



PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: Made in Bridgeport, LLC
2. Is the Applicant's name Trustee of Record? Yes No X
3. Address of Property: 49 and 55 Cannon Street, Bridgeport, CT 06604
4. Assessor's Map Information: Block No. 932 Lot No. 11 & 11A
5. Amendments to Zoning Regulations: (indicate) Article: Section:
6. Description of Property (Metes & Bounds): 49.13' at Cannon Street frontage x 134.25' at East x 47.08' at rear boundary x 134.46' at West.
7. Existing Zone Classification: DX1
8. Zone Classification requested:
9. Describe Proposed Development of Property: Mixed Use. Ground floor retail with upper floor hotel.

Approval(s) requested: Location Approval for Hotel Liquor Permit

Signature: Patricia C. Sullivan, Esq. Date: 12/22/2023

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

Mailing Address: 1115 Broad Street, Bridgeport, CT 06604
Phone: 203-414-6455 Cell: 203-414-6455 Fax: 203-337-5524
E-mail Address: psullivan@cohenandwolf.com

\$ Fee received Date: Clerk:

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- 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

Made in Bridgeport, LLC
Print Owner's Name
Owner's Signature
Date: 12/22/23

PATRICIA C. SULLIVAN

Please Reply To Bridgeport
Writer's Direct Dial: (203) 414-6455
E-Mail: psullivan@cohenandwolf.com

December 27, 2023

Via Hand Delivery

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

**Re: 49 and 55 Cannon Street's Application for Certificate of Location Approval
for a Hotel Liquor License**

Dear Mr. Boucher,

Enclosed please find an Application to the Bridgeport Planning and Zoning Commission for property located at 49 and 55 Cannon Street ("Property"). The Property is in the DX1 Zone. The Applicant, Made in Bridgeport, LLC, owns the Property.

Location Approval Requested

This Application requests a Certificate of Location Approval, under Bridgeport Zoning Regulation Section 11.120.1.A, to permit the establishment of a Hotel Liquor Permit at 49 and 55 Cannon Street in a DX1 Zone.

Narrative-Proposed Development and Use

The Applicant proposes a hotel at 49 and 55 Cannon Street. The Property is located on Cannon Street between Main Street and Broad Street. The proposed hotel will renovate and expand the existing structures. Liquor is proposed for the ground floor, the rooftop, and for a basement Speakeasy. Proposed plans are attached.

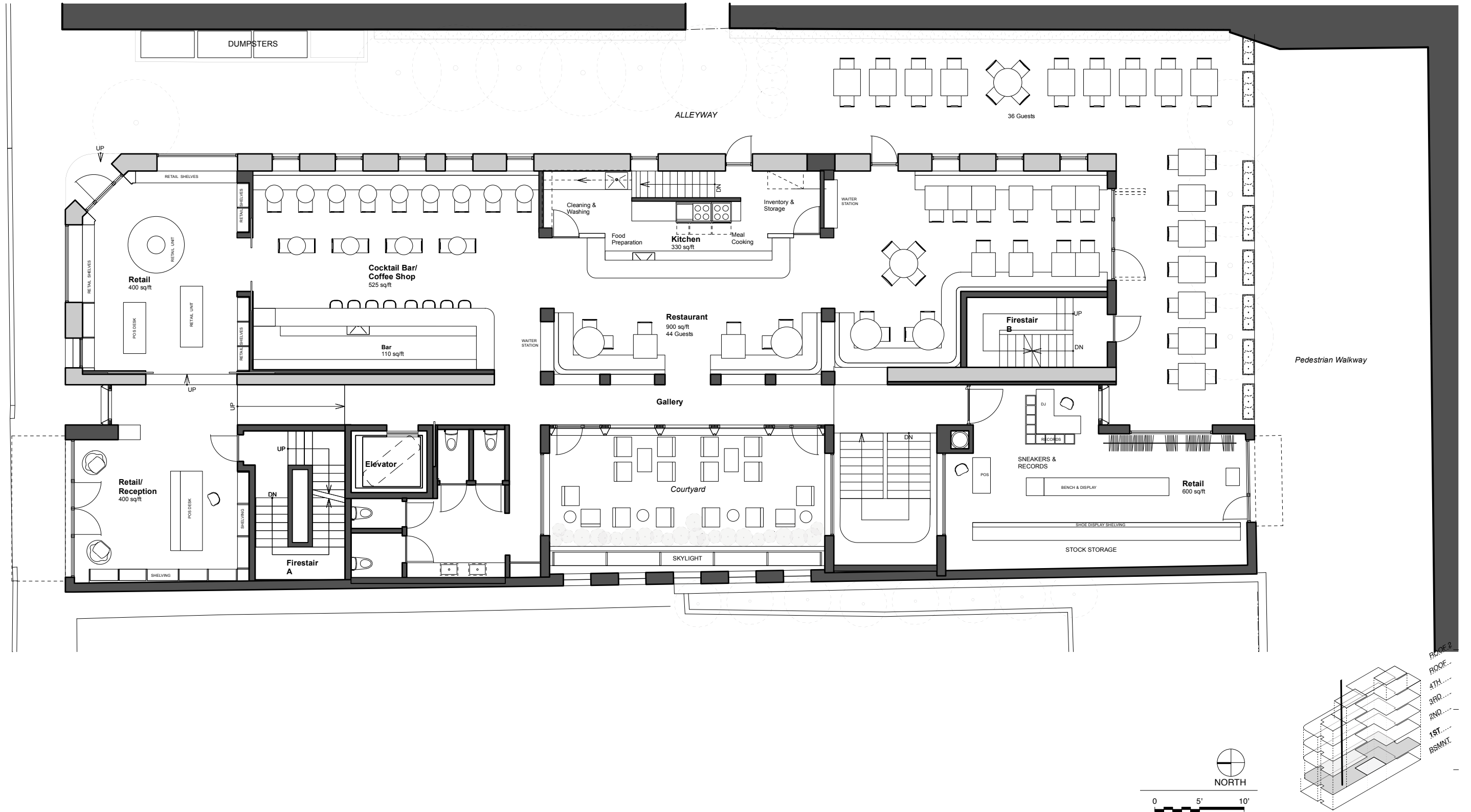
Sincerely,



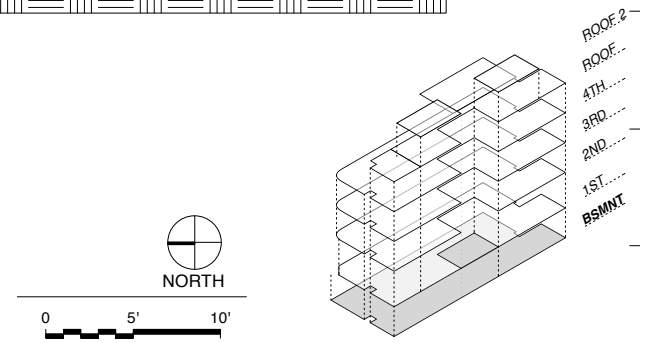
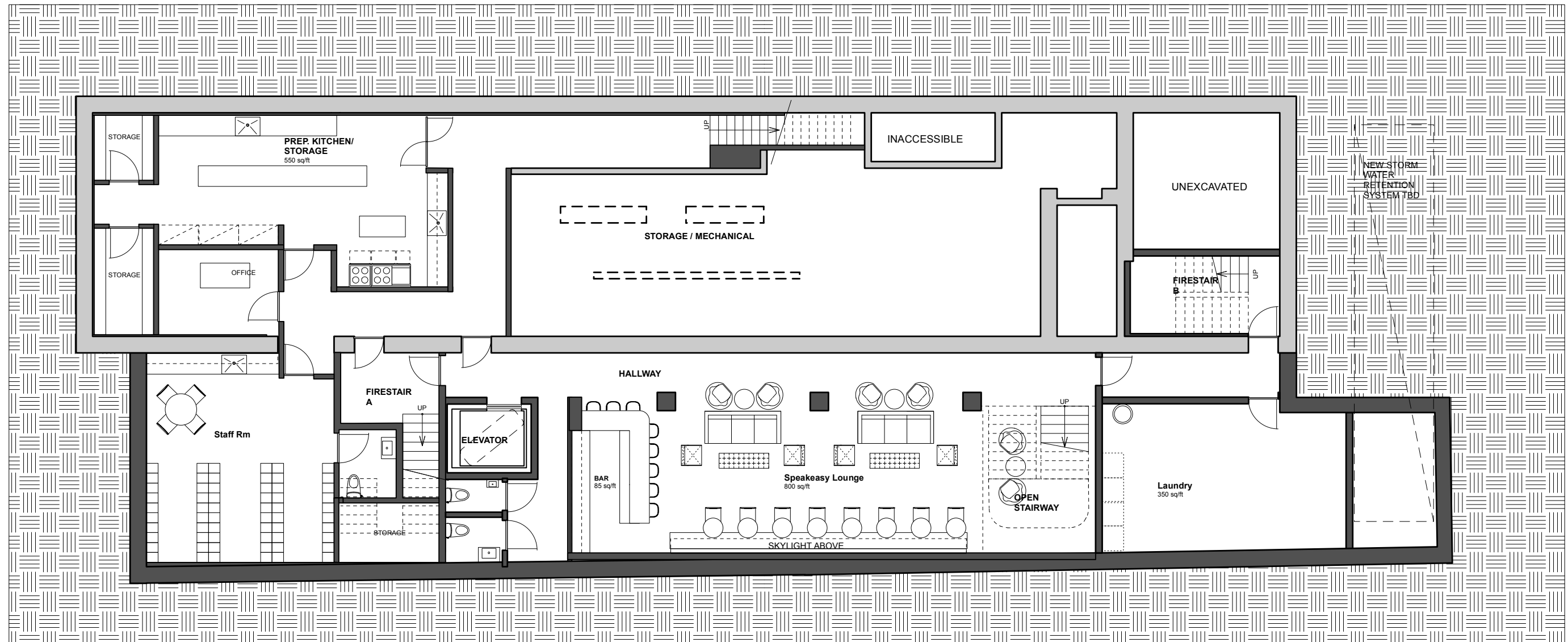
Patricia C. Sullivan

PCS/gpt
Enclosure

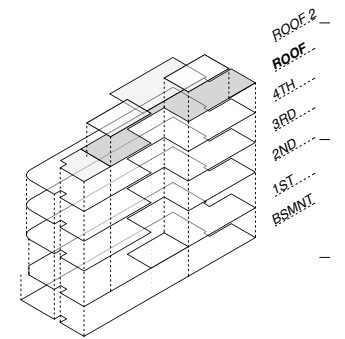
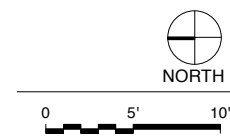
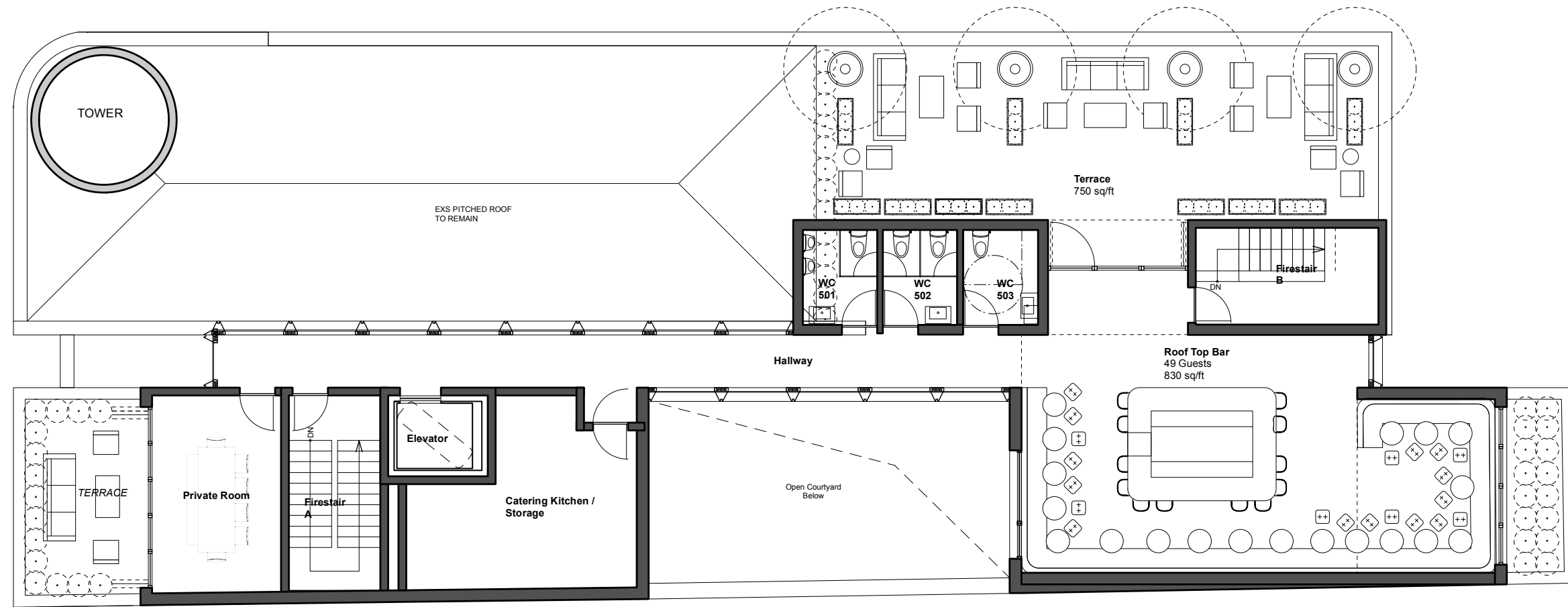
Ground Floor



Basement



Rooftop



49 & 55 CANNON STREET – 100 FOOT ABUTTERS

LOCATION	OWNER'S NAME	ADDRESS	CITY	STATE	ZIP CODE
140 JOHN ST	MID WESTERN CT COUNCIL OF ALCOHOLISM, INC	38 OLD RIDGEBURY RD	DANBURY	CT	06810
1042 BROAD ST #1062	ARTSPACE BRIDGEPORT LIMITED PARTNERSHIP	250 THIRD NORTH AVE #400	MINNEAPOLIS	MN	55401
979 MAIN ST #987	BENEDETTO JOAN D	74 GOODSSELL ST	BRIDGEPORT	CT	06604
1082 BROAD ST	BRIDGEPORT ECONOMIC DEVELOPMENT CORPORATION	10 MIDDLE ST	BRIDGEPORT	CT	06604
67 CANNON ST	ARTSPACE BRIDGEPORT LIMITED PARTNERSHIP	250 THIRD NORTH AVE #400	MINNEAPOLIS	MN	55401
59 CANNON ST #69	BEDCO AS AGENT FOR THE CITY OF BRIDGEPORT	10 MIDDLE ST	BRIDGEPORT	CT	06604
991 MAIN ST #1019	CV DB LLC ET AL; TRANSMARK DB LLC CCBP 11 DB LLC BORDENTOWN DB LLC	55 FIFTH AVE 15TH FL	NEW YORK	NY	10003
41 CANNON ST	SHORE WINDS NO.41 CANNON ST LLC	38 WINDWARD LANE	MADISON	CT	06443
35 CANNON ST	KRASNOW MARC A	35 CANNON ST	BRIDGEPORT	CT	06604
31 CANNON ST #33	31 CANNON STREET LLC	PO BOX 347	BRIDGEPORT	CT	06601
1021 MAIN ST #1025	ABL BRIDGEPORT REALTY LLC	112-11 69TH AVE	FOREST HILLS	NY	11375-3917
1130 BROAD ST	BRIDGEPORT CITY OF PARK DEPT	7 QUARRY ROAD	TRUMBULL	CT	06611
1061 MAIN ST	STATE OF CONN	1061 MAIN ST	BRIDGEPORT	CT	06604



Secretary of the State of Connecticut

Certificate of Organization

Domestic Limited Liability Company

Filing Details

Filing Number: 0010099656 Number of Pages: 2 Filed On: 08/10/2021 03:06 PM

Primary Details

Name of Limited Liability Company: MADE IN BRIDGEPORT, LLC
Business ALEI: US-CT.BER:2322986
Business Email Address: niels.heilmann@gmail.com
NAICS Information: Lessors of Other Real Estate Property (531190)

Business Location

Principal Office Address: 89 Grovers Ave, Bridgeport, CT, 06605-3630, United States
Mailing Address: 89 Grovers Ave, Bridgeport, CT, 06605-3630, United States

Appointment of Registered Agent

Type: Individual
Agent's Name: Niels Heilmann
Business Address: 89 Grovers Ave, Bridgeport, CT, 06605-3630, United States
Residence Address: 89 Grovers Ave, Bridgeport, CT, 06605-3630, United States
Mailing Address: 89 Grovers Ave, Bridgeport, CT, 06605-3630, United States

Agent Appointment Acceptance

Agent Signature: Niels Heilmann
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>
Niels Heilmann	Member	89 Grovers Ave, Bridgeport, CT, 06605-3630 United States	89 Grovers Ave, Bridgeport, CT, 06605-3630 United States
Calabria Heilmann	Member	N/A	89 Grovers Ave, Bridgeport, CT, 06605-3630 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:

Name of Organizer: Niels Heilmann
Organizer Title: Member

Filer Name: John Gale
Filer Signature: John Gale
Execution Date: 08/10/2021
This signature has been executed electronically



CITY OF BRIDGEPORT

File No. 23-47

PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: Crescent Crossings, LLC and Crescent Crossings 1B LLC
2. Is the Applicant's name Trustee of Record? Yes No
3. Address of Property: 252 Hallet St, 581 Waterview Ave, and 580 Crescent Ave Bridgeport, CT 06608
4. Assessor's Map Information: Block No. 43/857 Lot No. 99, 100 & 101
5. Amendments to Zoning Regulations: (indicate) Article: N/A Section:
6. Description of Property (Metes & Bounds): 647.07' x 164.92' x 88.48' x 659.23' x 475.71' x 133.43' x 60.91' x 20.87' x 76.15' x 13.32' x 9.65' x 198.82' x 776.90'
7. Existing Zone Classification: NX3
8. Zone Classification requested: NX4
9. Describe Proposed Development of Property: The Applicant proposes to change the Zone of the Property from the NX3 Zone to the NX4 Zone. No development is proposed at this time.

Approval(s) requested: Zoning Map Amendment

Signature: Date:
Print Name:

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

Mailing Address: 10 Sasco Hill Rd, Fairfield, CT 06824
Phone: 203-254-7579 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

Crescent Crossings LLC 10/26/2023
Print Owner's Name Owner's Signature Date
Crescent Crossings 1B LLC
Print Owner's Name Owner's Signature Date

METES AND BOUNDS DESCRIPTION
252 Hallett Street, 581 Waterview Avenue AND 580 Crescent Avenue

Description of property owned by Bridgeport Housing Authority as shown on the map entitled "Improvement Location Survey, Depicting The Limits Of The Property Known As, Yellow Mill Pond Housing Project, Owned By And Prepared For The Bridgeport Housing Authority, Crescent Avenue, Hallett Street, Martin Luther King Drive, & Waterview Avenue, Bridgeport, Connecticut, April 14, 2014, Scale 1"=50', Sheet 1 of 3, Prepared by DYMAR, Southbury, CT.

Beginning at a point, said point being the intersection of the southerly street line of Crescent Avenue and the westerly street line of Waterview Avenue and being the northeast corner of the within described parcel, thence deflecting to the left on the arc of the curve having a radius of 857.00 feet and a central angle of 43°-15'-38" a distance of 647.07 feet along the westerly street line of Waterview Avenue to a point;

Thence S 18°-26'-21" W a distance of 164.92 feet along said Waterview Avenue to a point;

Thence S 07°-28'-24" W a distance of 88.48 feet along said Waterview Avenue to a point, said point being the intersection of the westerly street line of Waterview Avenue and the southerly line of Former Martin Luther King Drive (abandoned) and also being the southeasterly corner of the within described parcel;

Thence N 82°-05'-33" W a distance of 659.23 feet along the southerly line of Former Martin Luther King Drive (abandoned) to a point in the easterly line of Hallett Street, said point being the southwest corner of the within described parcel;

Thence N 07°-53'-24" E a distance of 475.71 feet along the easterly street line of Hallett Street to a point;

Thence N 08°-39'-22" E a distance of 133.43 feet along the easterly line of said Hallett Street to a point, said point being the southwest corner of land N/F United Illuminating Co.;

Thence the following courses and distances along land N/F United Illuminating Co. S 81°-50'-37" E a distance of 60.91 feet to a point;

Thence N 08°-23'-23" E a distance of 20.87 feet to a point;

Thence N 08°-14'-23" E a distance of 76.15 feet to a point;

Thence N 54°-19'-28" W a distance of 13.32 feet to a point;

Thence N $08^{\circ}-11'-15''$ E a distance of 9.65 feet to a point in the southerly street line of Crescent Avenue;

Thence deflecting to the left on the arc of a curve having a radius of 11,386.20 feet and a central angle of $01^{\circ}-00'-02''$ a distance of 198.82 feet along the southerly street line of Crescent Avenue to a point;

Thence S $85^{\circ}-44'-09''$ E a distance of 776.90 feet along the southerly street line of Crescent Avenue to a point and place of beginning, said parcel contains 12.848+- acres, which includes the areas of Former Helen Court, Former Church Street, Former Willard Street, and Former Martin Luther King Drive, all being abandoned by the City of Bridgeport.

100' ABUTTERS 581 WATERVIEW, 580 CRESCENT AVE, 252 HALLETT ST

LOCATION	OWNER	OWNER ADDRESS	CITY	STATE	ZIP
530 WATERVIEW AV #540	RYANS REALTY LLC	530-540 WATERVIEW AVE	BRIDGEPORT	CT	06608
150 HALLETT ST	BRIDGEPORT CITY OF	45 LYON TER	BRIDGEPORT	CT	06604
576 WATERVIEW AV	BRIDGEPORT REDEVELOPMENT AGENCY	45 LYON TER	BRIDGEPORT	CT	06604
598 WATERVIEW AV	BRIDGEPORT REDEVELOPMENT AGENCY	45 LYON TER	BRIDGEPORT	CT	06604
581 WATERVIEW AV	CRESCENT CROSSINGS 1B LLC	1281 EAST MAIN ST STE 201	STAMFORD	CT	06902
252 HALLETT ST	CRESCENT CROSSINGS LLC	1281 EAST MAIN ST STE 201	STAMFORD	CT	06902
650 WATERVIEW AV	BRIDGEPORT CITY OF	45 LYON TER	BRIDGEPORT	CT	06604
580 CRESCENT AV	HOUSING AUTHORITY CITY OF BRIDGEPORT	150 HIGHLAND AVE	BRIDGEPORT	CT	06604
145 HALLETT ST #149	LOPEZ ILEANA	149 HALLETT STREET	BRIDGEPORT	CT	06608
163 HALLETT ST #167	BELL ANCHANETTE	163 HALLETT ST	BRIDGEPORT	CT	06608
185 HALLETT ST	BRIDGEPORT HOUSING AUTHORITY	150 HIGHLAND AVE	BRIDGEPORT	CT	06604
199 HALLETT ST	BRIDGEPORT HOUSING AUTHORITY	150 HIGHLAND AVE	BRIDGEPORT	CT	06604
209 HALLETT ST	BRIDGEPORT HOUSING AUTHORITY	150 HIGHLAND AVE	BRIDGEPORT	CT	06604
221 HALLETT ST	BRIDGEPORT HOUSING AUTHORITY	150 HIGHLAND AVE	BRIDGEPORT	CT	06604
235 HALLETT ST	BRIDGEPORT HOUSING AUTHORITY	150 HIGHLAND AVE	BRIDGEPORT	CT	06604
249 HALLETT ST	BRIDGEPORT HOUSING AUTHORITY	150 HIGHLAND AVE	BRIDGEPORT	CT	06604
261 HALLETT ST	BRIDGEPORT HOUSING AUTHORITY	150 HIGHLAND AVE	BRIDGEPORT	CT	06604
271 HALLETT ST #273	HOUSING AUTHORITY CITY OF BPT	150 HIGHLAND AVE	BRIDGEPORT	CT	06604
552 CRESCENT AV	UNITED ILLUMINATING CO, ATTN: TAX DEPT	376 EAST WASHINGTON AVE	BRIDGEPORT	CT	06608
540 CRESCENT AV	HOUSING AUTHORITY CITY OF BPT	ONE CITY CTR, 5TH FLR	PORTLAND	ME	04101
99 CHURCH ST	SLOVAK ROMAN CATHOLIC CHURCH	150 HIGHLAND AVE	BRIDGEPORT	CT	06604
812 BARNUM AV	BRIDGEPORT CITY OF	79 CHURCH ST	BRIDGEPORT	CT	06608
		45 LYON TER	BRIDGEPORT	CT	06604

CRESCENT CROSSINGS 1B, LLC ACTIVE

C/O JHM FINANCIAL GROUP, LLC1266 EAST MAIN STREET, STAMFORD, CT, 06902, United States

BUSINESS DETAILS ▼

Business Details ^

General Information —

Business Name

CRESCENT CROSSINGS 1B, LLC

Business status

ACTIVE

Citizenship/place of formation

Domestic/Connecticut

Business address

C/O JHM FINANCIAL GROUP, LLC1266 EAST MAIN STREET, STAMFORD, CT, 06902, United States

Annual report due

3/31/2024

NAICS code

Other Activities Related to Real Estate (531390)

Business ALEI

1156594

Date formed

10/7/2014

Business type

LLC

Mailing address

C/O JDF, LLC-777 WEST PUTNAM AVENUE 777 WEST PUTNAM AVENUE, GREENWICH, CT, 06830, United States

Last report filed

2023

NAICS sub code

531390

Principal Details —

Principal Name

JOHN H. MCCLUTCHY JR.

Principal Title
Manager

Principal Business address
C/O JHM FINANCIAL GROUP, LLC 1281 EAST MAIN STREET, SUITE 201, STAMFORD, CT, 06902, United States

Principal Residence address
11 MOLLY LANE, DARIEN, CT, 06820, United States

Principal Name
TODD D. MCCLUTCHY

Principal Title
MANAGER

Principal Business address
1281 EAST MAIN STREET, SUITE 201, STAMFORD, CT, 06902, United States

Principal Residence address
158 HOLMES AVENUE, DARIEN, CT, 06820, United States

Principal Name
CRESCENT CROSSING 1B GP, LLC

Principal Title
Managing Member

Principal Business address
C/O JHM FINANCIAL GROUP, LLC, 1266 EAST MAIN STREET, SUITE 201, STAMFORD, CT, 06902, United States

Agent details

Agent name
TODD D. MCCLUTCHY

Agent Business address
1266 EAST MAIN STREET, STAMFORD, CT, 06902, United States

Agent Mailing address
1266 EAST MAIN STREET, STAMFORD, CT, 06902, United States

Agent Residence address
22 Saddle Ridge Road , DARIEN, CT, 06820, United States

Filing History

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**Business
Formation -
Certificate of
Organization
0005195805**

CRESCENT CROSSINGS, LLC ACTIVE

C/O JHM FINANCIAL GROUP, LLC1266 EAST MAIN ST STE 601, STAMFORD, CT, 06902, United States

BUSINESS DETAILS ▼

Business Details ^

General Information

Business Name
CRESCENT CROSSINGS, LLC

Business status
ACTIVE

Citizenship/place of formation
Domestic/Connecticut

Business address
C/O JHM FINANCIAL GROUP, LLC1266 EAST MAIN ST STE 601, STAMFORD, CT, 06902, United States

Annual report due
3/31/2024

NAICS code
Other Activities Related to Real Estate (531390)

Business ALEI
1138922

Date formed
4/10/2014

Business type
LLC

Mailing address
C/O JHM FINANCIAL GROUP, LLC1266 EAST MAIN ST STE 601, STAMFORD, CT, 06902, United States

Last report filed
2023

NAICS sub code
531390

Principal Details

Principal Name
JOHN H. MCCLUTCHY JR.

Principal Title

Manager

Principal Business address

C/O JHM FINANCIAL GROUP, LLC1266 EAST MAIN ST STE 601, STAMFORD, CT, 06902, United States

Principal Residence address

11 MOLLY LANE, DARIEN, CT, 06820, United States

Principal Name

TODD D. MCCLUTCHY

Principal Title

MANAGER

Principal Business address

1281 EAST MAIN ST, SUITE 201, STAMFORD, CT, 06902, United States

Principal Residence address

158 HOLMES AVE, DARIEN, CT, 06820, United States

Principal Name

BRIDGEPORT COMMUNITY RENEWAL GP, LLC

Principal Title

Managing Member

Principal Business address

C/O JHM FINANCIAL GROUP, LLC1266 EAST MAIN ST STE 601, SUITE 201, STAMFORD, CT, 06902, United States

Agent details

Agent name

TODD D. MCCLUTCHY

Agent Business address

C/O JHM FINANCIAL GROUP, LLC1266 EAST MAIN ST STE 601, STAMFORD, CT, 06902, United States

Agent Mailing address

C/O JHM FINANCIAL GROUP, LLC1266 EAST MAIN ST STE 601, STAMFORD, CT, 06902, United States

Agent Residence addresss

22 Saddle Ridge Road , DARIEN, CT, 06820, United States

Filing History

Business Formation - Certificate of Organization

0005083876

Filing date: 4/10/2014

Filing time:

Volume Type

B

Volume

1926

Start page

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

October 25, 2023

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

Re: Zone Change – 252 Hallett Street, 581 Waterview Avenue and 580 Crescent Avenue

Dear Mr. Boucher:

Please accept, on behalf of my client, Crescent Crossings, LLC and Crescent Crossings 1B, LLC (the “Petitioner”), the following narrative and enclosed application materials as part of an application for a zone change for the properties located at 252 Hallett Street, 581 Waterview Avenue and 580 Crescent Avenue (the “Site”) currently in the NX3 Zone to the proposed NX4 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 NX4 Zone. The Site is the location of one of the most successful and transformative residential developments in the East Side of the City. It has been a multi-phase project. While some phases have been completed, some phases still remain. This Petitioner worked with the City extensively on the development of this project, and particularly regarding its design and bulk. In addition, the Petitioner has been in front of the Planning and Zoning Commission for approval of the development. The Commission has approved multiple applications regarding this development. The result has been a truly successful residential development that has greatly added to the character of the neighborhood and provided quality housing to residents.

The Zone Bridgeport Regulations zoned the Site within the NX3 Zone, which made the existing buildings nonconforming as to their bulk, particularly their height, and the future proposed phases would not be compliant. Previously, the Site had been located in the NCVD zone, which permitted the bulk approved and proposed for the Site. The project was also approved and intended for future phases of the development that would mirror the design of the first phases. The zone change that occurred with the adoption of Zone Bridgeport severely impacted the Site in its planned multi-phase development. The buildings would have similar designs, but one part of the Site would

be shorter than the other portion. Other standards also vary that would make the project appear oddly dissimilar. It would ruin the aesthetics of the project. It would also create unnecessary difficulty as to the maintenance and upgrading of the Site as some portions of the existing building were made nonconforming and would require variances for work on the nonconforming portions of the building. Ironically, the first phases of the development that were built, were the phases that are closest to the residential neighborhood, but they will be the taller portion of the development under the current zoning. The step down in height caused by the NX3 Zone would be on the portion of the development that faces the railroad tracks and the industrial properties on the other side of the tracks. To the west is a church parking lot and to the east is a public park. The height of the NX4 Zone, which would mirror the other buildings in the development, would not have a negative impact on the surrounding neighborhood. Approval of the Petition would not be spot zoning as it reduces the nonconformities and the requested change is within the same use category. The NX3 and NX4 Zones are mixed residential zones. This area is a mix of NX zones. The Petition would be bigger than all blocks of zones in this area of the East Side.

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 the Building Type and Zone to which it conforms under the Regulations. It will eliminate nonconformities, because the existing buildings were conforming in the prior NCVD Zone and were placed in the NX3 Zone where it is nonconforming. It is a goal of the POCD and Regulations to reduce and eliminate nonconformities, not create them. The Zone Bridgeport Regulations created a nonconformity. So, the Petition satisfies Sec. 11.40.7.B as it corrects an error that occurred when the Regulations were approved by correctly placing the Site in the NX4 Zone.

For the reasons stated above, the Petitioner respectfully requests approval of a zone change of the Site from the NX3 Zone to the NX4 Zone.

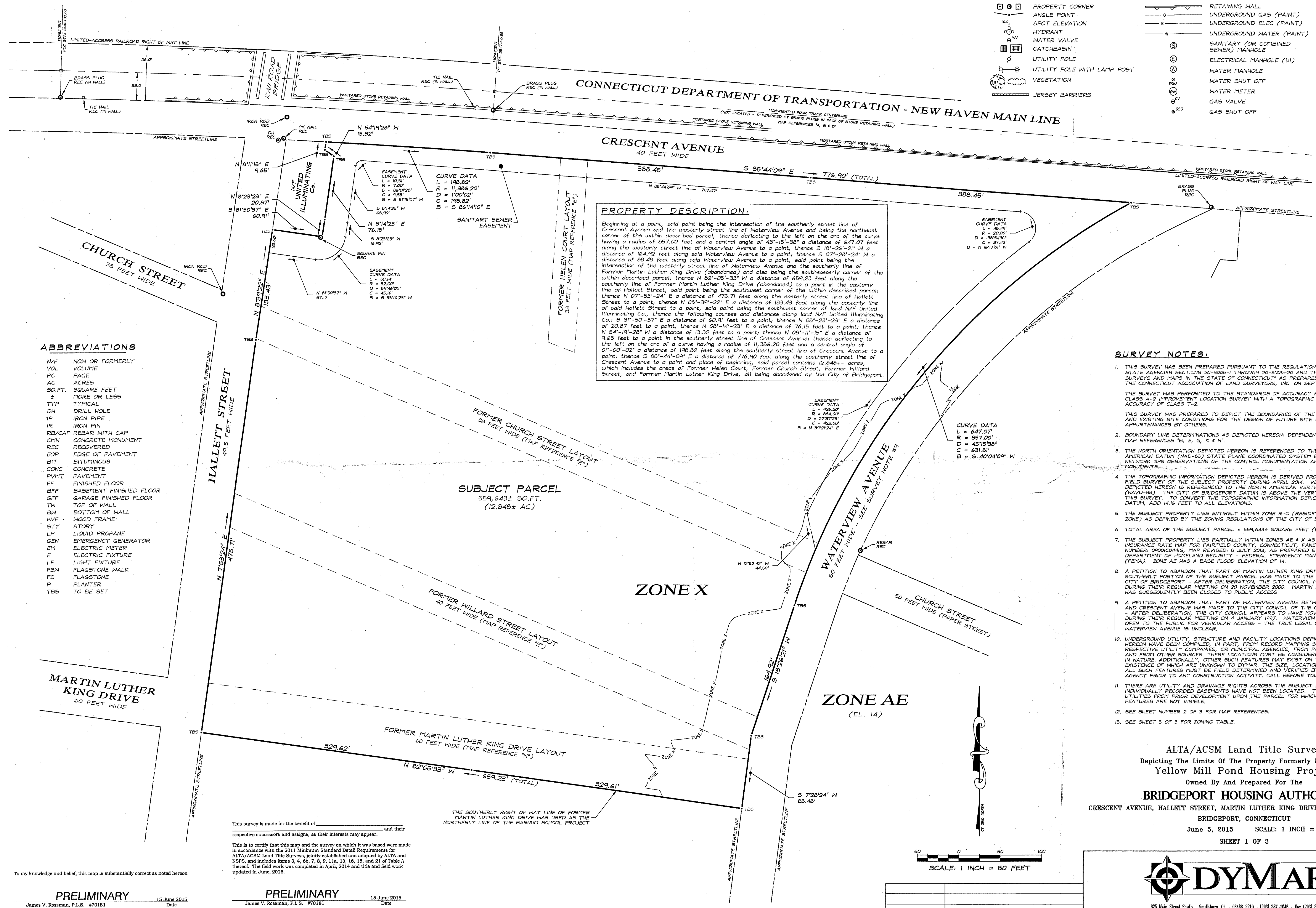
Sincerely,



Chris Russo

LEGEND

- □ PROPERTY CORNER
- ANGLE POINT
- 10.0' SPOT ELEVATION
- HW HYDRANT
- W WATER VALVE
- CATCHBASIN
- UTILITY POLE
- UTILITY POLE WITH LAMP POST
- VEGETATION
- JERSEY BARRIERS
- RETAINING WALL
- UNDERGROUND GAS (PAINT)
- UNDERGROUND ELEC (PAINT)
- UNDERGROUND WATER (PAINT)
- SANITARY (OR COMBINED SEWER) MANHOLE
- ELECTRICAL MANHOLE (UI)
- WATER MANHOLE
- WATER SHUT OFF
- WATER METER
- GAS VALVE
- GAS SHUT OFF



PROPERTY DESCRIPTION:
 Beginning at a point, said point being the intersection of the southerly street line of Crescent Avenue and the westerly street line of Waterview Avenue and being the northeast corner of the within described parcel, thence deflecting to the left on the arc of the curve having a radius of 857.00 feet and a central angle of 43°-15'-38" a distance of 647.07 feet along the westerly street line of Waterview Avenue to a point; thence S 18°-26'-21" W a distance of 164.42 feet along said Waterview Avenue to a point; thence S 07°-28'-24" W a distance of 88.48 feet along said Waterview Avenue to a point, said point being the intersection of the westerly street line of Waterview Avenue and the southerly line of Former Martin Luther King Drive (abandoned) and also being the southeasterly corner of the within described parcel; thence N 02°-05'-33" W a distance of 659.23 feet along the southerly line of Former Martin Luther King Drive (abandoned) to a point in the easterly line of Hallett Street, said point being the southwest corner of land N/F United Illuminating Co.; thence the following courses and distances along land N/F United Illuminating Co.: S 81°-50'-37" E a distance of 60.91 feet to a point; thence N 08°-23'-23" E a distance of 20.87 feet to a point; thence N 08°-14'-23" E a distance of 76.15 feet to a point; thence N 54°-19'-28" W a distance of 13.32 feet to a point; thence N 08°-11'-15" E a distance of 9.65 feet to a point in the southerly street line of Crescent Avenue; thence deflecting to the left on the arc of a curve having a radius of 11,386.20 feet and a central angle of 01°-00'-02" a distance of 198.82 feet along the southerly street line of Crescent Avenue to a point; thence S 85°-44'-09" E a distance of 776.90 feet along the southerly street line of Crescent Avenue to a point and place of beginning, said parcel contains 12.848± acres, which includes the areas of Former Helen Court, Former Church Street, Former Willard Street, and Former Martin Luther King Drive, all being abandoned by the City of Bridgeport.

- ABBREVIATIONS**
- N/F NOW OR FORMERLY
 - VOL VOLUME
 - PG PAGE
 - AC ACRES
 - SQ.FT. SQUARE FEET
 - ± MORE OR LESS
 - TYP TYPICAL
 - DH DRILL HOLE
 - IP IRON PIPE
 - IR IRON PIN
 - RB/CAP REBAR WITH CAP
 - CMN CONCRETE MONUMENT
 - REC RECOVERED
 - EOP EDGE OF PAVEMENT
 - BIT BITUMINOUS
 - CONC CONCRETE
 - PVMT PAVEMENT
 - FF FINISHED FLOOR
 - BFF BASEMENT FINISHED FLOOR
 - GFF GARAGE FINISHED FLOOR
 - TW TOP OF WALL
 - BW BOTTOM OF WALL
 - W/F WOOD FRAME
 - STY STORY
 - LP LIQUID PROPANE
 - GEN EMERGENCY GENERATOR
 - EM ELECTRIC METER
 - E ELECTRIC FIXTURE
 - LF LIGHT FIXTURE
 - FSN FLAGSTONE WALK
 - FS FLAGSTONE
 - P PLANTER
 - TBS TO BE SET

- SURVEY NOTES:**
- THIS SURVEY 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 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 - THE SURVEY WAS PERFORMED TO THE STANDARDS OF ACCURACY FOR A HORIZONTAL CLASS 1-2 IMPROVEMENT LOCATION SURVEY WITH A TOPOGRAPHIC INFORMATION ACCURACY OF CLASS T-2.
 - THIS SURVEY WAS PREPARED TO DEPICT THE BOUNDARIES OF THE SUBJECT PROPERTY, AND EXISTING SITE CONDITIONS FOR THE DESIGN OF FUTURE SITE IMPROVEMENTS AND APPURTENANCES BY OTHERS.
 - BOUNDARY LINE DETERMINATIONS AS DEPICTED HEREON DEPENDENT RE-SURVEY FROM MAP REFERENCES "B, E, G, K & N".
 - THE NORTH ORIENTATION DEPICTED HEREON IS REFERENCED TO THE 1983 NORTH AMERICAN DATUM (NAD-83) STATE PLANE COORDINATED SYSTEM BY REAL-TIME NETWORK GPS OBSERVATIONS OF THE CONTROL MONUMENTATION AND MUNICIPAL MONUMENTS.
 - THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS DERIVED FROM ON THE GROUND FIELD SURVEY OF THE SUBJECT PROPERTY DURING APRIL 2014. VERTICAL INFORMATION DEPICTED HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88). THE CITY OF BRIDGEPORT DATUM IS ABOVE THE VERTICAL DATUM USED IN THIS SURVEY. TO CONVERT THE TOPOGRAPHIC INFORMATION DEPICTED HEREON TO CITY DATUM, ADD 14.16 FEET TO ALL ELEVATIONS.
 - THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE R-C (RESIDENTIAL HIGH DENSITY ZONE) AS DEFINED BY THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT.
 - TOTAL AREA OF THE SUBJECT PARCEL = 559,643± SQUARE FEET (12.848± ACRES).
 - THE SUBJECT PROPERTY LIES PARTIALLY WITHIN ZONES AE & X AS DEPICTED ON FLOOD INSURANCE RATE MAP FOR FAIRFIELD COUNTY, CONNECTICUT, PANEL 441 OF 626, MAP NUMBER: 090100101G, MAP REVISED: 8 JULY 2013, AS PREPARED BY THE U.S. DEPARTMENT OF HOUSING AND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). ZONE AE HAS A BASE FLOOD ELEVATION OF 14.
 - A PETITION TO ABANDON THAT PART OF MARTIN LUTHER KING DRIVE ALONG THE SOUTHERLY PORTION OF THE SUBJECT PARCEL WAS MADE TO THE CITY COUNCIL OF THE CITY OF BRIDGEPORT - AFTER DELIBERATION, THE CITY COUNCIL MOVED TO ABANDON DURING THEIR REGULAR MEETING ON 20 NOVEMBER 2000. MARTIN LUTHER KING DRIVE HAS SUBSEQUENTLY BEEN CLOSED TO PUBLIC ACCESS.
 - A PETITION TO ABANDON THAT PART OF WATERVIEW AVENUE BETWEEN CHURCH STREET AND CRESCENT AVENUE WAS MADE TO THE CITY COUNCIL OF THE CITY OF BRIDGEPORT - AFTER DELIBERATION, THE CITY COUNCIL APPEARS TO HAVE MOVED TO ABANDON DURING THEIR REGULAR MEETING ON 4 JANUARY 1997. WATERVIEW AVENUE REMAINS OPEN TO THE PUBLIC FOR VEHICULAR ACCESS - THE TRUE LEGAL STATUS OF WATERVIEW AVENUE IS UNCLEAR.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, OR MUNICIPAL AGENCIES, FROM PARCEL TESTIMONY, AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO DYMAR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AGENCY PRIOR TO ANY CONSTRUCTION ACTIVITY. CALL BEFORE YOU DIG 1-800-922-4455.
 - THERE ARE UTILITY AND DRAINAGE RIGHTS ACROSS THE SUBJECT PARCEL FOR WHICH INDIVIDUALLY RECORDED EASEMENTS HAVE NOT BEEN LOCATED. THERE MAY EXIST UTILITIES FROM PRIOR DEVELOPMENT UPON THE PARCEL FOR WHICH SURFICIAL FEATURES ARE NOT VISIBLE.
 - SEE SHEET NUMBER 2 OF 3 FOR MAP REFERENCES.
 - SEE SHEET 3 OF 3 FOR ZONING TABLE.

SUBJECT PARCEL
 559,643± SQ.FT.
 (12.848± AC)

ZONE X

ZONE AE
 (EL. 14)

This survey is made for the benefit of _____ and their respective successors and assigns, as their interests may appear.

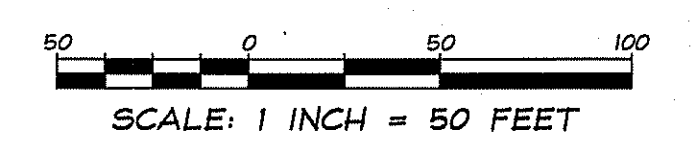
This is to certify that this map and the survey on which it was based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 3, 4, 6, 7, 8, 9, 11a, 13, 16, 18, and 21 of Table A thereof. The field work was completed in April, 2014 and title and field work updated in June, 2015.

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

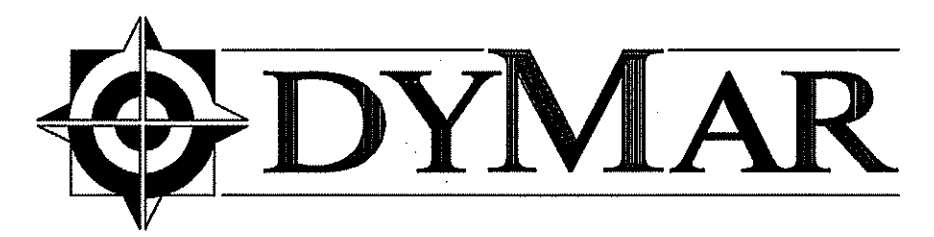
PRELIMINARY
 James V. Rossman, P.L.S. #70181
 15 June 2015
 Date

PRELIMINARY
 James V. Rossman, P.L.S. #70181
 15 June 2015
 Date

This survey is not valid unless it contains the live signature and embossed seal contained hereon. Subsequent revisions to this plan other than by the original surveyor effectually void this certification.



ALTA/ACSM Land Title Survey
 Depicting The Limits Of The Property Formerly Known As
 Yellow Mill Pond Housing Project
 Owned By And Prepared For The
BRIDGEPORT HOUSING AUTHORITY
 CRESCENT AVENUE, HALLETT STREET, MARTIN LUTHER KING DRIVE, & WATERVIEW AVENUE
 BRIDGEPORT, CONNECTICUT
 June 5, 2015 SCALE: 1 INCH = 50 FEET
 SHEET 1 OF 3



325 Main Street South • Southbury, CT • 06488-2210 • (203) 287-1016 • Fax (203) 287-1547
 ENGINEERING • PLANNING • SURVEYING • DEVELOPMENT SERVICES

DATE	REVISION	FIELD BOOK NO.	PROJECT NO.
		23 (Pg. 1-9)	0845



**PLANNING & ZONING COMMISSION
APPLICATION**

1. NAME OF APPLICANT: Wilson Fabian Morquecho Sarmiento
 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: 1853 North Ave. CT 06604
(number) (street) (state) (zip code)
 4. Assessor's Map Information: Block No. 1101 Lot No. 16
 5. Amendments to Zoning Regulations: (indicate) Article: N/A Section: N/A
(Attach copies of Amendment)
 6. Description of Property (Metes & Bounds): 49' x 141.65' x 15.05' x 38.60' x
34.33' x 184.28'
 7. Existing Zone Classification: NX1
 8. Zone Classification requested: NO CHANGE
 9. Describe Proposed Development of Property: PROPOSE HOME OCCUPATION OF BARBER SHOP
USE AND 98 SF ADDITION.
- Approval(s) requested: Special permit and site plan review

Signature: Date: 12-20-23
 Print Name: Wilson Fabian Morquecho Sarmiento

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

Mailing Address: sarmiento4eva@gmail.com
 Phone: 347-665-6039 Cell: _____ Fax: _____
 E-mail Address: _____

\$ _____ 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

Wilson Fabian Morquecho Sarmiento 12-20-23
 Print Owner's Name Owner's Signature Date

 Print Owner's Name Owner's Signature Date

Statement of Development Use

1. Introduction

Wilson Fabian Morquecho Sarmiento owned a barber shop business in the city of Bridgeport, Mr. Morquecho Sarmiento opened his business in October 2012, and it is still open until today. During all this time, International Hair Salon has fulfilled its obligations both privately and with the city and state. Also, this is a family business, Mr. Morquecho Sarmiento and his wife take turns to take care of the clients. On October 25th of 2022, Mr. Morquecho Sarmiento bought a multifamily house located at 1853 North Avenue in Bridgeport, Connecticut, and he is residing in this property that date. This real estate property is a three-family house and it is located just 2 or 3 minutes by car from the location of Mr. Morquecho Sarmiento's barber shop.

2. Objective

Mr. Morquecho Sarmiento is requesting authorization for a variation in the zoning that corresponds to his real estate property located at 1853 North Avenue in Bridgeport, Connecticut.

3. Description of the Development Use

- a. To obtain the zoning variation and to open a home business.
- b. Through obtaining the variation to use the first floor of the real estate of Mr. Morquecho Sarmiento as a barber shop.
- c. No structural alterations or additions will be made to the real estate property with the purpose of installing the business on the real estate property of Mr. Morquecho Sarmiento.
- d. To follow the city's provisions about establishing home businesses.



Wilson Fabian Morquecho Sarmiento

PHAM HAI
1002 NORMAN ST

CORDOVES ALAIN E
96 BEECHWOOD AVE

TITUS PRISCA JUDE
1016 NORMAN ST

LIBERTE ACELIO
1008 NORMAN ST

VELEZ TARA & FERNANDO VELEZ (TC)
82 BEECHWOOD AVE #84

CINTRON IDA 1/2 & JUAN A
1022 NORMAN ST

DUONG DANIEL
1665 IRANISTAN AV #1671

DEOLIVEIRA ACACIO (CONSERVED
PERSON)
525 BRIDGEPORT AVE SUITE LL02

STEWART HERBERT A & TSITSINO
1673-1675 IRANISTAN AVE

METALIAJ AMARILDO
2047 HOLLAND AVE #5B

CORDERO ALMA
1880 PARK AVE

KWOK CHUN WAI
62 BIRDSEYE ROAD

COLON JIMMY
1689 IRANISTAN AVENUE

SARMIENTO WILSON F MORQUECHO
810 MADISON AVE

PIAZZA CEASAR
1841 NORTH AVE

GUO ZHOU NENG
82 POPLAR ST

RAVICHANDRAN DAVID &
50 DEER RUN

COLLAGUAZO LUIS B & MONICA R
1852 NORTH AV #1854

GONZALEZ EUGENIO & ADALGELIA
1842 NORTH AVE

WALLET CARD

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

NAME

WILSON F MORQUECHO SARIENTO

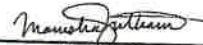
VALIDATION NO.
03-032671

LICENSE NO.
061650

CURRENT THROUGH
04/30/25

PROFESSION
HAIRDRESSER/COSMETICIAN

SIGNATURE



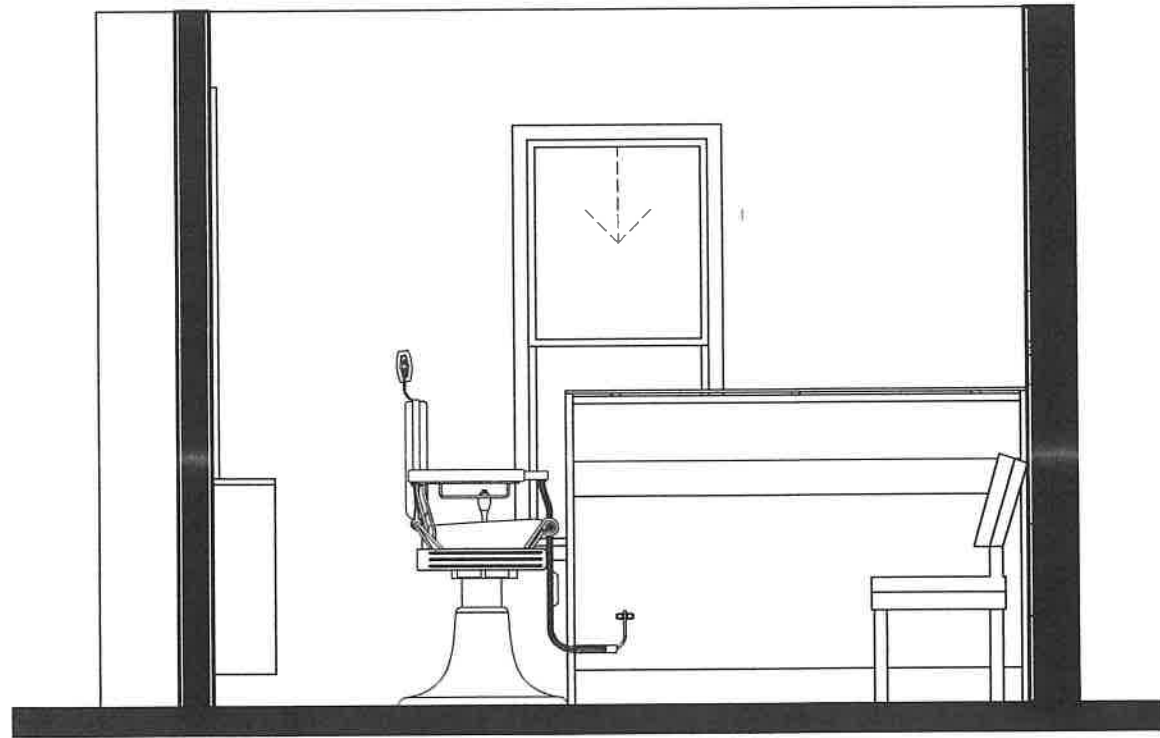
COMMISSIONER

BARBERSHOP ADDITION

EXISTING MULTI-FAMILY RESIDENCE

1853 North Ave, Bridgeport, CT 06604

LIST OF DRAWINGS



- A-001 INDEX SHEET
- A-101 SITE PLAN
- A-102 FLOOR PLAN
- A-201 ELEVATION

SHEET TITLE

INDEX SHEET

PROJECT

BARBERSHOP

REVISIONS

DATE:

12/04/23

BY:

Robert

DESCRIPTION:

Drafted

DRAWING

A-001

REF: -----

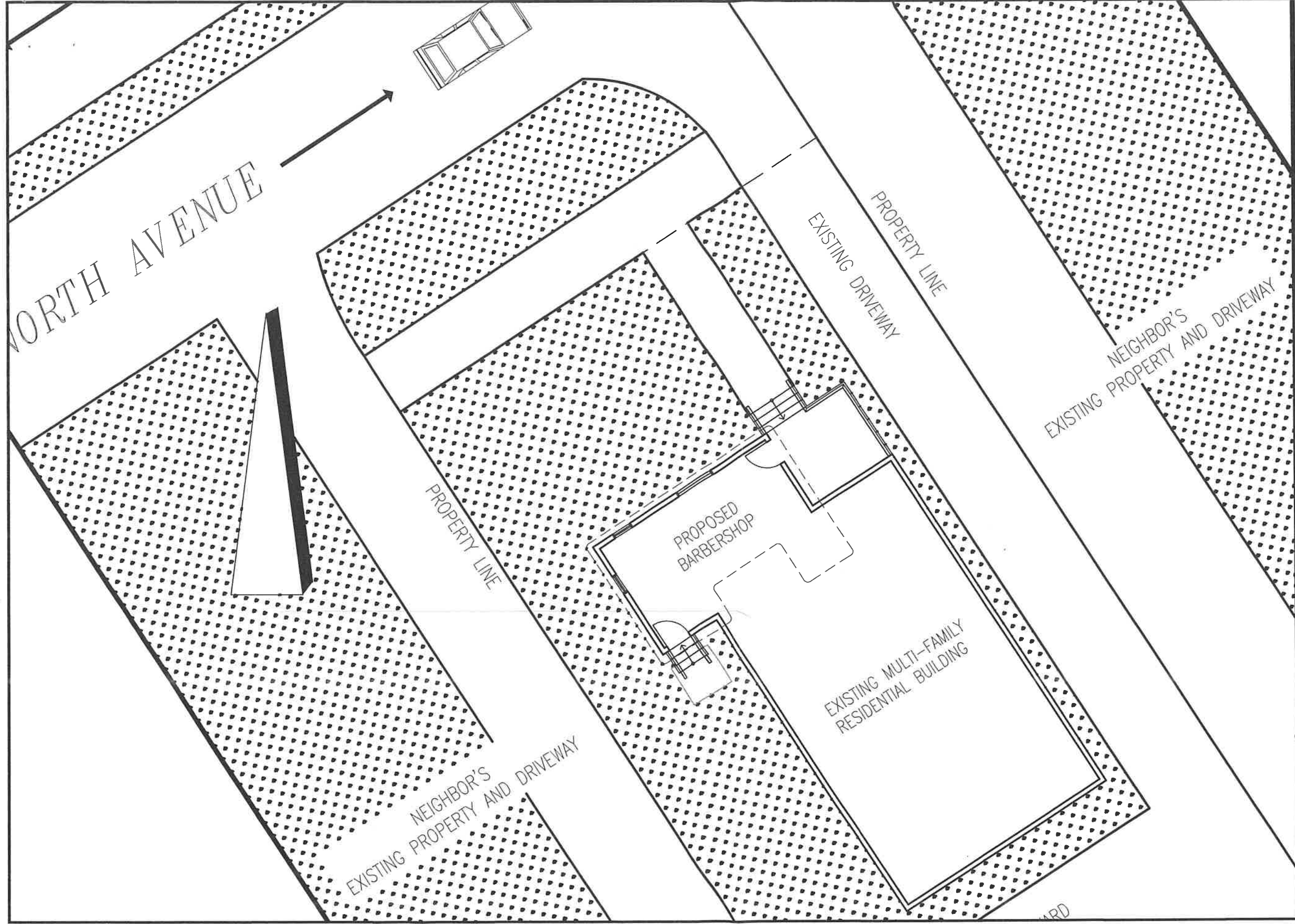
PROJECT NO: 01-107

CLIENT: WILSON F. MORQUECHO

DATE: 12-04-2023

DRAWN BY: ROBERT CASANOVA

SCALE: AS NOTED



NORTH AVENUE

PROPERTY LINE

EXISTING DRIVEWAY

EXISTING PROPERTY AND DRIVEWAY

PROPOSED BARBERSHOP

EXISTING MULTI-FAMILY RESIDENTIAL BUILDING

EXISTING PROPERTY AND DRIVEWAY

SHEET TITLE

SITE PLAN

PROJECT

BARBERSHOP

REF: ---

PROJECT NO: 01-107

CLIENT: WILSON F. MORQUECHO

DATE: 12-04-2023

DRAWN BY: ROBERT CASANOVA

SCALE: 3/32" = 1'-0"

REVISIONS

DATE:

BY:

DESCRIPTION:

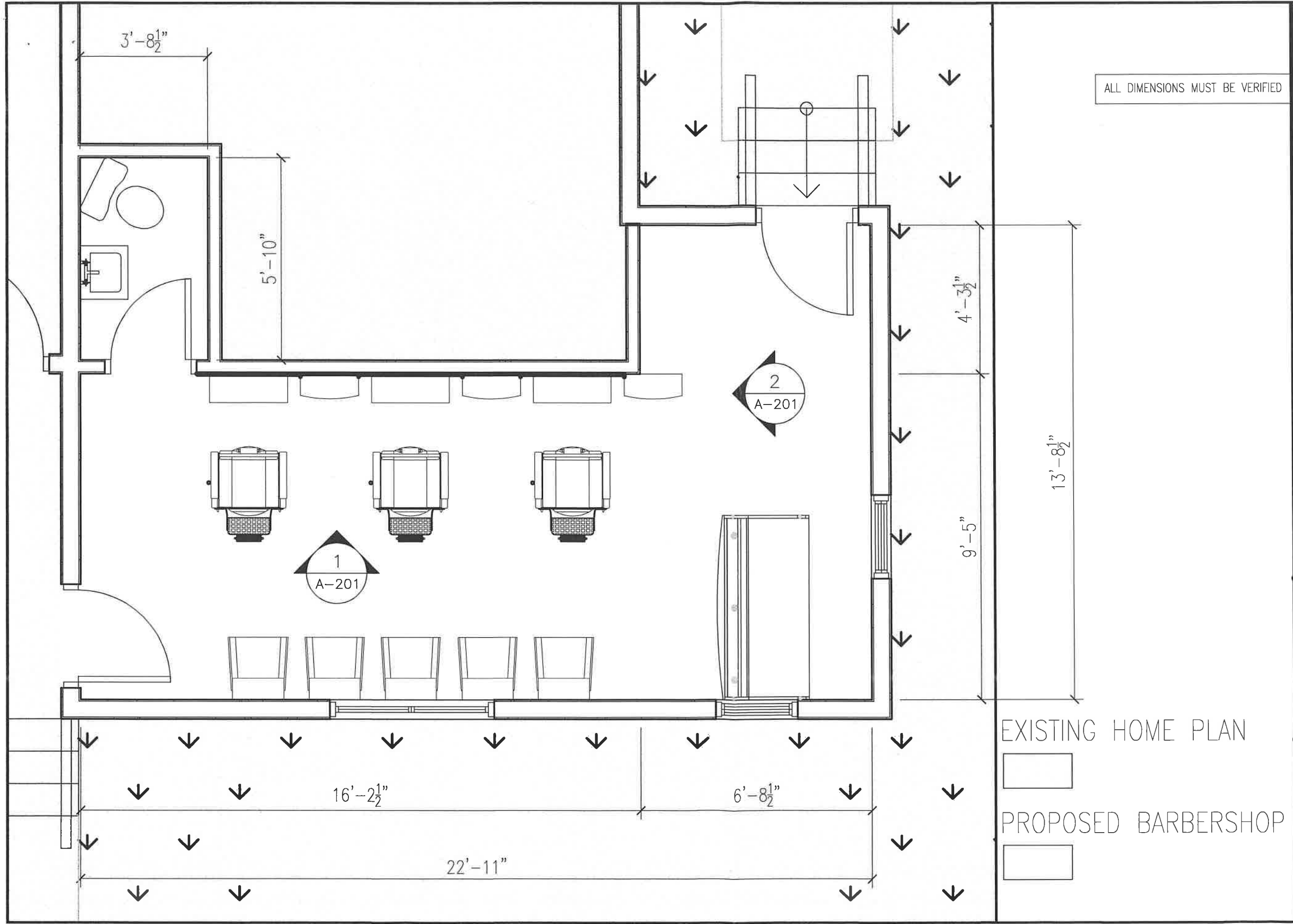
12/04/23

Robert

Drafted

DRAWING

A-101



SHEET TITLE

FLOOR PLAN

PROJECT

BARBERSHOP

REF: ---

PROJECT NO: 01-107

CLIENT: WILSON F. MORQUECHO

DATE: 12-04-2023

DRAWN BY: ROBERT CASANOVA

SCALE: 3/8" = 1'-0"

REVISIONS

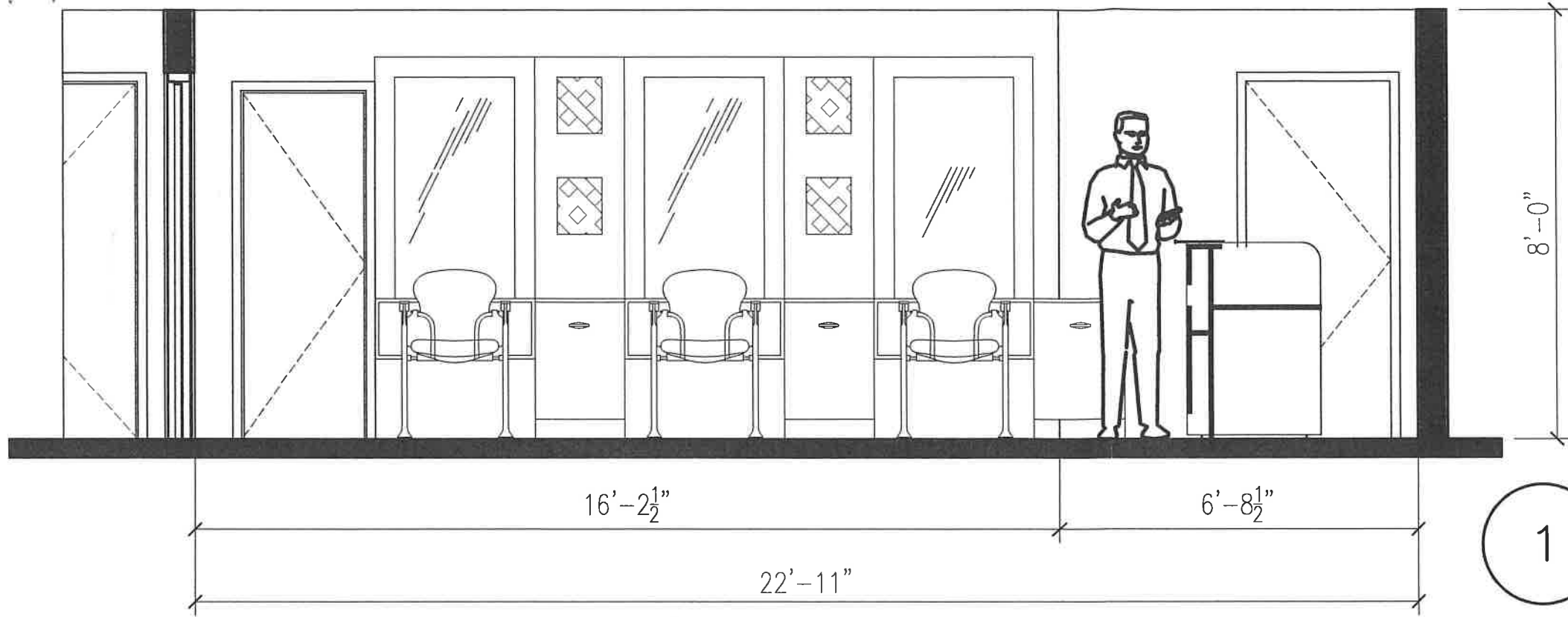
DATE: BY: DESCRIPTION:

12/04/23 Robert

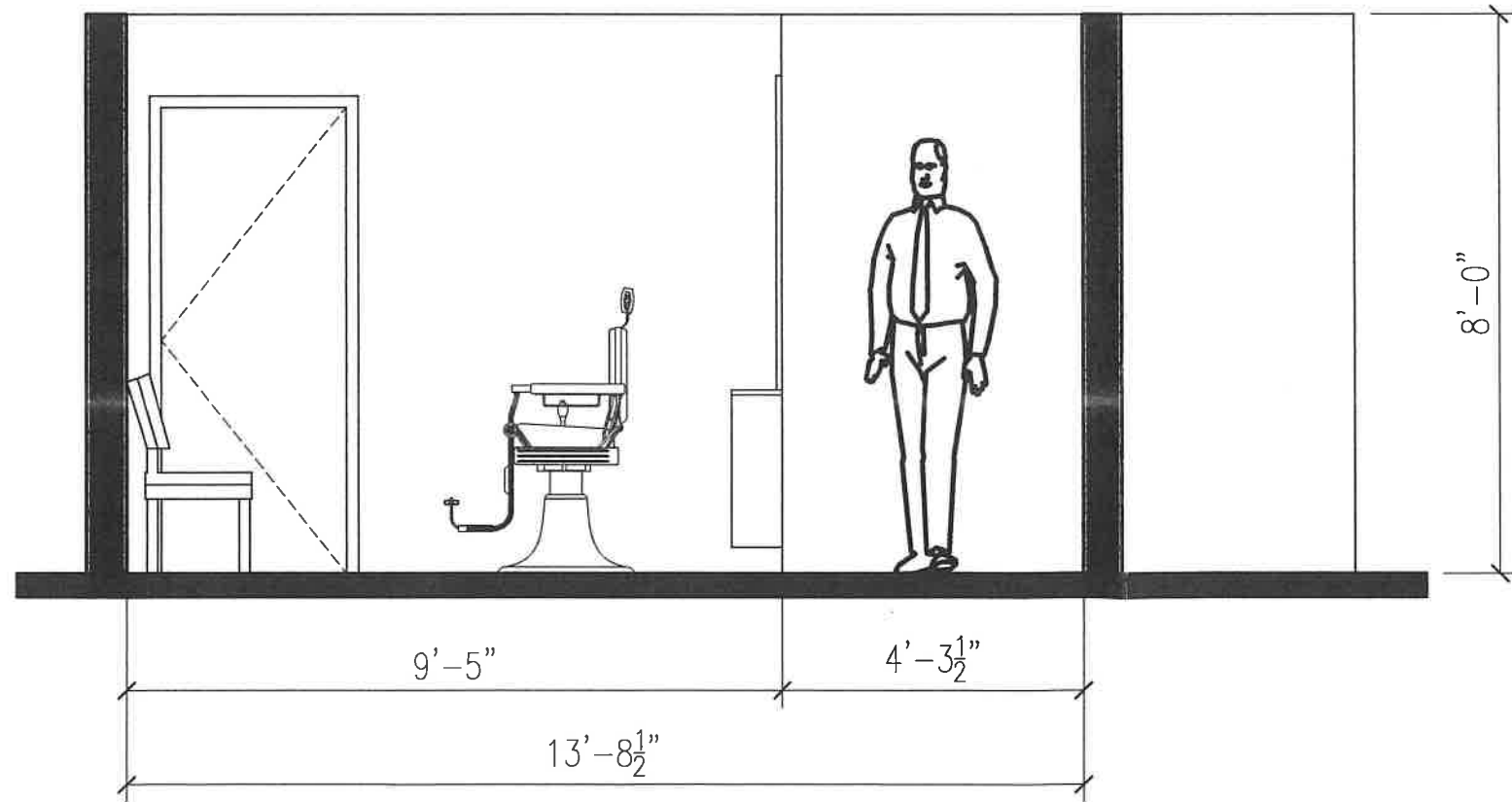
Drafted

DRAWING

A-102



1 **ELEVATION**
Scale: 3/8"=1'-0"



2 **ELEVATION**
Scale: 3/8"=1'-0"

SHEET TITLE

ELEVATIONS

PROJECT

BARBERSHOP

REVISIONS	DATE:	BY:	DESCRIPTION:
	12/04/23	Robert	Drafted

DRAWING

A-201

REF: ---

PROJECT NO: 01-107

CLIENT: WILSON F. MORQUECHO

DATE: 12-04-2023

DRAWN BY: ROBERT CASANOVA

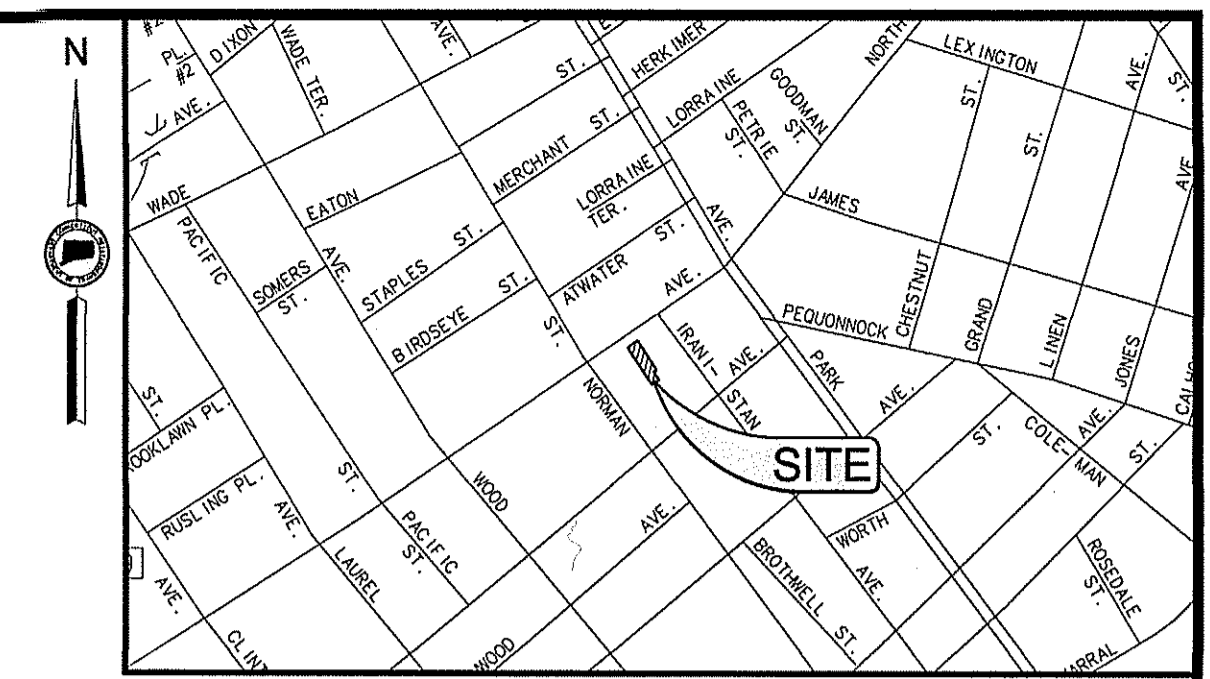
SCALE: 3/8"=1'-0"

NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A LIMITED PROPERTY/BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2 AND IS INTENDED FOR MUNICIPAL COMPLIANCE PURPOSES.
- THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
- ALL IMPROVEMENTS SHOWN BASED ON FIELD MEASUREMENTS AND OBSERVATIONS.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AS DETERMINED USING GEOID03 AND CONVERTED TO THE CITY OF BRIDGEPORT DATUM (+14.60'). LINEAR UNITS ARE IN U.S. SURVEY FEET. HORIZONTAL COORDINATES ARE REFERRED TO THE CONNECTICUT COORDINATE SYSTEM OF 1983, AS REALIZED FROM OBSERVATION REFERENCED TO NAD83 (COR83). COORDINATES WERE DETERMINED FROM STATIC GPS OBSERVATIONS MADE ON DECEMBER 16, 2015 IN ACCORDANCE WITH "GUIDELINES AND SPECIFICATIONS FOR GLOBAL NAVIGATION SATELLITE SYSTEM LAND SURVEYS IN CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., HOLDING THE FOLLOWING VALUES FOR PUBLISHED BASE DATA:
STATION: ORANGE,
NORTHING 658307.101, EASTING 930968.510,
LATITUDE 41°16'03.13601", LONGITUDE 73°00'03.97333",
ELLIPSOID 6.5067
- MAP REFERENCES
A. BUILDING LOTS BELONGING TO ZALMON GOODSPELL. SCALE: 1" = 40', OCTOBER 10, 1891, PREPARED BY SCOFIELD & STARR ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS MAP VOLUME 2 PAGE 49.
B. CITY OF BRIDGEPORT ENGINEERING PIN SHEET DEPICTING BLOCK 1101.

NOTES - CONTINUED

- RECORD OWNER: WILSON F. MORQUECHO SARMIENTO VOL. 10885 PG. 149
- ASSESSOR'S REFERENCE: MAP 34 | BLOCK 1101 | LOT 16
- PARCEL AREA: 8,381± SQ. FT., OR 0.192± AC.
- PARCEL IS LOCATED WITHIN THE "NX1" ZONING DISTRICT.
- SEE FLOOD INSURANCE RATE MAP; FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 437 OF 626, COMMUNITY BRIDGEPORT, CITY OF, NUMBER 090002 PANEL 0437 SUFFIX G, MAP NUMBER 09001C0437G, MAP REVISED JULY 8, 2013, THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS ZONE X (UNSHADED).
- 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 PINS, PIPES, MONUMENTS, ETC. FOUND OR WITH OTHER PHYSICAL EVIDENCE FOUND. 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 HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL BEFORE YOU DIG, INC. (1-800-922-4455).

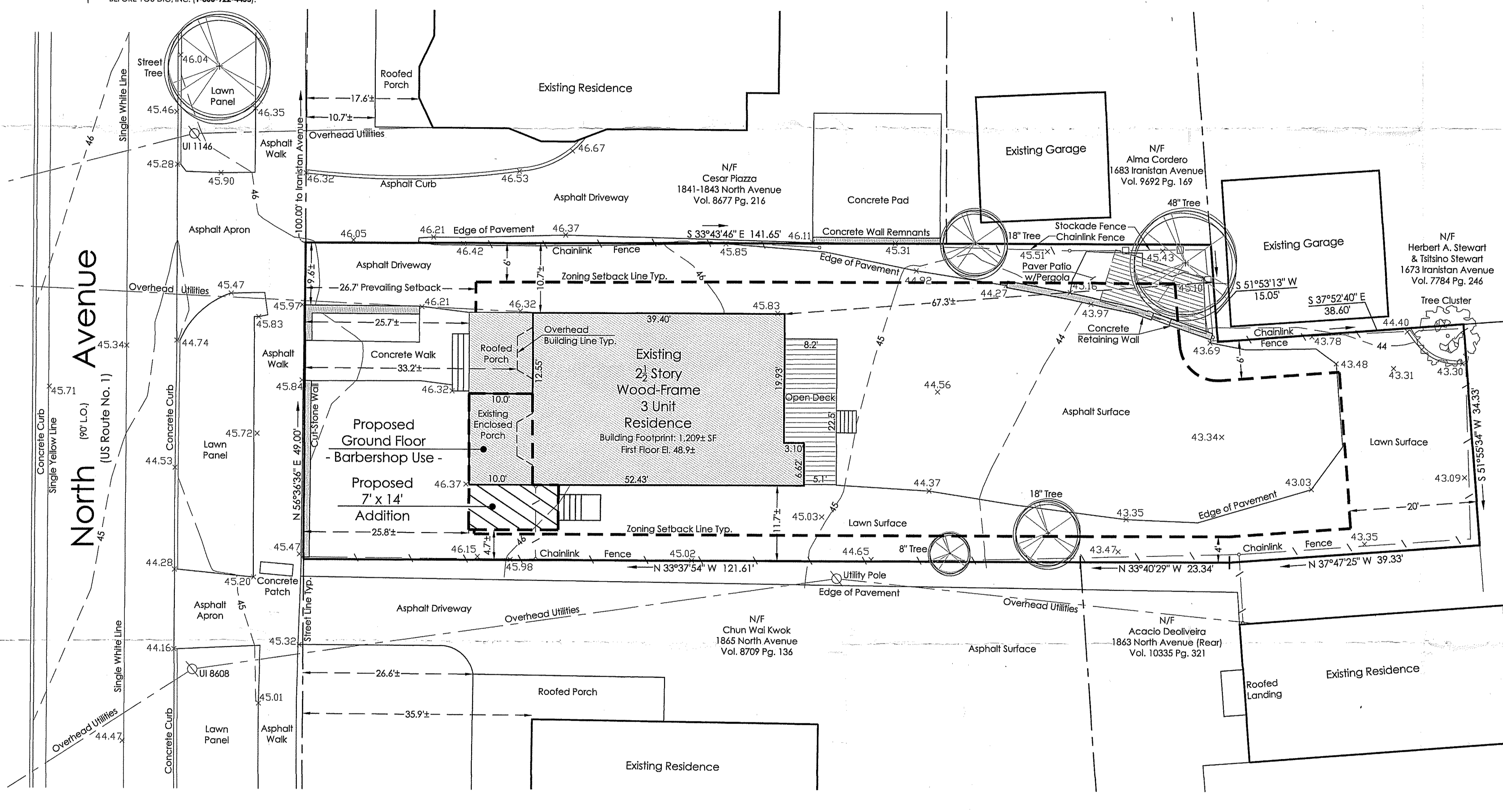


LOCATION MAP
SCALE: 1" = 800'

NX1 Zone Development Standards House 'A' Building Type			
3.90.4. BUILDING LOCATION SEE FIGURE 3.90-B	REQUIRED	EXISTING	PROPOSED
1) LOT WIDTH PER PRINCIPAL BUILDING	45 FT MINIMUM	49.00 FT	49.00 FT
2) PRIMARY STREETWALL	40 FT MAXIMUM (MEASURED AT BUILD-TO-LINE ALONG ANY PRIMARY STREET)	26± FT	26± FT
3) PRIMARY STREET BUILD-TO-LINE	15 FT; (PREVAILING SETBACKS APPLY. SEE 14.20.6 FOR MEASURING. SEE 3.90.10 FOR ALLOWED ENCROACHMENTS AND ENCLOSED PORCH CONFIGURATIONS)	33.2± FT (26.7 FT PREV.)	25.8± FT (26.7 FT PREV.)
4) PORCH, ENCLOSED PORCH, BAY SETBACK	7 FT MINIMUM; (PREVAILING SETBACKS APPLY. SEE 14.20.6 FOR MEASURING. SEE 3.90.10 FOR ALLOWED ENCROACHMENTS AND ENCLOSED PORCH CONFIGURATIONS)	25.7± FT (18.7 FT PREV.)	25.7± FT (18.7 FT PREV.)
5) NON-PRIMARY STREET SETBACK	8 FT MINIMUM; (PREVAILING SETBACKS APPLY. SEE 14.20.6 FOR MEASURING. SEE 3.90.10 FOR ALLOWED ENCROACHMENTS AND ENCLOSED PORCH CONFIGURATIONS)	N/A	N/A
6) SIDE SETBACK	2 FT MINIMUM; 10 FT, MIN. COMBINED;	10.7± FT 22.4± FT COMBINED	4.7± FT 15.4± FT COMBINED
SPACE BETWEEN ADJACENT BUILDINGS	6 FT MINIMUM	COMPLIES	COMPLIES
7) REAR SETBACK	20 FT MINIMUM	67.3± FT	67.3± FT
8) SITE COVERAGE	80% MAXIMUM (SEE 14.20.7 FOR MEASURING SITE COVERAGE)	62%	64%
3.90.5. PARKING AND ACCESSORY STRUCTURES SEE FIGURE 3.90-C			
1) PARKING AND DRIVEWAY ACCESS	NON-PRIMARY STREET: IF NO NON-PRIMARY STREET, MAX. 9 FT. WIDTH AT PRIMARY LOT LINE. MAX ONE DRIVEWAY PER BUILDING (SEE 8.0 FOR PARKING)	9.6± FT. WIDTH ONE DRIVEWAY	9.6± FT. WIDTH ONE DRIVEWAY
2) ATTACHED GARAGE SETBACK	20 FT MIN. BEHIND PRIMARY FACADE IN REAR OF BUILDING	N/A	N/A
ALLOWED GARAGE DOOR LOCATION	REAR OR NON-PRIMARY FACADE	N/A	N/A
3) SURFACE PARKING AND ACCESSORY STRUCTURE LOCATION	REAR YARD ONLY (SEE 3.170 FOR ACCESSORY STRUCTURES)	REAR YARD	REAR YARD
STREET SIDE SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPLE BUILDING (SEE 3.170 FOR ACCESSORY STRUCTURES)	COMPLIES	COMPLIES
SIDE AND REAR SETBACK	3 FT. MINIMUM (SEE 3.170 FOR ACCESSORY STRUCTURES)	0± FT [SIDE] 20± FT [REAR]	0± FT [SIDE] 20± FT [REAR]
3.90.6. HEIGHT SEE FIGURE 3.90-D			
1) HEIGHT	2 STORIES MIN.; 2.5 STORIES MAX. (SEE 3.90.10 FOR HALF STORY REGULATIONS. SEE 14.20.10 FOR MEASURING HEIGHT.)	2.5 STORIES	2.5 STORIES
2) STORY HEIGHT	9 FT. MINIMUM; 11 FT. MAXIMUM (MEASURED FLOOR-TO-FLOOR)	9± FT	9± FT
3) HEIGHT TO EAVES	20 FT. MAXIMUM (HEIGHT TO EAVE IS MEASURED FROM THE FIRST FLOOR TO THE BOTTOM OF THE EAVE. SEE 14.20.10 FOR MEASURING HEIGHT TO EAVES.)	19± FT.	19± FT.
3.90.7. ROOFS SEE FIGURE 3.90-E			
1) ROOF TYPES	PITCHED (SEE 6.20 FOR ROOF TYPES)	PITCHED	PITCHED
2) TOWER	NOT ALLOWED	N/A	N/A
3.90.9. ALLOWED USES SEE ARTICLE 4.0 FOR USE DEFINITIONS, SPECIFIC USE LIMITATIONS, AND OTHER USE-RELATED REGULATIONS			
RESIDENTIAL			
NUMBER OF PRINCIPAL UNITS	UP TO 3 IN HOUSE PLUS 1 IN BACKYARD COTTAGE	3 UNITS	3 UNITS
NUMBER OF ACCESSORY APARTMENTS	NOT ALLOWED	N/A	N/A
HOUSEHOLD LIVING	ALLOWED	N/A	COMPLIES
ACCESSORY USES: SEE ARTICLE 4.70.3			
HOME OCCUPATIONS	ALLOWED	N/A	BARBERSHOP

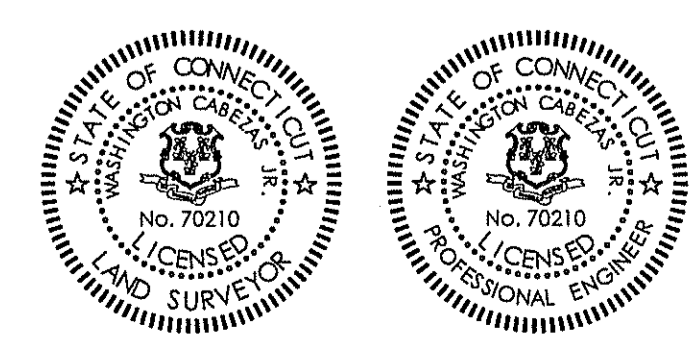
LEGEND

- 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
- 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
- LI UNITED ILLUMINATING COMPANY
- TMH TELEPHONE MANHOLE
- INT. INTERSECTION
- INV. INVERT
- C.I. CAST IRON
- V.C. VITRIFIED CLAY
- RCP REINFORCED CONCRETE PIPE
- RD ROOF DRAIN
- MW MONITOR WELL
- ± 6.65 EXISTING SPOT GRADE
- ± 10.00 EXISTING CONTOUR ELEVATION
- L.O. LAYOUT OF STREET WIDTH
- PARKING SPACES
- HDPE HIGH DENSITY POLYETHYLENE
- PVC POLYVINYL CHLORIDE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFER TREE

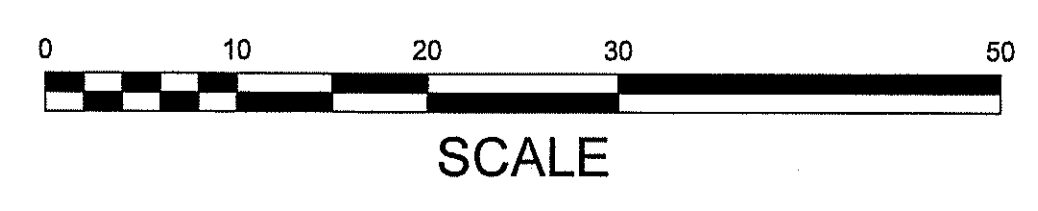


Cabezas DeAngelis
ENGINEERS & SURVEYORS
78 ELM STREET, BRIDGEPORT, CT 06604
P: 203 330 8700 • F: 203 330 8701

SCALE: 1"=10'
FIELD FILE: 1853 north.rw5
PROJECT NO. CD1686
DATE: April 1, 2023
CAD FILE: 1853 North Avenue ILS.dwg
SHEET 1 OF 1
REV: Addition Update 12/20/2023



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



**IMPROVEMENT LOCATION SURVEY
- AND -
TOPOGRAPHIC SURVEY**
PREPARED FOR
WILSON F. MORQUECHO SARMIENTO
1853 NORTH AVENUE (US ROUTE NO. 1)
BRIDGEPORT, CONNECTICUT
ASSESSOR'S REFERENCE: MAP 34 | BLOCK 1101 | LOT 16
SHEET 1 OF 1
APRIL 1, 2023 WASHINGTON CABEZAS, JR., PE, LS SCALE: 1" = 10'



CITY OF BRIDGEPORT

File No. 24-01

**PLANNING & ZONING COMMISSION
APPLICATION**

1. NAME OF APPLICANT: City of Bridgeport Office of Planning and Economic Development
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: 4 Section: 4.40.4.A
(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: Zoning Text Amendment of section 4.40.4.A. Please see attached

Signature: *Thomas F. Gill* Date: 12/21/2023
Print Name: THOMAS F. GILL

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

Mailing Address: 999 Broad Street, Bridgeport Ct
Phone: 203-576-7306 Cell: _____ Fax: _____
E-mail Address: jackson.strong@bridgeportct.gov

\$ _____ Fee received Date: _____ Clerk: _____

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

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

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

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



JOSEPH P. GANIM
Mayor

City of Bridgeport
OFFICE OF PLANNING & ECONOMIC DEVELOPMENT

Margaret E. Morton Government Center
999 Broad Street, Bridgeport, Connecticut 06604

THOMAS F. GILL
Director

WILLIAM J. COLEMAN
Deputy Director

TO: Honorable Members of the Planning and Zoning Commission

RE: **Text Amendment: §4.40.4.A Compliance with Public Act 23-142**

Please find the following text amendment of §4.40.4.A indicated in red below:

A. Day Care. Establishments licensed by the State of Connecticut that provide care, protection, and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day. Examples include adult day care facilities child day care centers, preschools, nursery schools, Head Start programs, and latch key programs. Expressly includes ~~"group day care homes" and "~~child day care centers," as defined in section 19a-77 of the General Statutes. State-licensed day care homes for 6 or fewer children or "family day care homes," **and between 7 and 12 children as "group day care homes,"** as defined in section 19a-77 of the General Statutes, are not included in the day care subcategory; they are allowed as accessory uses in conjunction with household living uses.



CITY OF BRIDGEPORT

File No. 24-05

**PLANNING & ZONING COMMISSION
APPLICATION**

RECVD IN THE BPT. ZONING
DEPT. ON 1/12/24

1. NAME OF APPLICANT: Budr Holding 3 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: N/A
(number) (street) (state) (zip code)
4. Assessor's Map Information: Block No. N/A Lot No. _____
5. Amendments to Zoning Regulations: (indicate) Article: 3.140 Section: _____
(Attach copies of Amendment)
6. Description of Property (Metes & Bounds): _____
7. Existing Zone Classification: P2
8. Zone Classification requested: N/A
9. Describe Proposed Development of Property: The Applicant proposes to amend Sec. 3.140 of the Regulations to permit Cannabis Sales on properties in the P2 Zone abutting a DX Zone

Approval(s) requested: Amendment to the Zoning Regulations

Signature: _____ Date: _____
Print Name: _____

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

Mailing Address: 10 Sasco Hill Road, Fairfield, CT 06824
Phone: 203-254-7579 Cell: 203-528-0590 Fax: 203-576-6626
E-mail Address: chris@russorizio.com

\$ _____ Fee received Date: _____ Clerk: _____

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

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

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

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

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John J. Ryan+
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Jane Ford Shaw
Jane@russorizio.com

Vanessa R. Wambolt
Vanessa@russorizio.com

* Also Admitted in NY

◆ Also Admitted in VT

+ Of Counsel

January 10, 2024

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

Re: Application for Text Amendment to Sec. 3.140 of the Bridgeport Zoning Regulations

Dear Mr. Boucher:

Please accept the following narrative as part of an application to the Bridgeport Planning & Zoning Commission for a text amendment to amend Sec. 3.140.9 of the Bridgeport Zoning Regulations ("Regulations") regarding Allowed Uses under the Civic Building Type in the P2 Zone to permit the Cannabis Sales Use subject to Certificate of Location Approval on properties abutting a DX Zone.

Amendment to Sec. 3.140 to the Bridgeport Zoning Regulations
Cannabis Sales under the Civic Building Type in the P2 Zone
(Changes underlined)

3.140.9 ALLOWED USES

(Under the "P2" in the row for "Cannabis Sales") oCLO**

KEY: ** = On property abutting DX Zone

Narrative

The Applicant proposes an amendment to the Zoning Regulations to permit the Cannabis Sales use within the Civic Building Type in the P2 Zone subject to Certificate of Location Approval. However, the amendment requires that the property on which the Cannabis Sale use is proposed abut a property located in the DX Zone. This restricts the potential locations for the Cannabis Sales

use in the P2 Zone to the Downtown area. The DX1 zone allows the Storefront Building Type and permits Cannabis Sales use. The DX2 Zone allows the General Building type and permits Cannabis Sales use as well. So, the proposed amendment permits a cannabis sales use where it is already permitted.

The Civic Building Type is probably the most unique and wide-ranging building type. It permits buildings from churches to amphitheaters and arenas, which are obviously extremely different types of uses. In the P2 Zone, the Civic Building Type permits the Civic, Large use, which includes amphitheaters and arenas via a Special Permit. These uses are permitted to have accessory retail uses. The proposed text amendment merely permits another retail use that is complementary to other existing accessory retail uses. The P2 Zone is the only zone that permits stadiums and concert halls, which consist of a number of accessory retail stores - whether it's for food, drink and/or clothing etc. The Petitioner proposes another retail use that is permitted in the City's other retail zones. The limitation for the Cannabis Sales use to occupy no more than 25% of the building footprint ensures that the use will not dominate the other uses.

The Application also enables for civic buildings, which are typically severely underutilized as they are open for occasional events, to be more properly used. It is an underutilization of the Site for it to be only used during event hours. The Application affords the ability for the Site to be used in off-event hours. Civic buildings and their properties typically occupy a very large area. In P2 Zones that abut a DX Zone, these locations are vital areas to the City. In addition, these uses and properties tend to have very large accessory parking areas. During events, these buildings and venues as well as their parking areas are occupied and utilized. However, when an event is not occurring, these buildings and properties can be completely fallow. By permitting a range of retail uses, the Application affords the ability for these properties and buildings to be properly utilized.

The use will not impair the development of the surrounding area. In fact, the proposed use will drive patrons to the area in off-event hours. The Regulations afford adequate safeguards to protect the neighborhood and a Certificate of Location approval is still required. The proposed amendment is in conformity with the comprehensive plan as it permits a use in an area abutting the DX Zone where the Regulations already permits Cannabis Sales. The Regulations still contain protections for the proposed use. For the same reasons, it corrects an inconsistency. Cannabis Sales is a retail use permitted in most retail building types. While Civic Buildings do not always contain retail uses, there are certain uses, particularly stadiums and arenas, where retail uses are a significant part of their use. This amendment creates consistency in permitting Cannabis Sales as a retail use in those locations, while still limiting their footprint, so that it does not dominate the principal civic use.

For these above-stated reasons, the Applicant respectfully requests approval of its application to amend Sec. 3.140 of the Regulations.

Sincerely,



Christopher Russo