MCR-2022-131
	E-Mail: marcosprimrose@yahoo.com	

This drawing is the property of the designer, 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 designer. Method of construction shown on this drawing should be followed exactly. Any deviation without designer's consent or supervision, the designer will not be held responsible for damages.

A-1



CITY OF BRIDGEPORT

File No. 23-29

PLANNING & ZONING COMMISSION
APPLICATION

JUN 20 '23 AM 9:11

1. NAME OF APPLICANT: Michael Oh
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: 280 Trumbull Ave 06606
(number) (street) (state) (zip code)
4. Assessor's Map Information: Block No. 2792 Lot No. B7
5. Amendments to Zoning Regulations: (Indicate) Article: _____ Section: _____
(Attach copies of Amendment)
6. Description of Property (Metes & Bounds): see attached schedule A
7. Existing Zone Classification: N
8. Zone Classification requested: -
9. Describe Proposed Development of Property: Accessory use: Home Business

Approval(s) requested: Special permit for home business

Signature: Michael Oh Date: 6/20/23
Print Name: Michael Oh

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

Mailing Address: _____
Phone: _____ Cell: _____ Fax: _____
E-mail Address: mike@attorneymichaeloh.com

\$ _____ Fee received Date: 6/20/23 Clerk: J.S. [Signature]

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

Michael Oh Michael Oh 6/20/23
Print Owner's Name Owner's Signature Date

Print Owner's Name Owner's Signature Date

ZONE RA

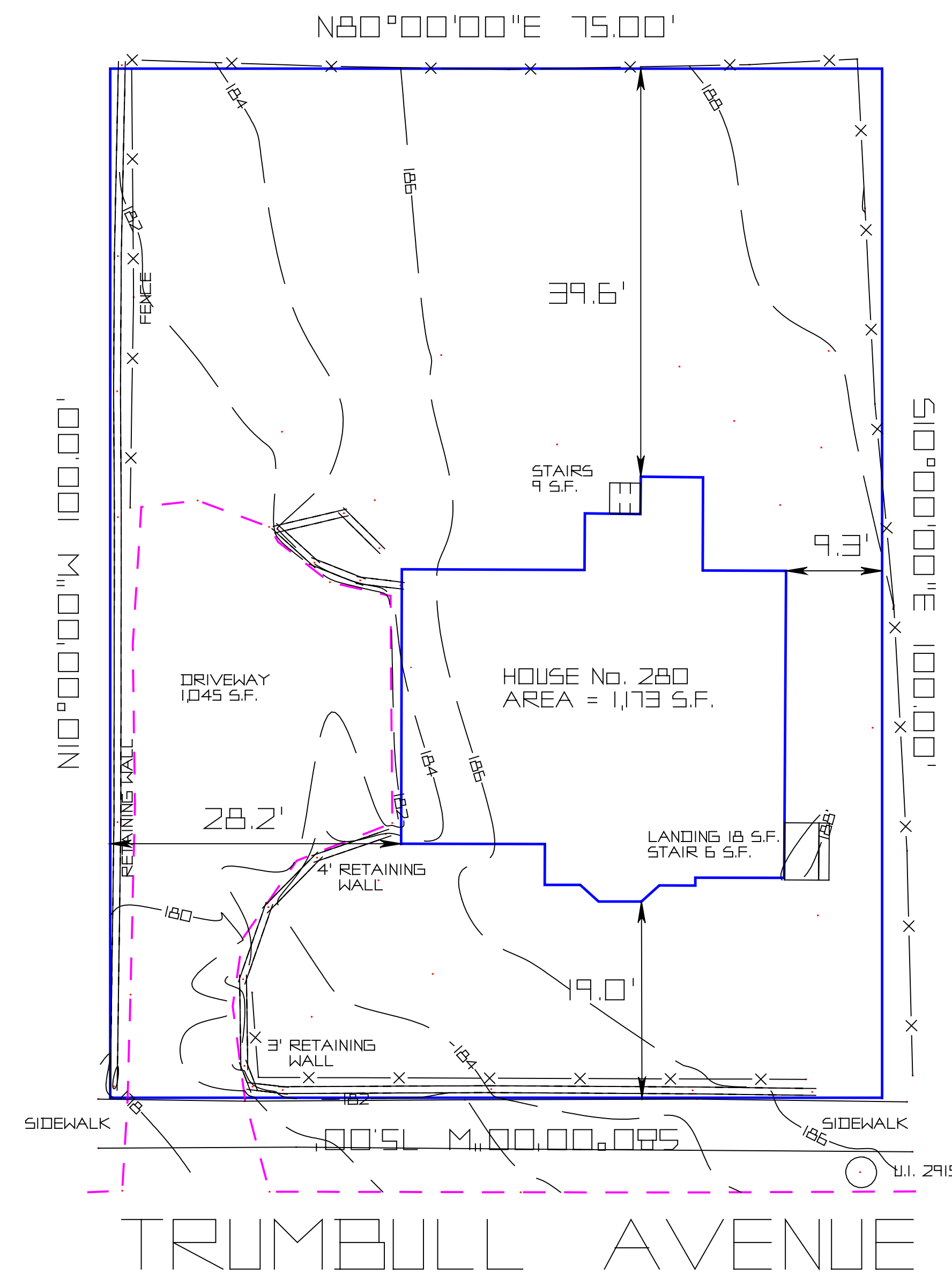
REFER TO LOTS No. 170-172 ON MAP OF GRANDVIEW PARK IN MAP Vol. 8 P. 35 ON FILE AT THE BRIDGEPORT TOWN CLERK'S OFFICE

NOW OR FORMERLY LAND OF CHRISTANA WATSON

NOW OR FORMERLY LAND OF OTIS FULTON

NOW OR FORMERLY LAND OF PEDRO & TERESA RAMIREZ

NOW OR FORMERLY LAND OF YVONNE STEPHENS



250.00' TO FISKE AVENUE

PROPOSED HOME BUSINESS SECTION 4.70.3 C2

DEPENDENT RESURVEY

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL & VOID.

UNDERGROUND IMPROVEMENTS OR UNDERGROUND ENCROACHMENTS IF ANY ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS ORIGINAL STAMP OR EMBOSSED SEAL.

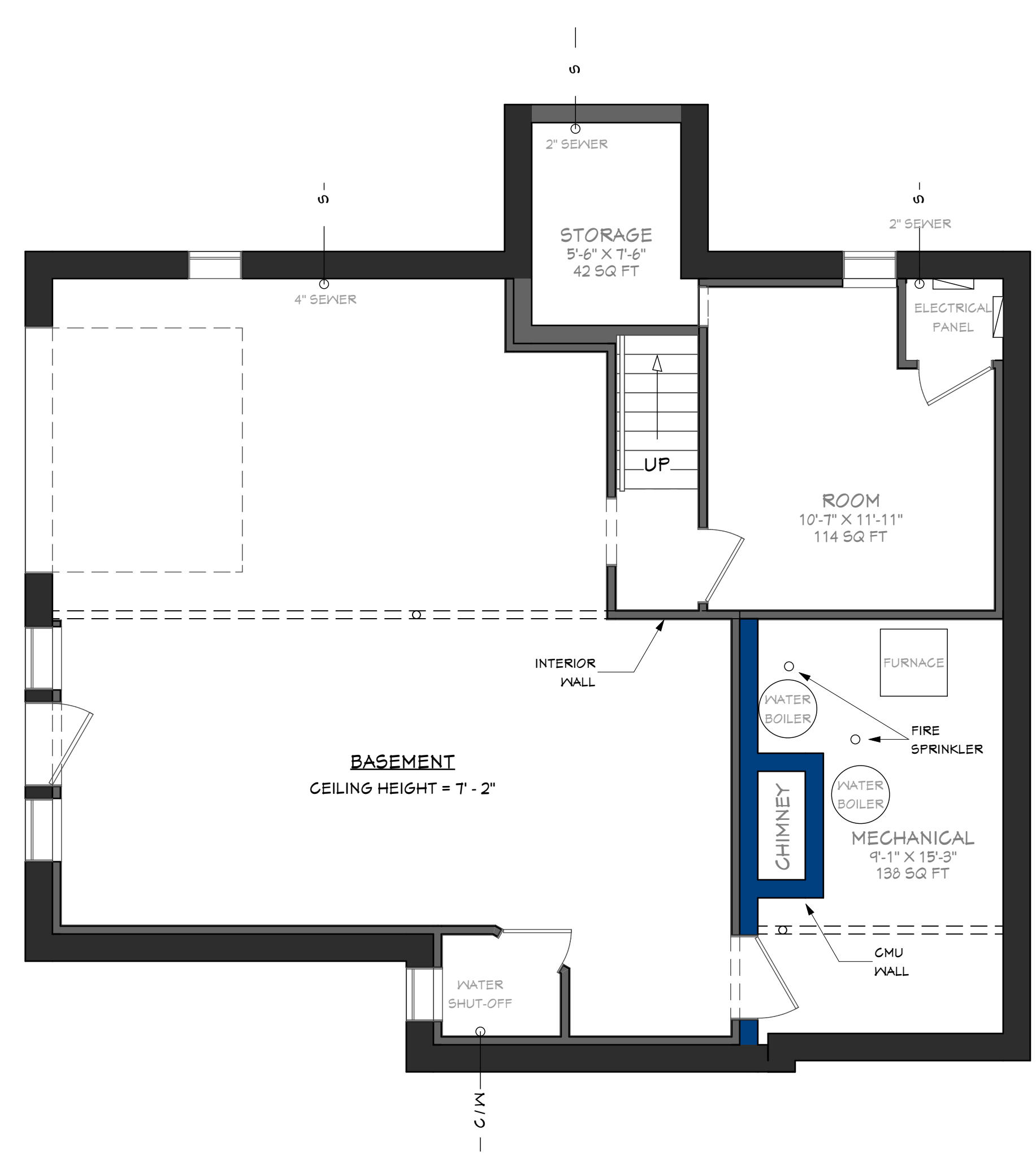
THIS MAP DOES NOT CONSTITUTE EITHER A SUBDIVISION OR A RESUBDIVISION UNDER THE TERMS OF SECTION 8-18 OF THE CONNECTICUT GENERAL STATUTES, AS AMENDED.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE BOUNDARY DETERMINATION IS DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. ELEVATIONS CONFORM TO VERTICAL ACCURACY CLASS V-2. CONTOURS CONFORM TO TOPOGRAPHIC ACCURACY CLASS T-2



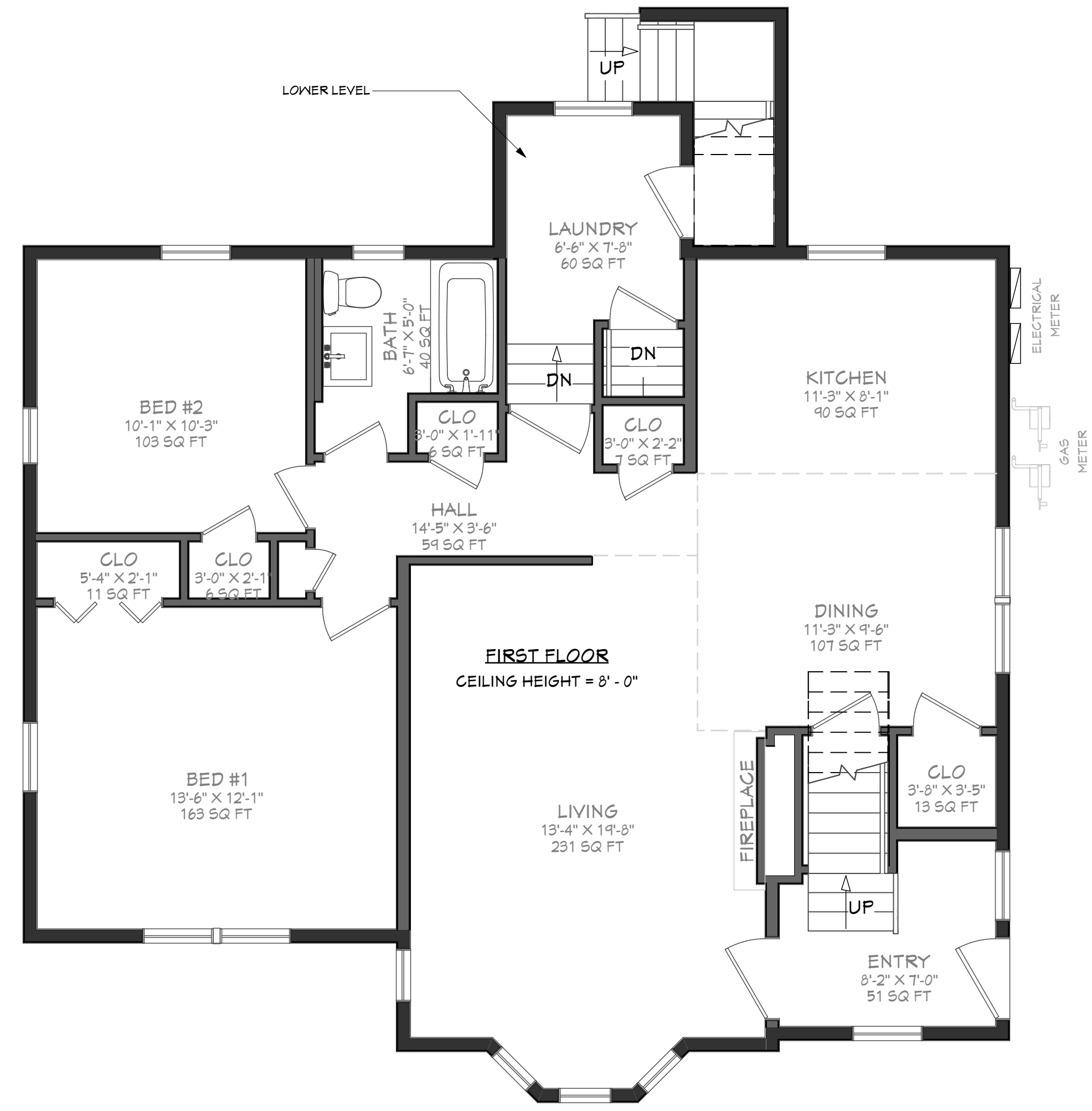
MICHAEL L. McELROY, L.L.S. No. 17250

PLOT PLAN
OF
280 TRUMBULL AVENUE
PREPARED FOR
MICHAEL OH
JANUARY 10, 2023 SCALE: 1" = 10'
REV. 2-5-2023 BRIDGEPORT, CONNECTICUT
BLACK ROCK SURVEYORS
1089 CHURCH HILL ROAD
FAIRFIELD, CONNECTICUT
(203) 371-0003
blackrocksurvey@optonline.net



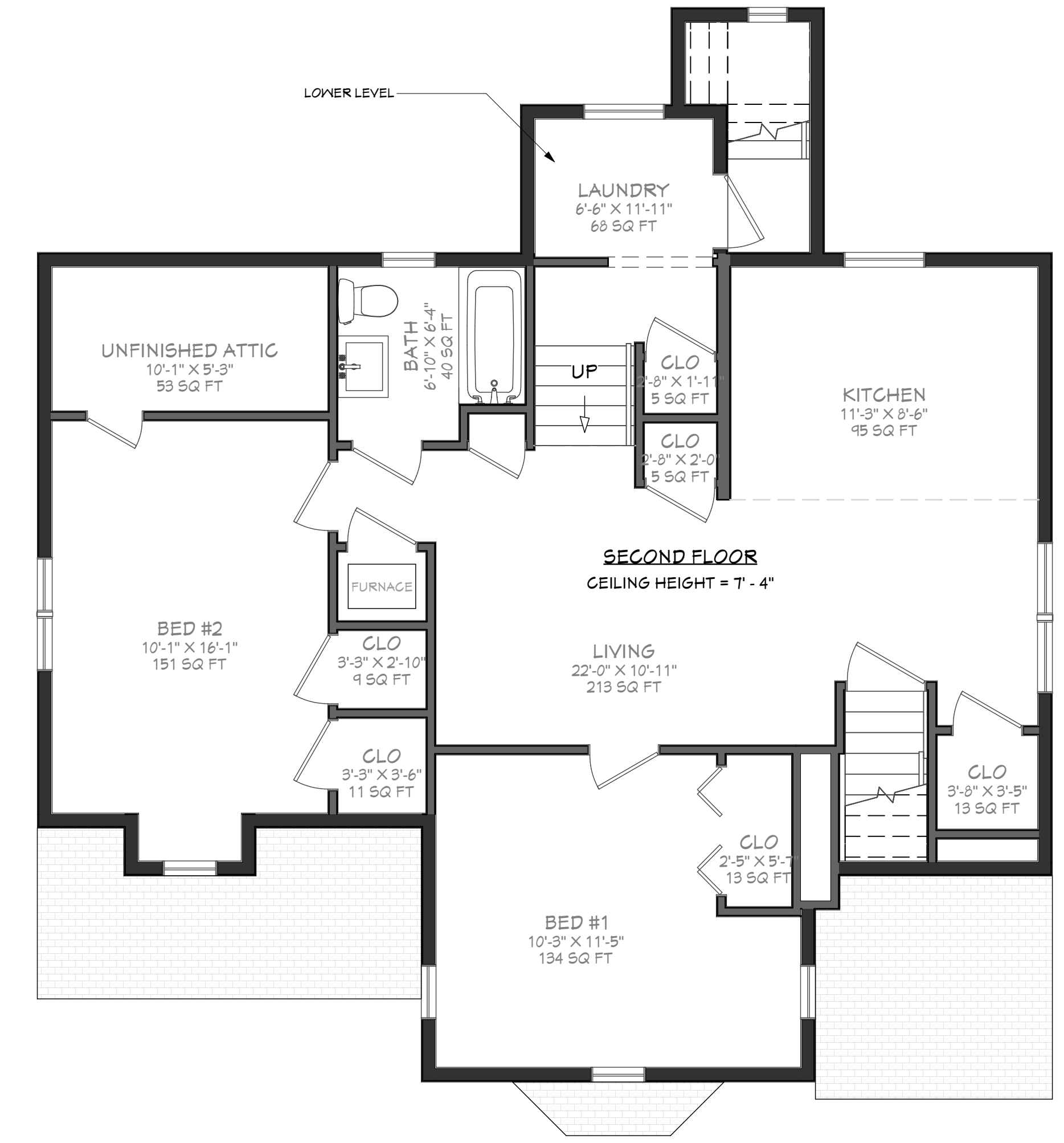
EXISTING BASEMENT FLOOR PLAN

1/4"=1'



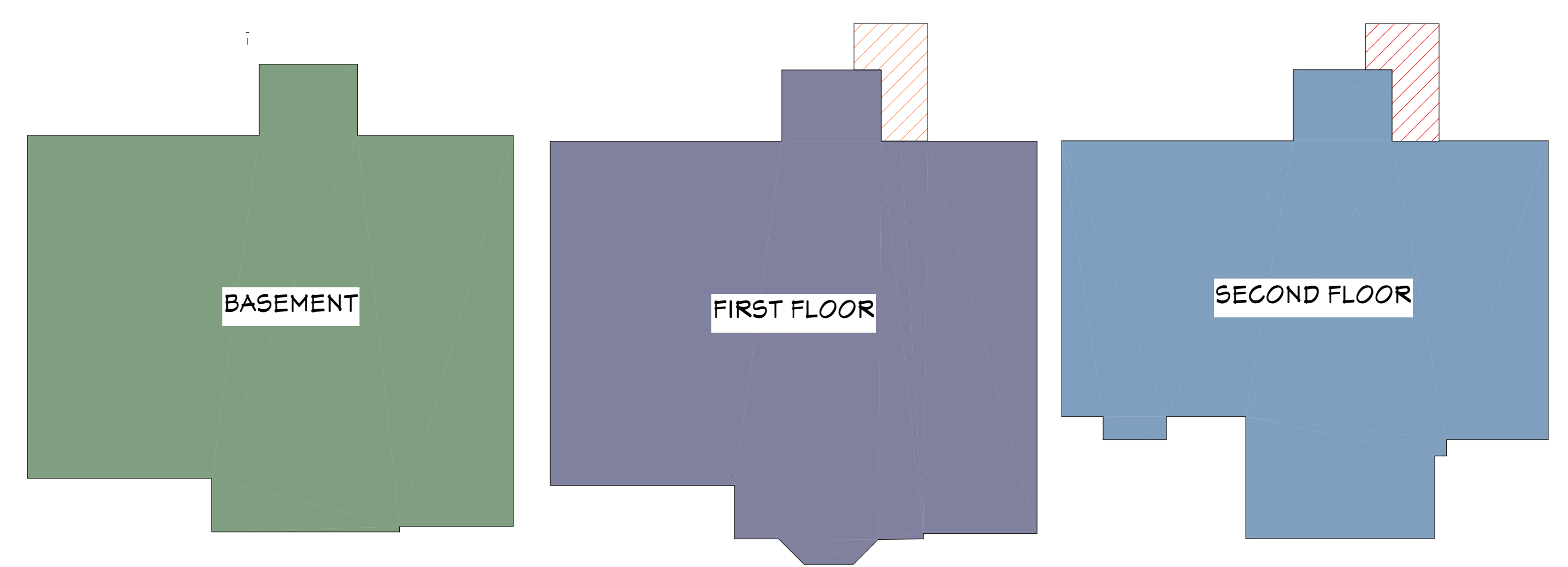
EXISTING FIRST FLOOR PLAN

1/4"=1'



EXISTING SECOND FLOOR PLAN

1/4"=1'



BUILDING SUB-AREAS (SQ FT)		
LINE TYPE	DESCRIPTION	GROSS AREA
[Green Box]	BASEMENT	1,054
[Purple Box]	FIRST FLOOR	1,066
[Blue Box]	SECOND FLOOR	1,000
[Light Blue Box]	ENCLOSED PORCH	106
[White Box]	OPEN PORCH	36
	TOTAL	3,262

PROPOSED SPECIAL PERMIT FOR:
 HOME OCCUPATION ON FIRST FLOOR
 BRIDGEPORT ZONING REGULATIONS CODE: CHAPTER 4.10 - SECTION 4.10.3 (H1)
 HOME BUSINESSES MUST BE ACCESSORY AND SUBORDINATE TO THE PRINCIPAL RESIDENTIAL USE OF THE PROPERTY MAY NOT OCCUPY MORE THAN 44% OF THE GROSS FLOOR AREA OF THE PRINCIPAL BUILDING, WHETHER THE HOME BUSINESS IS LOCATED IN THE PRINCIPAL RESIDENTIAL BUILDING, AN ACCESSORY BUILDING, OR BOTH.

BUILDING SUB-AREAS (SQ FT)		
LINE TYPE	DESCRIPTION	GROSS AREA
[Green Box]	BASEMENT	1,054
[Purple Box]	FIRST FLOOR	1,066
[Blue Box]	SECOND FLOOR	1,000
[Light Blue Box]	ENCLOSED PORCH	106
[White Box]	OPEN PORCH	36
	TOTAL	3,262

3,262 - 44% = 1,548.38
 FIRST FLOOR = 1,066 = 32.6% OF EXISTING GROSS AREA

Revision #	Date	Description

TITLE:
**280 TRUMBULL AVENUE
 BRIDGEPORT - CT**

PROJECT DESCRIPTION:
**SPECIAL PERMIT -
 HOME OCCUPATION**

DATE:
 JAN/2023

SCALE:
 1/4" = 1'-0"

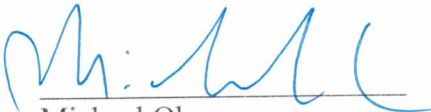
SHEET:
A-1

Written Statement of Development and Use

I am the owner and resident of 280 Trumbull Avenue in Bridgeport, and I am applying for a special permit for a home business, to use the first floor of the house for my solo law practice under the Bridgeport Zoning Code, § 4.70.3, subsection (H), which is entitled "Home Businesses". My property is a two-unit house, and the plan is to use the first floor unit as my office, while living in the second floor unit. My law practice focuses on civil and criminal litigation. The proposed use will involve occasional client meetings on the first floor of the property.

Enclosed is a supplemental statement that sets out the applicable regulations in the zoning code, as well as an explanation of why I believe my proposal complies with each regulation.

Sincerely,


Michael Oh

Supplement to Written Statement

HOME BUSINESSES – 4.70.3(H)

- (1) Home businesses must be accessory and subordinate to the principal residential use of the property and may not occupy more than 49% of the gross floor area of the principal building, whether the home business is located in the principal residential building, an accessory building, or both.**
 - The proposed office is on the first floor only and makes up 32.6 % of the gross floor area of the house– see building floor plan (enclosed).
- (2) At least one individual engaged in the home business must reside in the dwelling unit in which the home business is located as their primary place of residence.**
 - I am the individual engaged in the home business and reside there as my primary place of residence.
- (3) A maximum of 2 nonresident employees are allowed with a home business.**
 - There are no nonresident employees of this home business at this time.
- (4) No more than 8 clients or customers may visit the site of a home business in a single day. Customer or client visits are limited solely to the hours of 8:00 am to 8:00 pm.**
 - I have only a handful of clients at any given time, and client visits are infrequent, averaging less than one visit a month.
- (5) Face-to-face or walk-in retail sales activities are prohibited as a principal home business activity.**
 - There are no retail sales of any kind in my home business, and no walk-ins. This is a law office where people make appointments for consultations.
- (6) Home businesses that change the physical form of the residential building they occupy or that adversely affect the surrounding neighborhood are prohibited. Home businesses may not, for example, produce light, noise, vibration, odor, parking demand, or traffic impacts**

that are not typical of a residential neighborhood. Home businesses must be operated so as not to create or cause a nuisance.

- This home business does not require any changes to the form of the house or produce any other adverse effects on the neighborhood from the occasional client visit.

(7) External structural alterations or site improvements that change the physical residential form of the lot upon which a home business is located are prohibited.

- This home business does not require any changes to the physical residential form of the lot.

(8) Any tools or equipment used as part of a home business must be operated in a manner or sound-proofed so as not to be audible beyond the lot lines of the subject property.

- There are no special tools or equipment involved in this home business that make noise.

(9) The use or storage of hazardous substances is prohibited, except at the “consumer commodity” level, as that term is defined in 49 C.F.R. Sec. 171.8.

- No hazardous substances are involved in this home business.

(10) Home businesses and all related activities, including storage (other than the lawful parking of passenger vehicles), must be conducted entirely within the principal residential building or an allowed accessory building.

- The office is located on the first floor of the house, and all home business activities will be conducted in the office.

(11) Deliveries or pickups of supplies or products associated with a home office are allowed only between 8:00am and 6:00pm. Vehicles used for delivery and pickup are limited to those normally serving residential neighborhoods.

- There are no deliveries or pickups of supplies or products associated with this home business, other than mail and packages ordered and delivered in the usual way through Amazon, Fedex, UPS and the USPS.

(12) No more than one home business is allowed on a single property, and a home business may not be conducted on a lot occupied by an accessory apartment.

- This is the only home business on this property.

SPECIAL PERMITS - 11.50

A. General. In order to approve a special permit application, the planning and zoning commission must make the following findings on the record:

(1) The proposed special permit use and accompanying site plan are consistent with and implement the objectives and policies of the master plan of conservation and development;

- Bridgeport's most recent master plan of conservation and development was passed on April 22, 2019, and it is entitled "Plan Bridgeport". It is organized around four themes (Waterfront, Transit-oriented Development, Housing and Neighborhoods), with six guiding principles:
 - o Bridgeport is a livable city
 - o Bridgeport has a robust economy
 - o Bridgeport is an equitable city
 - o Bridgeport is a healthy community
 - o Bridgeport values nature
 - o Bridgeport is a regional center

There appears nothing inconsistent between the objectives and policies of Bridgeport's Plan and my special permit application for my solo law practice office on the first floor of my house. I did find one point in the Plan that seems to support my special permit application, in that as part of making Bridgeport a Livable City (one of the six guiding principles of Bridgeport's Plan), the Plan states as a strategy "Support the development of live-work spaces." This is on pages 17 and 69 of Bridgeport's Plan, under Goal 4, which is to update zoning to allow for a greater mix of uses and increase bikeability/walkability.

(2) The proposed special permit use and accompanying site plan complies with all applicable zoning code regulations;

- This is covered above in the discussion of Home Businesses, § 4.70.3(H).

(3) The proposed special permit use and accompanying site plan will not impair future development of the surrounding area;

- I see no reason why my proposed use would impair future development of the surrounding area.

(4) The proposed special permit use will not be detrimental to existing development in the surrounding area because of its height, scale, design, or method of operation.

- The proposed special permit use involves no such issues.

(5) The proposal includes adequate safeguards to protect adjacent property and the neighborhood in general from any potential adverse impacts.

- The proposal complies with the rules on Home Businesses, § 4.70.3(H), which do include safeguards to protect the neighborhood from potentially adverse impacts, such as limitations on the number of client visits per day (8), limitations on the hours that deliveries can be made, noise restrictions from tools and equipment, prohibitions on walk-in retail sales, prohibitions on structural alterations, prohibitions on use of hazardous substances, etc., all of which are designed to safeguard the neighborhood from adverse impacts of a business. My proposed use of the first floor as a solo law office complies with all of the Home Business rules.

(6) The proposed use is not likely to cause a depreciation in the value of nearby properties;

- I see no reason why my proposed use would have any effect on the value of nearby properties.

-

(7) Environmental impacts to Long Island Sound will be appropriately mitigated.

- I do not anticipate any environmental impacts to the Sound from my home business.

-

B. N Zones

(1) The location and size of the proposed use, the nature and intensity of operations involved will not be incongruous with existing residential uses;

- The proposed use is fairly modest and limited in size and scope, nature and intensity, being a low-profile solo law practice on the first floor of house where the lawyer at issue lives on the second floor, and I do not think it will stick out as incongruous with existing residential uses.

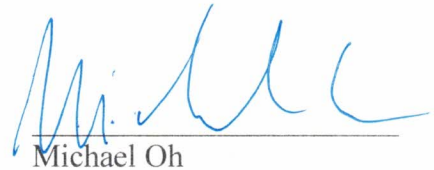
(2) The site layout and its relation to access streets is such that pedestrian and vehicular traffic to and from the use and the assembly of persons in connection with the use will not be incongruous with existing residential uses;

- There is plenty of street parking in front of the house to accommodate the occasional client visits for the home business.

(3) The proposed use will not present an undue hazard or inconvenience to residents.

- The proposed use involves a solo lawyer doing legal research and writing from the first floor of his house, with occasional client visits that make no noise or disruptions to neighbors. I do not believe this will inconvenience my neighbors.

Sincerely,



Michael Oh

SCHEDULE A

ALL that certain piece of parcel of land, together with the buildings and improvements thereon, situated in the City of Bridgeport, County of Fairfield and State of Connecticut, being known as Lots Nos. 170, 171 and 172 on a certain map entitled "Map of Grandview Park", which map is on file in the Bridgeport Town Clerk's Office, and being more particularly bounded and described as follows:

NORTHERLY: By Lots Nos. 261, 262 and 263 on said map, 75 feet, more or less;

SOUTHERLY: By Trumbull Avenue, 75 feet, more or less;

EASTERLY: By Lot No. 173 on said map, 100 feet, more or less;

WESTERLY: By Lot No. 169 on said map, 100 feet, more or less.

SUBJECT TO:

- 1) Water usage as it becomes due and payable.
- 2) Notes, notations and conditions as shown on the aforementioned map.
- 3) WPCA Charges as they become due and payable.

RECEIVED FOR RECORD
Dec 07, 2017 12:10:36P
CHARLES D. CLEMONS JR.
TOWN CLERK
BRIDGEPORT, CT

ELLIS CRYSTAL
249 TRUMBULL AVE

WHITE HERBERT R & CHRISTINA W
259 TRUMBULL AVE

PAAK PROPERTIES LLC
1500 RESERVOIR AVE

FANA JEAN C
252 TRUMBULL AV

JOHN-BECKFORD CHARLENE A
1530 RESERVOIR AV

STEPHENS YVONNE
270 TRUMBULL AVE

OH MICHAEL
280 TRUMBULL AV

RAMIREZ PEDRO & TERESA
296 TRUMBULL AVENUE

PACHECO KIRSYS C
1540 RESERVOIR

HERNANDEZ LUZ R
125 VOIGHT AV

LUNA JORGE
135 VOIGHT LN

JONES TOMMY T & JONES CAROLYN
145 VOIGHT AVE

FULTON OTIS
157 VOIGHT AVE

WATSON CHRISTANA (EST OF)
2349 POMEROY RD SE

HOUSING SITE DEV AUTHORITY
45 LYON TER

MICHAEL OH

280 Trumbull Ave
Bridgeport, CT 06606

T: (203) 371-4886
F: (203) 549-0862

mike@attorneymichaeloh.com

Via Certified Mail

June 20, 2023

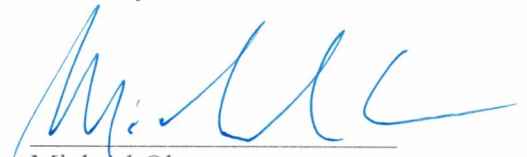
Re: Public Hearing Notice

Dear Neighbors:

I am the owner and resident of 280 Trumbull Avenue in Bridgeport, and I am applying for a special permit with the City to use my home for my solo law practice. As part of the application process, there will be a public hearing on my application, and one of the rules of the application process is that I mail notice to the surrounding property owners of the public hearing, so that you can attend and be heard at the hearing, if you should choose.

The public hearing date for my application, according to the 2023 Planning and Zoning Commission Public Hearing Schedule, is scheduled for July 31, 2023 at 6:30 pm at City Hall, 45 Lyon Terrace in Bridgeport.

Sincerely,



Michael Oh



Legend

- Parcels
- Streetname
- Roadways
 - Local
 - Collector
 - Minor Collector
 - Minor Arterial
 - Major Collector
 - PA Other
 - PA Other Expwy
 - PA Interstate

141.9 0 70.97 141.9 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Created by Connecticut Metropolitan Council of Governments

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





[Back to Attorney Firm Look-up](#)

Registered Juris Information
For:

MICHAEL L OH

Juris Number:	421475	Office Address:	MICHAEL OH 280 TRUMBULL AVE BRIDGEPORT, CT 06606 (203) 371-4886
Current Status:	ACTIVE		
Juris Type:	A		
Admission Date:	6/10/2003		

Court History