

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

- 1. NAME OF PETITIONER: Brennan Builders, LLC
- 2. Is the Petitioner's name Trustee of Record? Yes _____ No X
If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.
- 3. Address of Property: 27 Bywatyr Lane, Bridgeport, CT 06605
(number) (street) (state) (zip code)
- 4. Assessor's Map Information: Block No. 224 Lot No. 26
- 5. Amendments to Zoning Regulations: (indicate) Article: N/A Section: _____
(Attach copies of Amendment)
- 6. Description of Property (Metes & Bounds): 80.00' x 86.14' x 80.28' x 92.79'
- 7. Existing Zone Classification: R-B
- 8. Zone Classification requested: R-B
- 9. Describe Proposed Development of Property: Proposed construction of a two-family dwelling with associated site improvements

Approval(s) requested: Coastal Site Plan Review and Site Plan Review

Signature: _____ Date: 1/22/21
 Print Name: _____

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

Mailing Address: c/o Chris Russo, Russo & Rizio, LLC, One Post Road, Fairfield, CT 06824
 Phone: 203-255-9928 Cell: 203-528-0590 Fax: 203-255-6618
 E-mail Address: chris@russorizio.com

\$ _____ Fee received Date: _____ Clerk: _____

THIS PETITION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

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

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

Brennan Builders, LLC 01/22/2021
 Print Owner's Name Owner's Signature Date

 Print Owner's Name Owner's Signature Date



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(*Also Admitted in NY)

January 22, 2021

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

Re: P&Z Application at 27 Bywater Lane

Dear Mr. Buckley:

Please accept the following narrative and enclosed application materials as part of a Petition to the Bridgeport Planning and Zoning Commission for the property located at 27 Bywater Lane (the "Site"):

Proposed Development & Use

The Site is within the R-B Zone near the corner of Bywater (or Bywatyr) Lane and Brewster Street. The Petitioner proposes to construct a two-family dwelling on the Site. The Site is located across the street from the Bywatyr Condominiums, which is located in the R-C Zone, and the condominiums at 155 Brewster Street. therefore, is located in a multi-family residential neighborhood. A two-family dwelling is permitted in the R-B Zone. Additionally, the Site abuts Ellsworth Park and is located in close proximity to non-conforming marina uses at both ends of Bywater Lane and Brewster Street.

The Petition will create a character and appearance consistent with the surrounding multi-family neighborhood while providing new housing. It will be a significant improvement to the existing vacant lot and it will have no detrimental impact on neighboring property values. The Site has been significantly underutilized in an area of high residential density and affords the opportunity to bring new construction housing to the neighborhood.

The proposed dwelling will be in conformity with the development standards for the R-B Zone. There will be two (2) curb cuts so each dwelling unit can be accessed by vehicle separately. Each unit will have its own one vehicle garage. The proposed building will be two and a half stories and feature a roofed landing in the front and at-grade patio in the rear. Each unit will feature a dining room, kitchen, powder room and living room on the first floor. The second floor of each unit will contain a master bedroom with a master bath and walk-in closet with an additional Two (2) bedrooms and full bath. The Petition is consistent with all coastal resource policies as detailed in the attached report.

For the reasons stated above, the Applicant respectfully requests approval of the petition for Coastal Site Plan Review and Site Plan Review.

Sincerely,



Chris Russo

PROPERTIES WITHIN 100' OF 27 BYWATER LANE

PROPERTY ADDRESS	OWNERS NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE
80 BYWATER LN #21	GASPERO DONNA J	80 BYWATER LN # 21	BRIDGEPORT	CT	06605
27 BYWATER LN	BRENNAN BUILDERS LLC	650 KINGS HWY E	FAIRFIELD	CT	06824
166 BREWSTER ST	CITY OF BRIDGEPORT PARK DEPT	45 LYON TERR	BRIDGEPORT	CT	06604
11 BYWATER LN	BRENNAN BUILDERS LLC	650 KINGS HWY E	FAIRFIELD	CT	06824
30 BYWATER LN	DARCY MARTHA	30 BYWATER LN	BRIDGEPORT	CT	06605
55 BYWATER LN	COTE CHRISTINA & ROBERT	55 BYWATER LN	BRIDGEPORT	CT	06607
45 BYWATER LN	MILLER WILLIAM & DEBRA L	45 BYWATER LN	BRIDGEPORT	CT	06606
40 BYWATER LN #01	DAVID HENRY REVOC TRUST, DAVID P HENRY & CHERYL HENRY				
42 BYWATER LN #02	TRUSTEES FITZPATRICK KATELYN E	40 BYWATER LN 42 BYWATER LN #02	BRIDGEPORT BRIDGEPORT	CT CT	06605 06605
44 BYWATER LN #03	MCDONALD PHILLIP J & M BRIDGET	44 BYWATER LN #03	BRIDGEPORT	CT	06605
46 BYWATER LN #04	JONES GEORGE E & DEBRA L	174 STONYBROOK RD	FAIRFIELD	CT	06824
48 BYWATER LN #05	DAVIS MONICA D & GERALD J	103 SEABRIGHT AVE	BRIDGEPORT	CT	06605
50 BYWATER LN #06	TORBAY MARINA	50 BYWATER LN, UNIT 6	BRIDGEPORT	CT	06605
52 BYWATER LN #07	SABIN W NEIL & MICHELE A	52 BYWATER LN	BRIDGEPORT	CT	06605
54 BYWATER LN #08	HATFIELD NANCY	54 BYWATER LN	BRIDGEPORT	CT	06605
56 BYWATER LN #09	ALAVIAN HADI	29 BURROUGHS RD	FAIRFIELD	CT	06824
58 BYWATER LN #10	COLUMNNA JOSE & THERESA	58 BYWATER LN #10	BRIDGEPORT	CT	06605
60 BYWATER LN #11	GREENE JUDITH S	60 BYWATER LN UNIT 11A	BRIDGEPORT	CT	06605
62 BYWATER LN #12	RAGO ALICE	62 BYWATER LN #12	BRIDGEPORT	CT	06605
64 BYWATER LN #13	ROTHBAUM MARK & MIA TANGREDI BLAGYS DAVID W & KATHLEEN M	64 BYWATER LN #13	BRIDGEPORT	CT	06605
66 BYWATER LN #14	PIERCE-BLAGYS	66 BYWATER LN #14	BRIDGEPORT	CT	06605
68 BYWATER LN #15	CONWAY CHARLOTTE	68 BYWATER LN #15	BRIDGEPORT	CT	06605
70 BYWATER LN #16	TILEY MEGAN M CRONIN WILLIAM J CRONIN-	70 BYWATER LN	BRIDGEPORT	CT	06605
72 BYWATER LN #17	POLICELLI ANN K	60 GOODWIN CIR	HARTFORD	CT	06105
74 BYWATER LN #18	GENTILE LISA	82 FERNDALE DR	EASTON	CT	06612

76 BYWATER LN #19	ONAN LIZABETH J	76 BYWATER LN #19	BRIDGEPORT	CT	06605-3158
78 BYWATER LN #20	STEIMAN NEIL	78 BYWATER LN #20	BRIDGEPORT	CT	06605-3158
82 BYWATER LN #22	CAMPBELL MICHAEL & STEPHANIE	82 BYWATER LN	BRIDGEPORT	CT	06605
84 BYWATER LN #23	HUGHES DANIEL	84 BYWATER LN #23	BRIDGEPORT	CT	06605

Business Inquiry

Business Details

Business Name: **BRENNAN BUILDERS, LLC**

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

Business ID: **0685729**

Last Report Filed Year: **2020**

Business Address: **680 KINGS HWY E, FAIRFIELD, CT, 06825, USA**

Business Type: **Domestic Limited Liability Company**

Mailing Address: **PO BOX 577, FAIRFIELD, CT, 06824, USA**

Business Status: **Active**

Date Inc/Registration: **Jul 06, 2001**

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

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

NAICS Sub Code: **Lessors of Residential Buildings and Dwellings (531110)**

Principals Details

Name/Title	Business Address	Residence Address
MICHAEL PHILIP BRENNAN MEMBER	680 KINGS HIGHWAY EAST, FAIRFIELD, CT, 06825	338 STURGES ROAD, FAIRFIELD, CT, 06824

Agent Summary

Agent Name **MICHAEL P. BRENNAN**

Agent Business Address **NONE**

Agent Residence Address **338 STURGES RD, CT, FAIRFIELD, CT, 06824, USA**

Agent Mailing Address **PO BOX 577, FAIRFIELD, CT, 06824, USA**

**APPLICATION FOR REVIEW
OF COASTAL SITE PLANS**

PREPARED FOR:

BRENNAN BUILDERS LLC

**11 & 27 BYWATER LANE
BRIDGEPORT, CONNECTICUT**

JANUARY 20, 2021

Prepared by: Washington Cabezas, Jr., PE, LS
CT License No. PEL 0070210



Washington Cabezas, Jr.



TABLE OF CONTENTS

Project Narrative

CAM Application Form

Figure A – Location Map

Figure B – FEMA Firm Map

Figure C – Coastal Resource Map
*(Per Coastal Master Plan of Bridgeport, Connecticut
On file in the City of Bridgeport Engineering Department)*

Figure D – Zone Map

Figure E – Coastal Resource Map
*(Per Coastal Area Management Program,
Connecticut Department of Environmental Protection
1979)*



PROJECT NARRATIVE

This parcel is located at 11 & 27 Bywater Lane as Lots 25 and 26 on Map 9, Block 224, Zoned R-B and found in Zone X (Un-Shaded) and partially Zone AE (BFE 12) per FEMA Panel 438 of 626, Map Number 09001C438G, Map Revised July 8, 2013. Total parcel area is 14,741± SF.

The parcel is within a Parks, Open Space, Recreation Zone Section of the Coastal Area Management Zone per Coastal Master Plan of Bridgeport, Connecticut (Sheet 1 of 4) found on file in the City of Bridgeport Engineering Department.

This site is currently occupied by a 2¼ story, wood-frame single residence. Brennan Builders, LLC is proposing to convert the single family residence into a two family residence on the parcel known as 11 Bywater Lane. Also proposed is the construction of a two-story, two-family wood-frame residence on the vacant parcel known as 27 Bywater Lane. A storm drainage system consisting of a crushed stone bed has been designed beneath the parking areas on either side of the residence to handle the run-off from the proposed roof area. Lawn areas will be provided which will create green areas to aid in storm water quality.

This property will be developed in keeping with the integrity of this Zone. Construction is anticipated to have a duration of twelve months.



City of Bridgeport
Zoning Department
PLANNING AND ECONOMIC DEVELOPMENT

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

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

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

Section I: Applicant Identification

Applicant: <u>Brennan Builders LLC</u>	Date: <u>01/20/2021</u>
Address: <u>680 Kings Highway, Fairfield, Connecticut, 06825</u>	Phone: <u>203-650-5212</u>
Project Address or Location: <u>11 & 27 Bywater Lane, Bridgeport, Connecticut</u>	
Interest in Property: <input checked="" type="checkbox"/> fee simple <input type="checkbox"/> option <input type="checkbox"/> lessee <input type="checkbox"/> easement	
<input type="checkbox"/> other (specify) _____	
List primary contact for correspondence if other than applicant:	
Name: <u>Cabezas DeAngelis, Engineers and Surveyors c/o Washington Cabezas, Jr.</u>	
Address: <u>78 Elm Street</u>	
City/Town: <u>Bridgeport</u>	State: <u>CT</u> Zip Code: <u>06604</u>
Business Phone: <u>203-330-8700</u>	
e-mail: <u>wcj@cd-engineers.com</u>	

Section II: Project Site Plans

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

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

Section III: Written Project Information

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

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

Part I: Site Information

1. Street Address or Geographical Description: **11 & 27 Bywater Lane**
Bridgeport, Connecticut

City or Town:
2. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)? YES NO
3. Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable:
Black Rock Harbor and Burr Creek
4. Identify and describe the existing land use on and adjacent to the site. Include any existing structures, municipal zoning classification, significant features of the project site:
Existing land use for this site is a single family residence and the proposed will be residential for two-family residence on the vacant parcel known as 27 Bywater Lane. Present land use adjacent to and across the street are single family homes and condominium buildings.
5. Indicate the area of the project site: 14,741±sf acres or square feet (circle one)
6. Check the appropriate box below to indicate total land area of disturbance of the project or activity (please also see Part II.B. regarding proposed stormwater best management practices):
 - Project or activity will disturb 5 or more total acres of land area on the site. It may be eligible for registration for the Department of Environmental Protection's (DEP) General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities
 - Project or activity will disturb one or more total acres but less than 5 total acres of land area. A soil erosion and sedimentation control plan must be submitted to the municipal land use agency reviewing this application.
 - Project or activity will not disturb 1 acre total of land area. Stormwater management controls may be required as part of the coastal site plan review.
7. Does the project include a shoreline flood and erosion control structure as defined in CGS section 22a-109(d) Yes No

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

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

The project consists of converting the existing single family residence into a two family residence and the construction of a new, two-story, two-family residence on the adjacent lot. Each residential unit will include a one vehicle garage, a private driveway with a dedicated access to the road. A portion of the existing residence will be removed in order to comply with zoning regulations. Sufficient lawn areas are proposed for all units. Storm drainage systems are proposed on site to capture the increase in runoff. Systems will comply with City of Bridgeport Storm Management Manual and applicable BMP's. All construction will be confined to the existing property line using perimeter silt fencing as a barrier. Construction is anticipated to be completed within twelve (12) months from commencement. This project will be managed and overseen by Brennan Builders LLC, a contractor well versed and experienced with the management of construction for single- and multi-family dwellings. This property will be developed in keeping with the integrity of this zone. All construction will be performed above the base flood elevation.

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

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

Storm water run-off from the structure will be treated with a sub-grade stormwater infiltration system. The primary stormwater treatment will be implemented as per Stormwater Best Management Practice. Stormwater run-off will also be improved by the planting of new lawn areas which will also aid in the attenuation of storm water run-off. Pre- and post-development stormwater run-off peak flow rates and volumes were computed. Water quality volume (WQV) was also computed and determined using methods as outlined in CT DEEP Stormwater Quality Manual (SWQM). The greater of the two is held for design purposes. This primary treatment method will remove at least 80% of the average annual total suspended solids (TSS) load.

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

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

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

* General Coastal Resource policy is applicable to all proposed activities

Part IV: Consistency with Applicable Coastal Resource Policies and Standards

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

Complies w/ CGS 22a-92(a)(1) "...by promoting economic growth without significantly disrupting the environment..."

Complies w/ CGS 22a-92(b)(2)(F) "...manage coastal hazard areas to minimize hazards to property..."

Complies w/ CGS 22a-92(c)(2)(B) "...maintain patterns of water circulation in the placement of drainage control structures..."

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

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

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

* General Development policies are applicable to all proposed activities

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

Part VI: Consistency With Applicable Coastal Use Policies And Standards

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

No adverse impacts were determined on off-site coastal resources. Stormwater treatment is proposed which will help reduce erosion impacts as well as provide water infiltration.
This project will be limited to the confines of the site and will be completed within twelve (12) months. All disturbed areas will be loamed, seeded and planted upon completion of construction. The proposed residence will have new laterals to the existing street utilities.

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

Please complete this section for all projects.

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

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

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

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

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

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

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

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

Not applicable as the parcel is not in the immediate vicinity of the Black Rock Harbor or Burr Creek and there is no water dependent use for this site. Proposed development will consist of a new two-family, side-by-side residence and an existing single family residence to be converted to a two family residence.

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

Part VIII: Mitigation of Potential Adverse Impacts

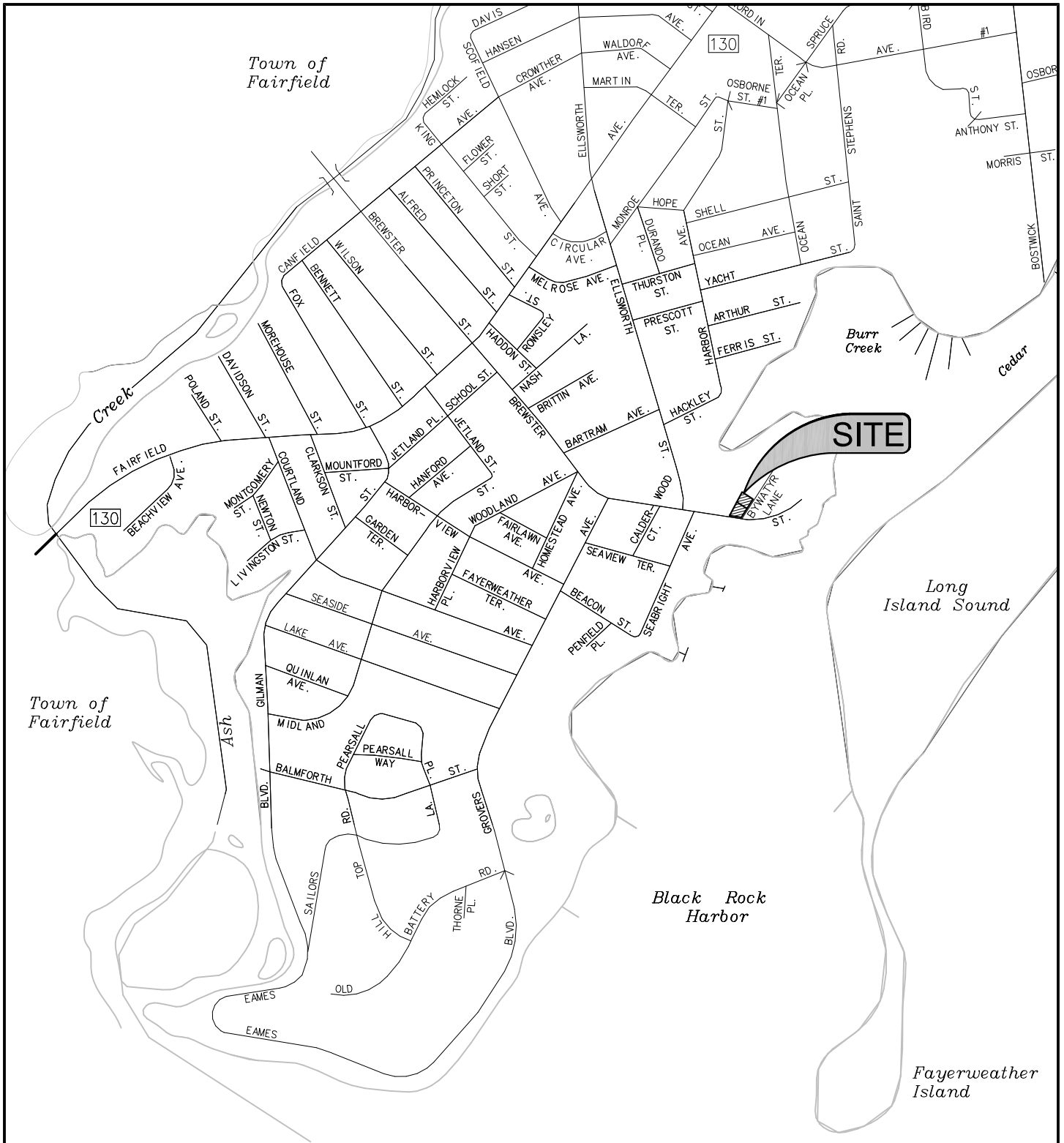
Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII have been avoided, eliminated, or minimized (attach additional pages if necessary):

No adverse impacts were determined on adjacent or nearby coastal resources.
The proposed activity will be constructed with the appropriate soil erosion and control measures and will include the design of a storm drainage system to ensure there will be no adverse impact on the adjoining properties. New lawn areas will also reduce erosion and provide storm water infiltration.

Part IX: Remaining Adverse Impacts

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

No adverse impacts resulting from the proposed activity is anticipated and appropriate measures will be utilized and designed as outlined above.



SITE

Town of Fairfield

Town of Fairfield

Burr Creek

Cedar

Long Island Sound

Black Rock Harbor

Fayerweather Island



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



LOCATION MAP

BRENNAN BUILDERS, LLC
11 & 27 BYWATER LANE
BRIDGEPORT, CONNECTICUT

SCALE: 1" = 1,000'

DATE: JANUARY 20, 2021

FIGURE A



MAP NUMBER 09001C0438G. MAP REVISED JULY 8, 2013



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



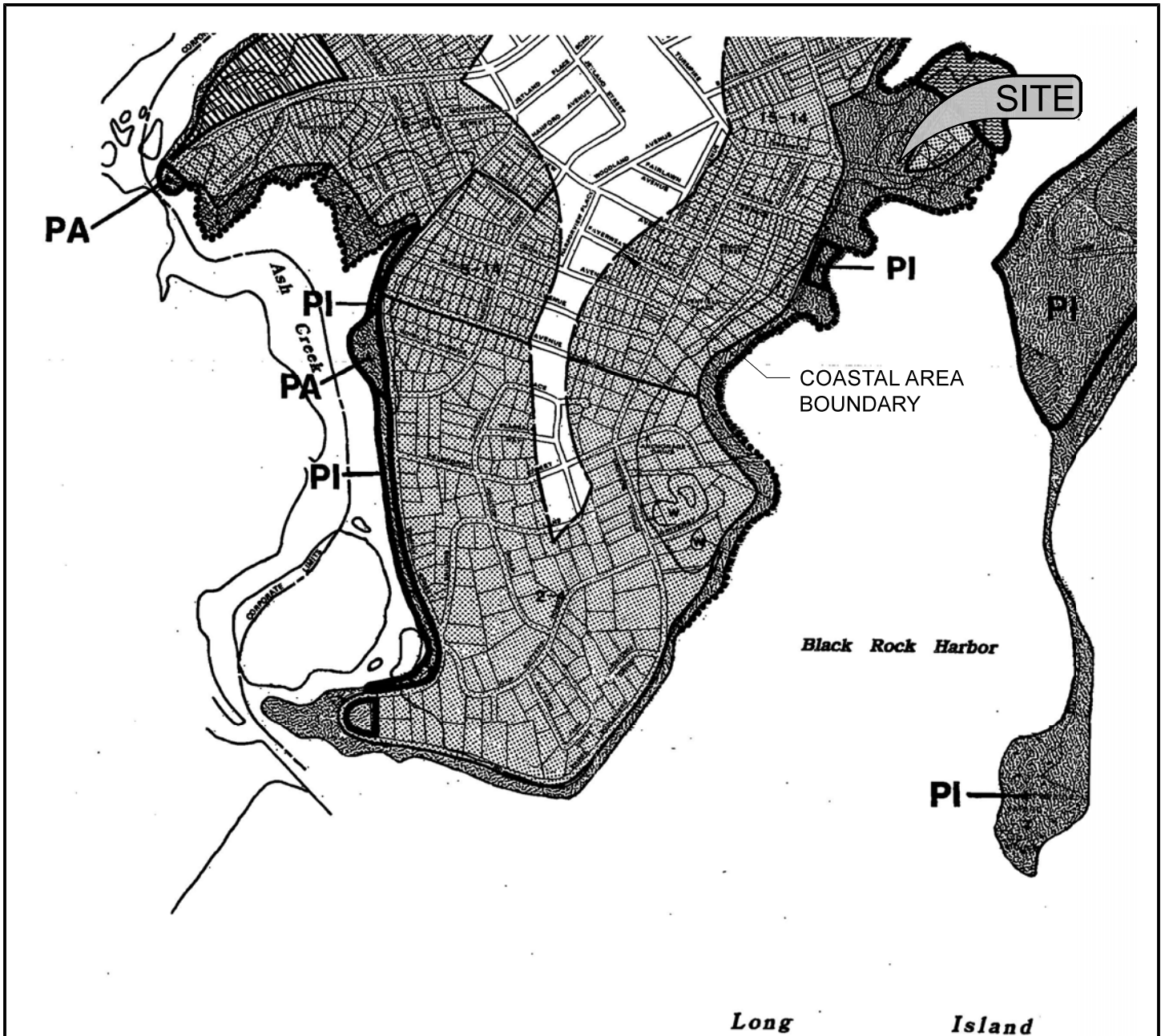
FEMA FIRM MAP

BRENNAN BUILDERS, LLC
11 & 27 BYWATER LANE
BRIDGEPORT, CONNECTICUT

SCALE: 1" = 500'

DATE: JANUARY 20, 2021

FIGURE B



**COASTAL MASTER PLAN
OF BRIDGEPORT, CONNECTICUT**

SHEET 1 OF 4
PREPARED BY KASPER ASSOCIATES, INC.
AUGUST 1982

COASTAL RESOURCE MAP

BRENNAN BUILDERS, LLC
11 & 27 BYWATER LANE
BRIDGEPORT, CONNECTICUT

SCALE: 1" = 1,000'

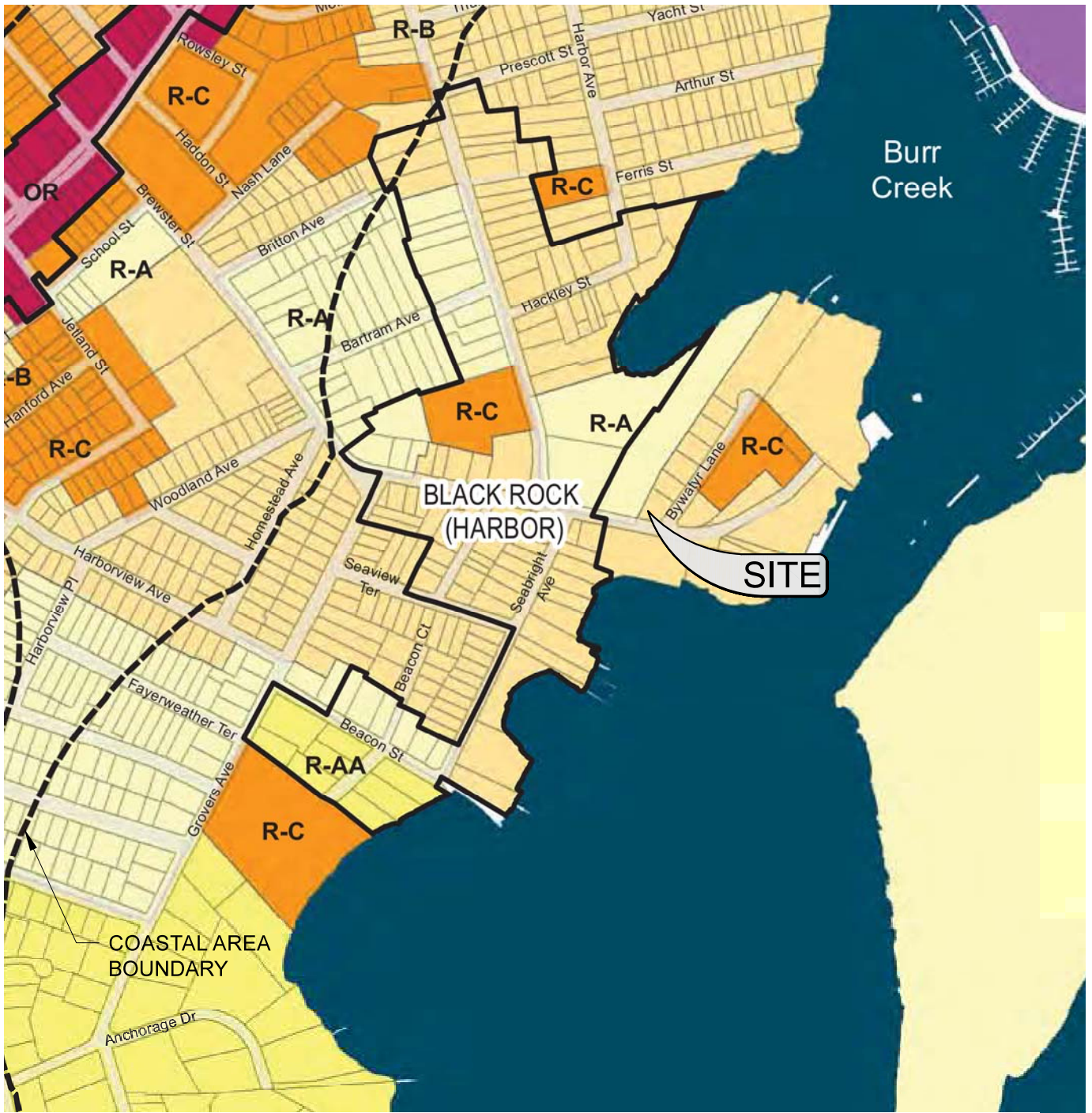
DATE: JANUARY 20, 2021

FIGURE C



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

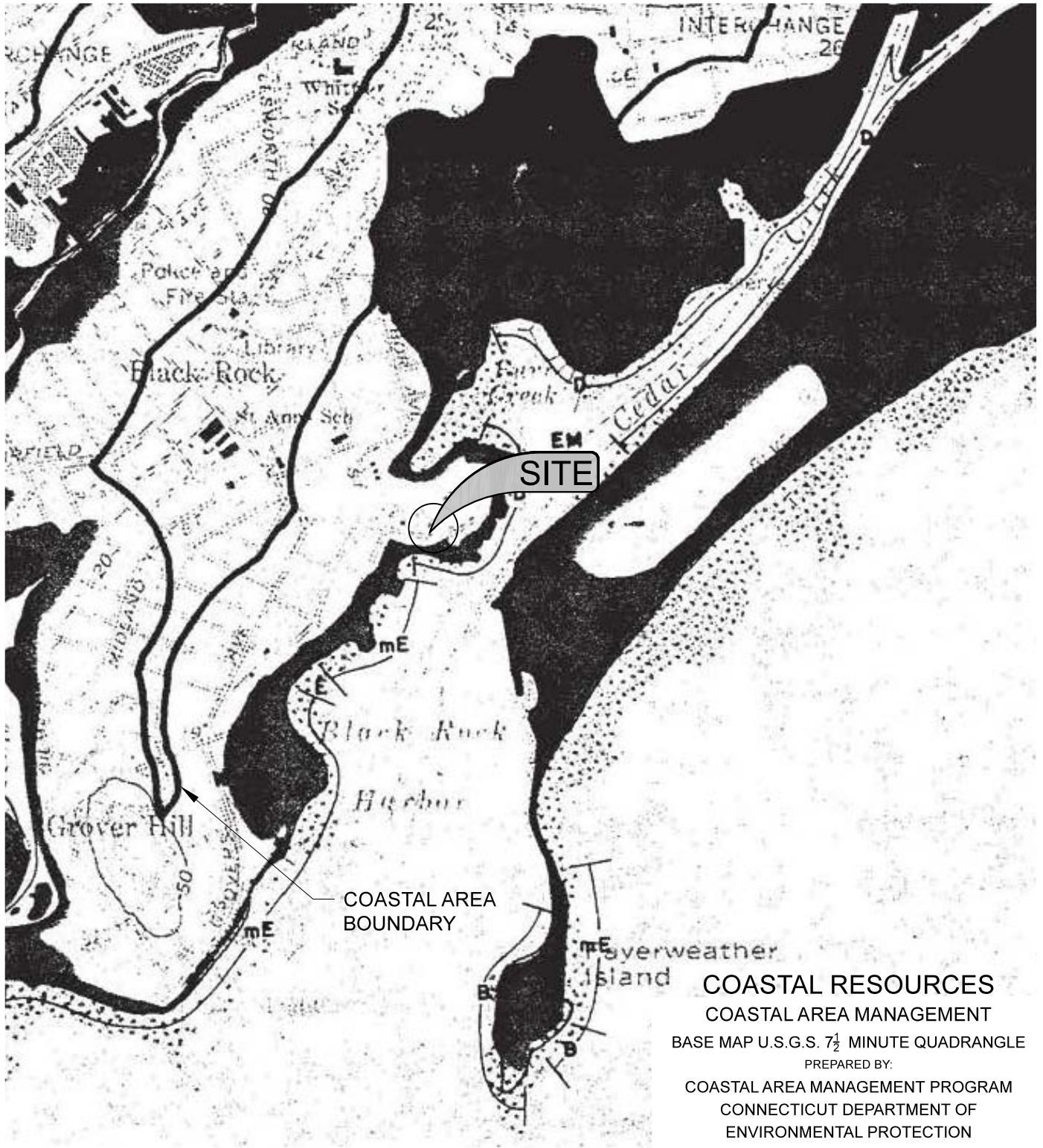




78 ELM STREET, BRIDGEPORT, CT 06604
P: 203 330 8700 • F: 203 330 8701



ZONE MAP	
BRENNAN BUILDERS, LLC 11 & 27 BYWATER LANE BRIDGEPORT, CONNECTICUT SCALE: 1" = 500'	
DATE: JANUARY 20, 2021	FIGURE D



COASTAL RESOURCES
 COASTAL AREA MANAGEMENT
 BASE MAP U.S.G.S. 7 1/2 MINUTE QUADRANGLE
 PREPARED BY:
 COASTAL AREA MANAGEMENT PROGRAM
 CONNECTICUT DEPARTMENT OF
 ENVIRONMENTAL PROTECTION
 1979

COASTAL RESOURCE MAP

BRENNAN BUILDERS, LLC
 11 & 27 BYWATER LANE
 BRIDGEPORT, CONNECTICUT

NOT TO SCALE

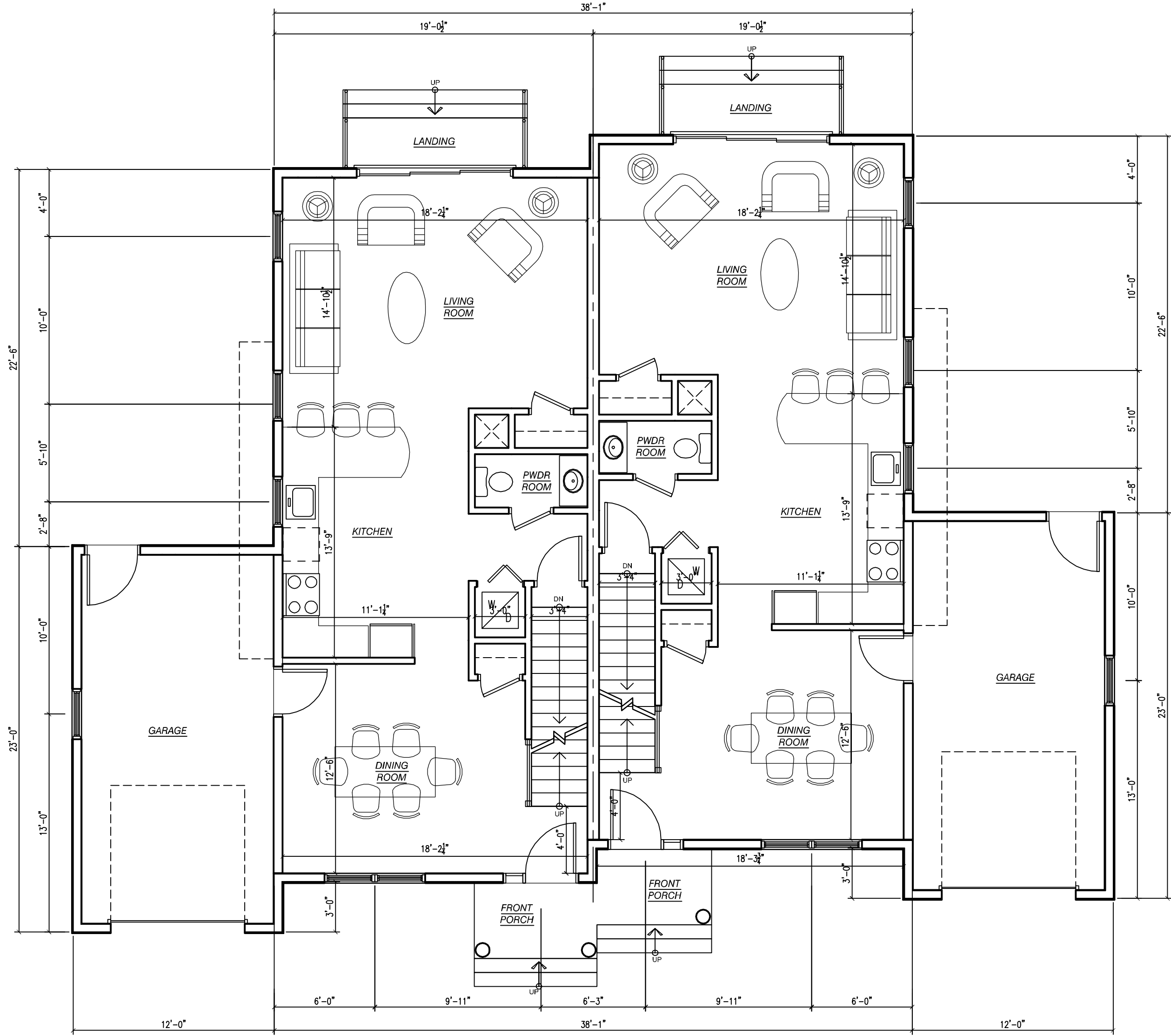
DATE: JANUARY 20, 2021

FIGURE E

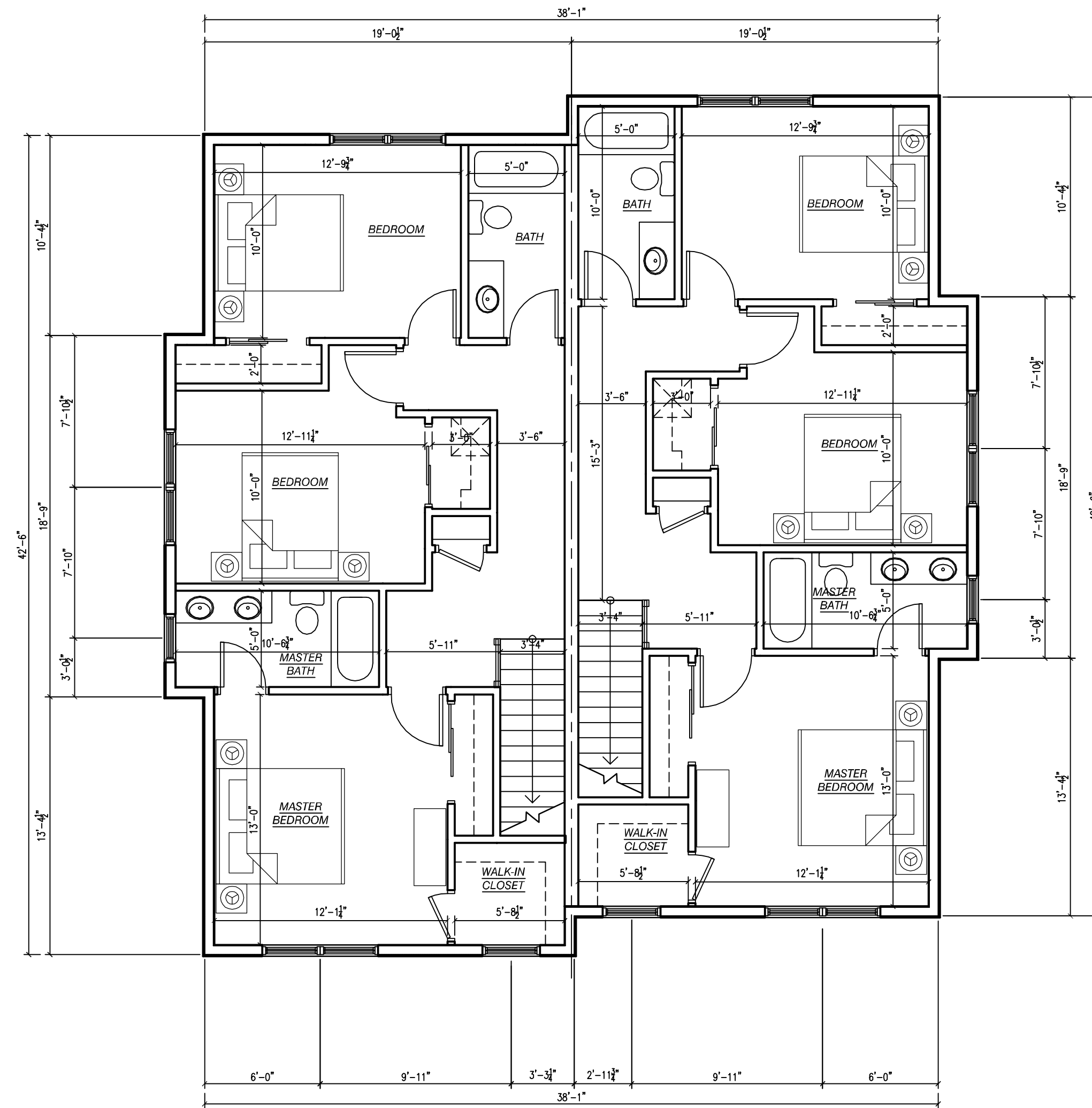


78 ELM STREET, BRIDGEPORT, CT 06604
 P: 203 330 8700 • F: 203 330 8701





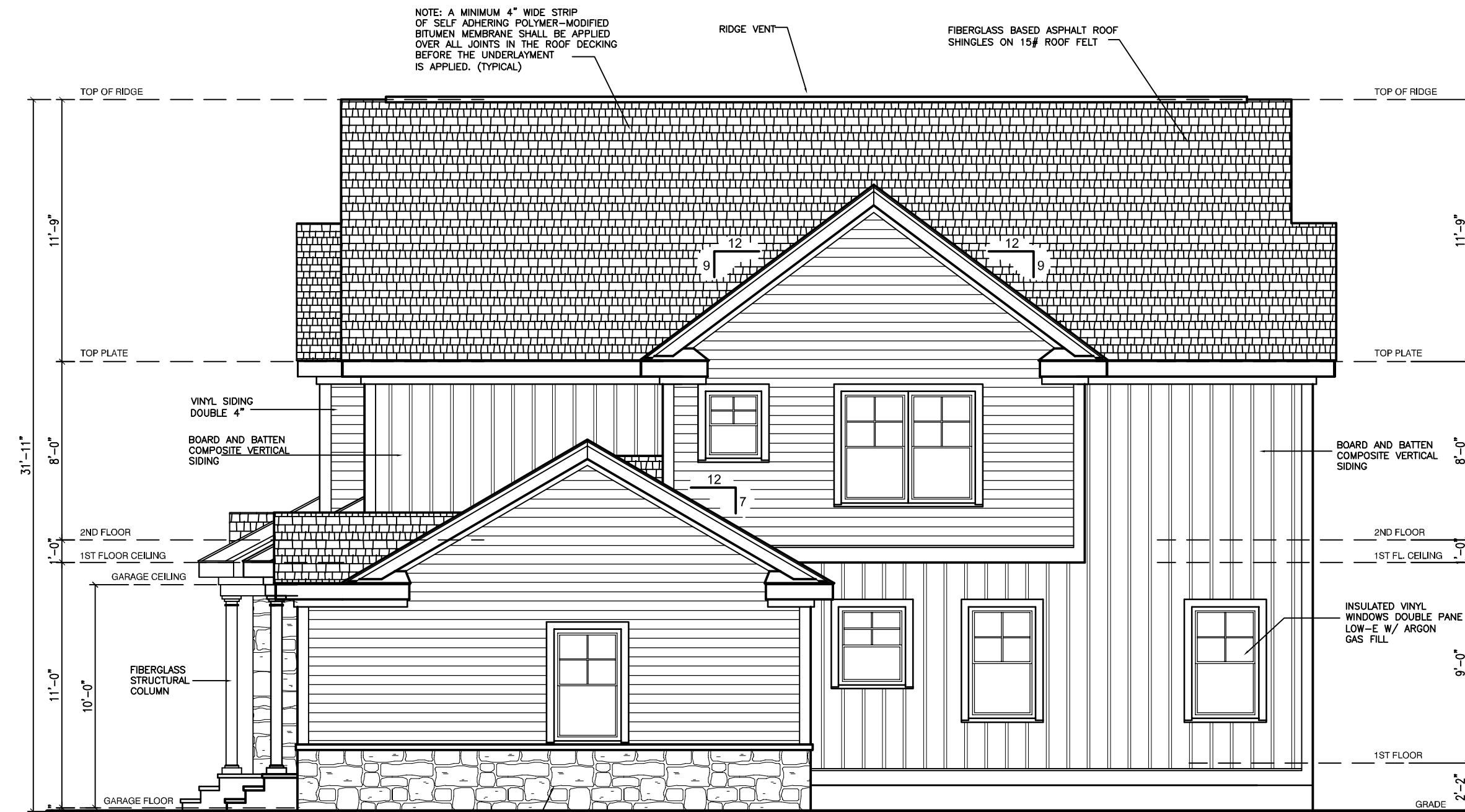
1ST FLOOR PLAN
SCALE 3/8" = 1'-0"



2ND FLOOR PLAN
SCALE 3/8" = 1'-0"



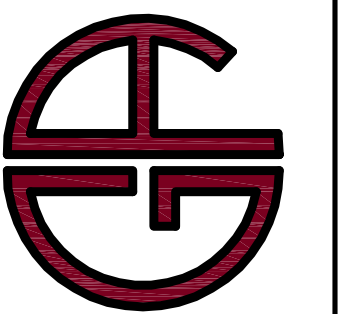
FRONT ELEVATION
SCALE 3/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 3/8" = 1'-0"

1	2	3	4	5	6
REVISIONS					

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

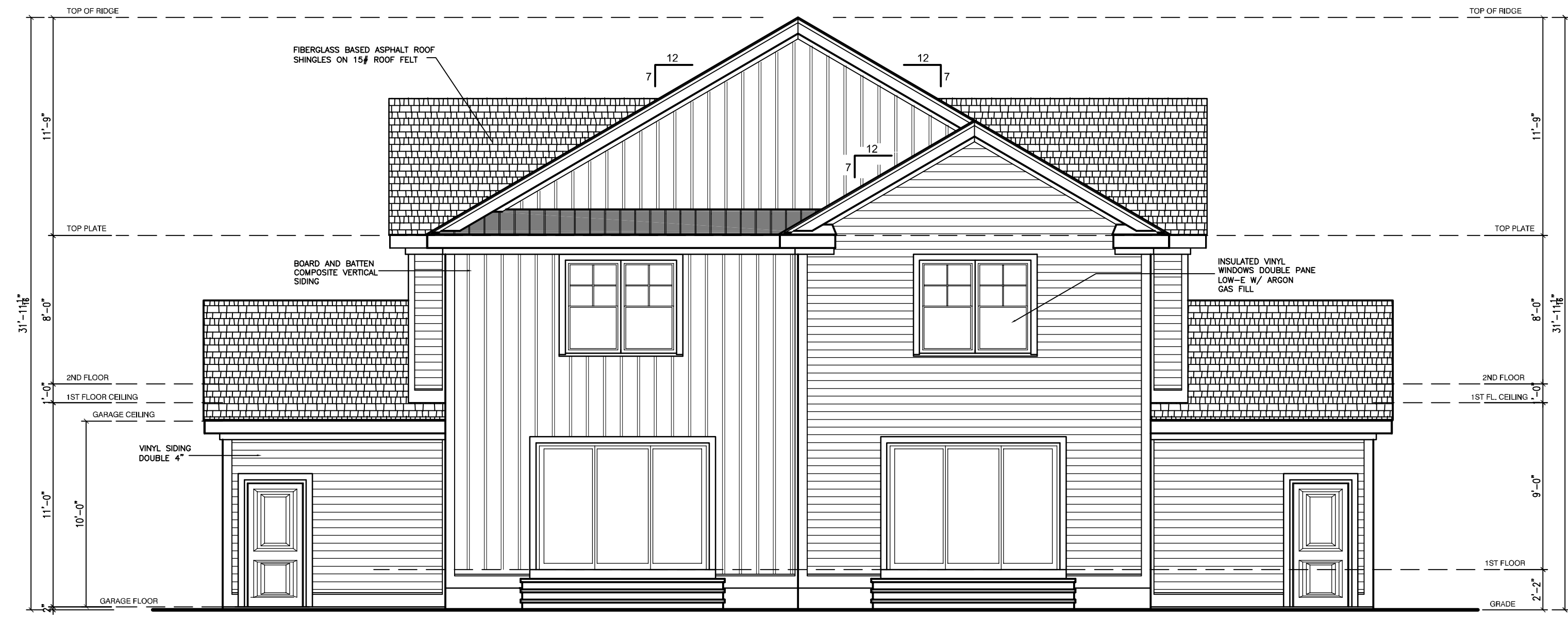


NEW TWO FAMILY HOME 27 B'WATER LANE BRIDGEPORT CT	scale: AS NOTED
	project #: 2019-101
date: 01-04-2021	drawn: M.R.
1ST & 2ND FLOOR PLANS FRONT & RIGHT SIDE ELEVATIONS	

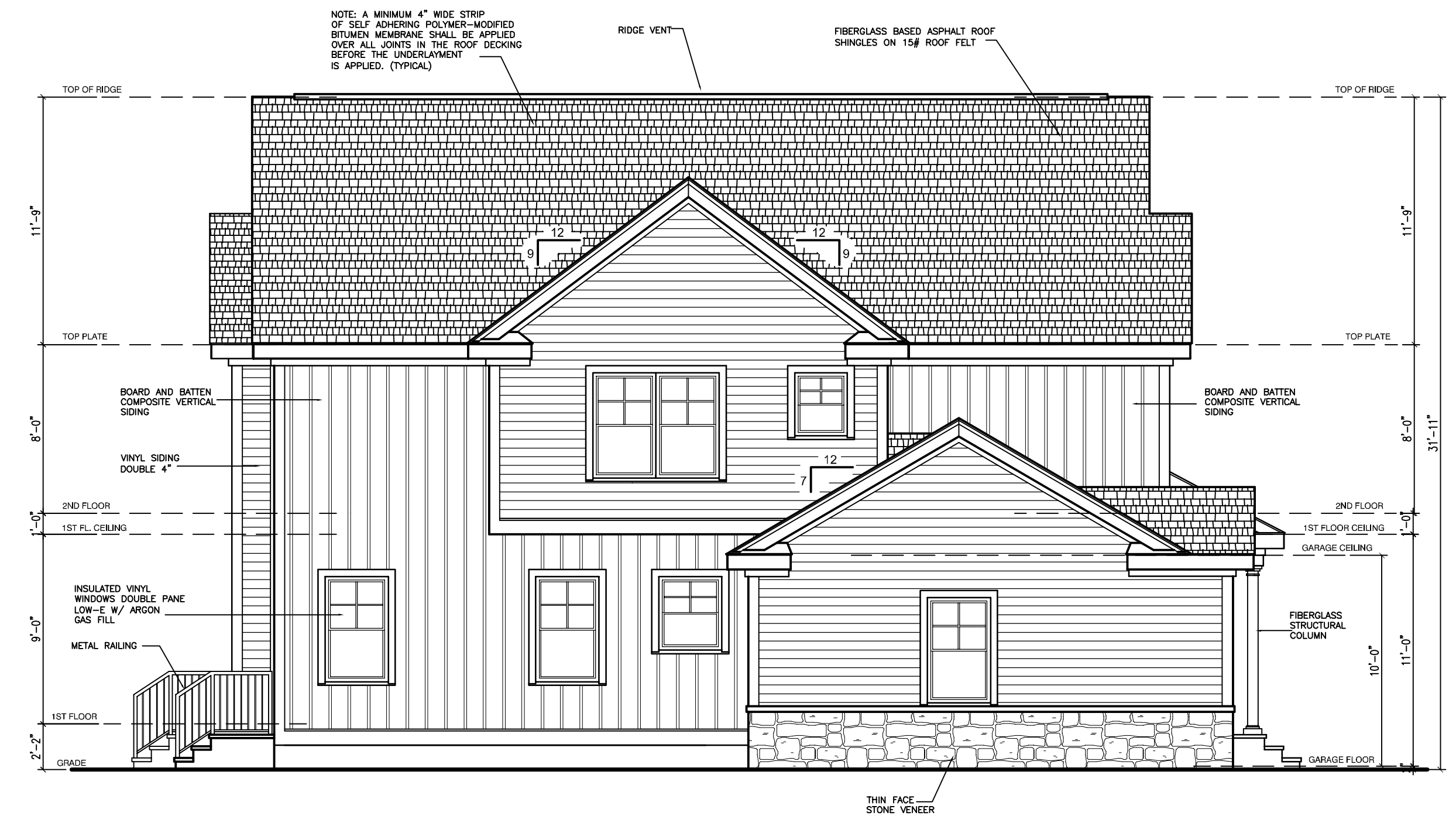


This drawing is the property of the architect. It has been prepared specifically for the owner of this project at this site and is not to be used for any other purpose, location, or owner without written consent of the architect. Method of construction shown on this drawing should be followed exactly.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

A-1



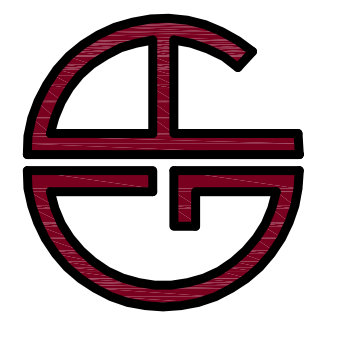
REAR ELEVATION
SCALE 3/16" = 1'-0"



LEFT SIDE ELEVATION
SCALE 3/16" = 1'-0"

1	2	3	4	5	6
REVISIONS					

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



NEW TWO FAMILY HOME
 27 BYWATER LANE
 BRIDGEPORT CT

REAR & LEFT SIDE ELEVATIONS

date: 01-04-2021
 draw: M.R.

scale: AS NOTED
 project #: 2019-101



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

NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS AN **IMPROVEMENT LOCATION SURVEY AND TOPOGRAPHIC SURVEY** BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS **A-2** AND TOPOGRAPHIC ACCURACY CLASS **T-2** AND IS INTENDED FOR **MUNICIPAL PURPOSES**.
- THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
- ALL IMPROVEMENTS SHOWN BASED ON FIELD EVIDENCE FOUND.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DETERMINED USING GEODI03 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 (CORS96). COORDINATES WERE DETERMINED FROM STATIC GPS OBSERVATIONS MADE ON **JUNE 19, 2018** IN ACCORDANCE WITH "GUIDELINES AND SPECIFICATIONS FOR GLOBAL NAVIGATION SATELLITE SYSTEM LAND SURVEYS IN CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., HOLDING THE FOLLOWING VALUES FOR PUBLISHED BASE DATA:
STATION: ORANGE
NORTHING 658307.101, EASTING 930968.510
LATITUDE 41° 16' 03.13601", LONGITUDE 73° 00' 03.97333"
ELLIPSOID 6.5067
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 A. MAP ENTITLED "SUBDIVISION OF PROPERTY OF MICHAEL RITSUL AND HAROLD A. ANDERSON IN BRIDGEPORT, CONN." SCALE: 1" = 30', DATED AUGUST 29, 1941, PREPARED BY FRANK B. JAYNES AND FOUND ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS **MAP VOL. 12 PG. 20**.
 B. MAP ENTITLED "CONDOMINIUM DECLARATION BYWATYR LANE CONDOMINIUM LOCATED ON BYWATYR LANE & BREWSTER STREET, BRIDGEPORT, CONNECTICUT PREPARED FOR BYWATYR LANE LIMITED PARTNERSHIP." SCALE: 1" = 20', DATED NOVEMBER 10, 1986 PREPARED BY J. & D. KASPER & ASSOCIATES AND FOUND ON FILE IN THE CITY OF BRIDGEPORT ENGINEERING DEPARTMENT.
 C. CITY OF BRIDGEPORT ENGINEERING PIN SHEET DEPICTING BLOCK 1766.

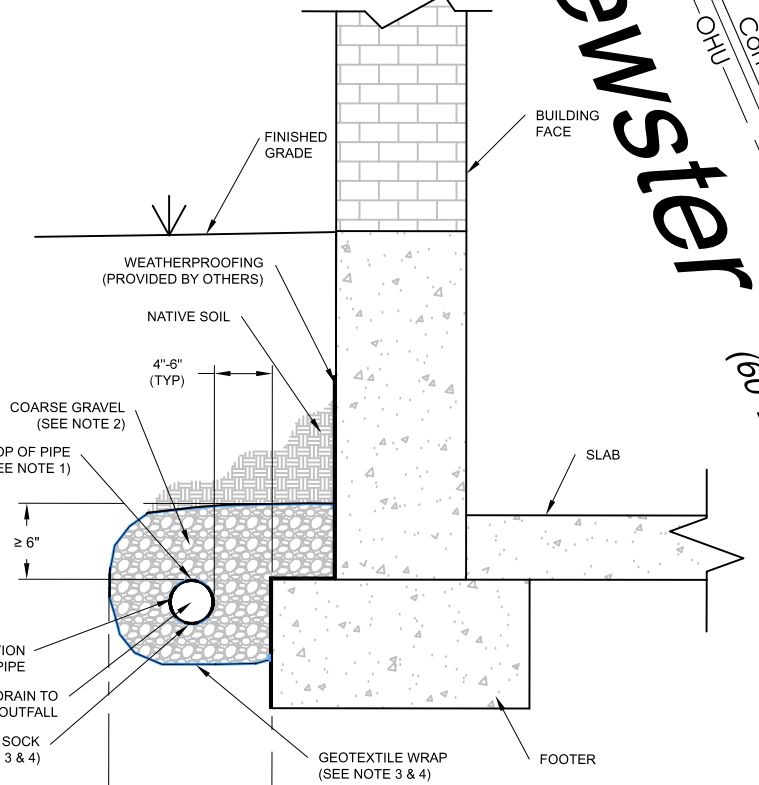
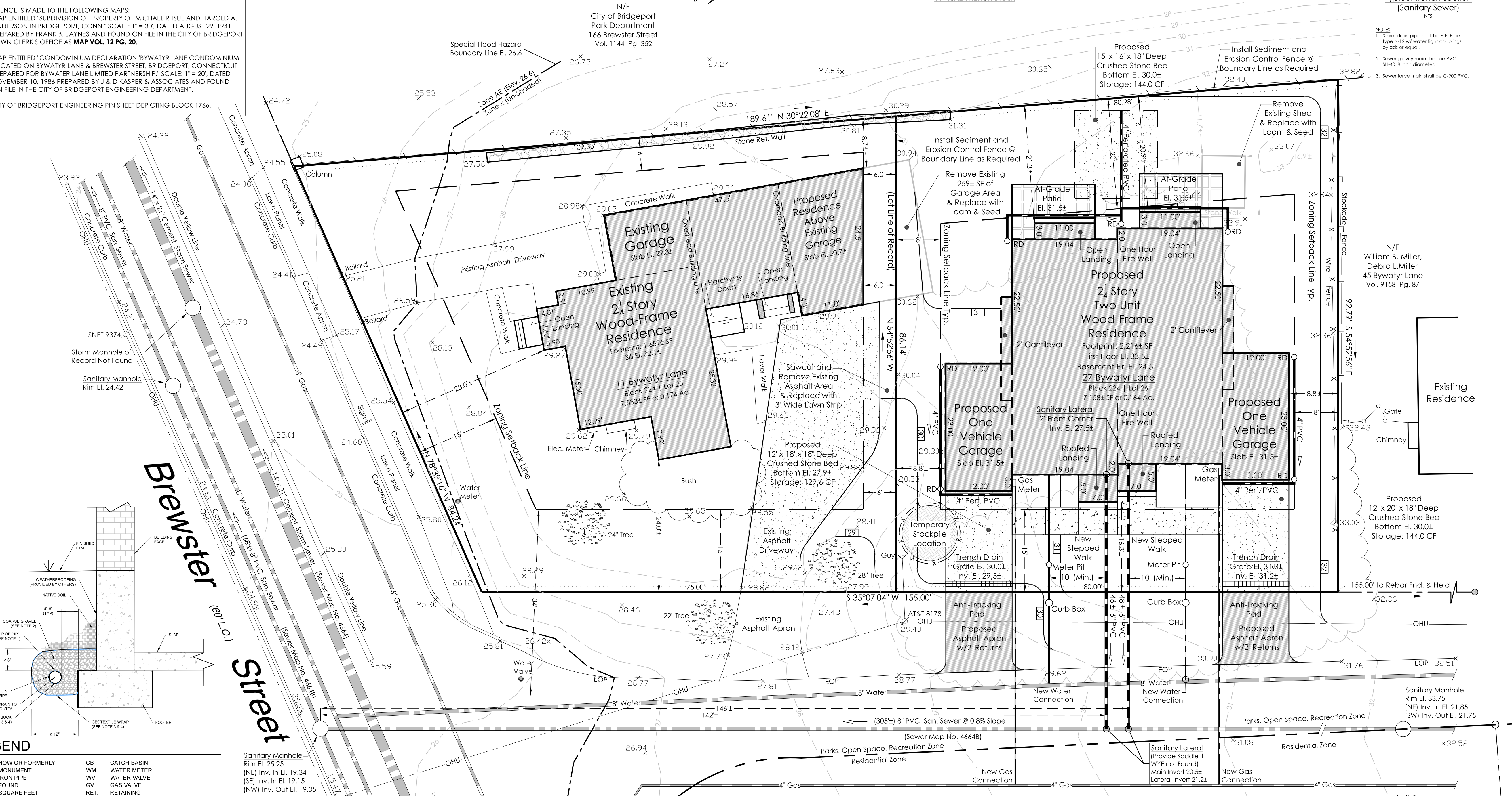
NOTES (Continued)

- PARCEL INFORMATION:
11 BYWATYR LANE
 A. ASSESSOR'S REFERENCE: BLOCK 224 | LOT 25
 B. TOTAL PARCEL AREA = 7,583 ± SQ. FT., 0.017 ± AC.
 C. RECORD OWNER: BRENNAN BUILDERS LLC; VOL. 9813 PG. 31
- 27 BYWATYR LANE**
 A. ASSESSOR'S REFERENCE: BLOCK 224 | LOT 26
 B. TOTAL PARCEL AREA = 7,158 ± SQ. FT., 0.164 ± AC.
 C. RECORD OWNER: BRENNAN BUILDERS LLC; VOL. 9813 PG. 31
- PARCELS ARE LOCATED WITHIN THE **R-B** ZONING DISTRICT.
- SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL **438** OF 626, COMMUNITY **BRIDGEPORT**, CITY OF, NUMBER **09002** PANEL **0438** SUFFIX **G**, MAP NUMBER **09001C0438G**, MAP REVISED **JULY 6, 2013**, THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS **ZONE X (UNSHADED)** AND PARTIALLY FOUND IN **ZONE A (ELEV. 12)**, **BASE FLOOD ELEVATION IS 26.6 PER CITY OF BRIDGEPORT DATUM**.
- THE SUBJECT PARCEL IS LOCATED WITHIN THE BURR CREEK COASTAL BOUNDARY - **PARKS, OPEN SPACE, RECREATION ZONE**. SEE COASTAL MASTER PLAN OF BRIDGEPORT, CONNECTICUT SHEET 1 OF 4, SCALE: 1" = 800', DATED AUGUST 1982, LAST REVISED NOVEMBER 18, 1982 AND PREPARED BY KASPER ASSOCIATES, INC.

NOTES (Continued)

- BOUNDARY LINES DEPICTED HEREON ARE A RESULT OF EXTENSIVE RECORD RESEARCH, FIELD EVIDENCE AND FIELD MEASUREMENTS. DUE TO LACK OF RECORD MONUMENTATION AND VAGUE DEED DESCRIPTIONS THE BOUNDARY LINES DEPICTED HEREON REPRESENT THE PROFESSIONAL OPINION OF THE SURVEYOR. BOUNDARY LINES MAY BE SUBJECT TO ANY REVISION REQUIRED BY LEGAL ACTION OR BY THE DISCOVERY OF ADDITIONAL RECORD INFORMATION AND/OR FIELD EVIDENCE.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. CABEZAS DE ANGELIS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CABEZAS DE ANGELIS 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 DE ANGELIS HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL BEFORE YOU DIG, INC. (1-800-922-4455).
- NO EASEMENTS OR RESTRICTIONS FOUND ON FILE.

N/F
 City of Bridgeport
 Department
 166 Brewster Street
 Vol. 1144 Pg. 352



LEGEND

NF	NOW OR FORMERLY MONUMENT	CB	CATCH BASIN
IP	IRON PIPE	WM	WATER METER
FND	FOUND	WV	WATER VALVE
S.F.	SQUARE FEET	GV	GAS VALVE
CONC.	CONCRETE	RET.	RETAINING
BIT.	BITUMINOUS	SNET	SOUTHERN NEW ENGLAND TELEPHONE
OHU	OVERHEAD UTILITIES	UI	UNITED ILLUMINATING COMPANY
UGD	UNDERGROUND	TMH	TELEPHONE MANHOLE
MNH	MANHOLE	INT	INTERSECTION
ELEC.	ELECTRIC	INV.	INVERT
U.P.	UTILITY POLE	C.I.	CAST IRON
D.Y.L.	DOUBLE YELLOW LINE	V.C.	VITRIFIED CLAY
SWL	SINGLE WHITE LINE	RCP	REINFORCED CONCRETE PIPE
BWL	BROKEN WHITE LINE	RD	ROOF DRAIN
EOP	EDGE OF PAVEMENT	MW	MONITOR WELL
RET.	RETAINING	SS	EXISTING SPOT GRADE
CLF	CHAIN LINK FENCE	L.O.	LAYOUT OF STREET WIDTH
FFE	FINISHED FLOOR ELEVATION	(2)	PARKING SPACES
C.O.	CLEANOUT	HDPE	HIGH DENSITY POLYETHYLENE
L.P.	LIGHT POST	PVC	POLYVINYL CHLORIDE
(Tree Symbol)	EXISTING CONIFER TREE	(Tree Symbol)	EXISTING DECIDUOUS TREE

LEGEND (Continued)

NF	NOW OR FORMERLY MONUMENT	CB	CATCH BASIN
IP	IRON PIPE	WM	WATER METER
FND	FOUND	WV	WATER VALVE
S.F.	SQUARE FEET	GV	GAS VALVE
CONC.	CONCRETE	RET.	RETAINING
BIT.	BITUMINOUS	SNET	SOUTHERN NEW ENGLAND TELEPHONE
OHU	OVERHEAD UTILITIES	UI	UNITED ILLUMINATING COMPANY
UGD	UNDERGROUND	TMH	TELEPHONE MANHOLE
MNH	MANHOLE	INT	INTERSECTION
ELEC.	ELECTRIC	INV.	INVERT
U.P.	UTILITY POLE	C.I.	CAST IRON
D.Y.L.	DOUBLE YELLOW LINE	V.C.	VITRIFIED CLAY
SWL	SINGLE WHITE LINE	RCP	REINFORCED CONCRETE PIPE
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EOP	EDGE OF PAVEMENT	MW	MONITOR WELL
RET.	RETAINING	SS	EXISTING SPOT GRADE
CLF	CHAIN LINK FENCE	L.O.	LAYOUT OF STREET WIDTH
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C.O.	CLEANOUT	HDPE	HIGH DENSITY POLYETHYLENE
L.P.	LIGHT POST	PVC	POLYVINYL CHLORIDE
(Tree Symbol)	EXISTING CONIFER TREE	(Tree Symbol)	EXISTING DECIDUOUS TREE

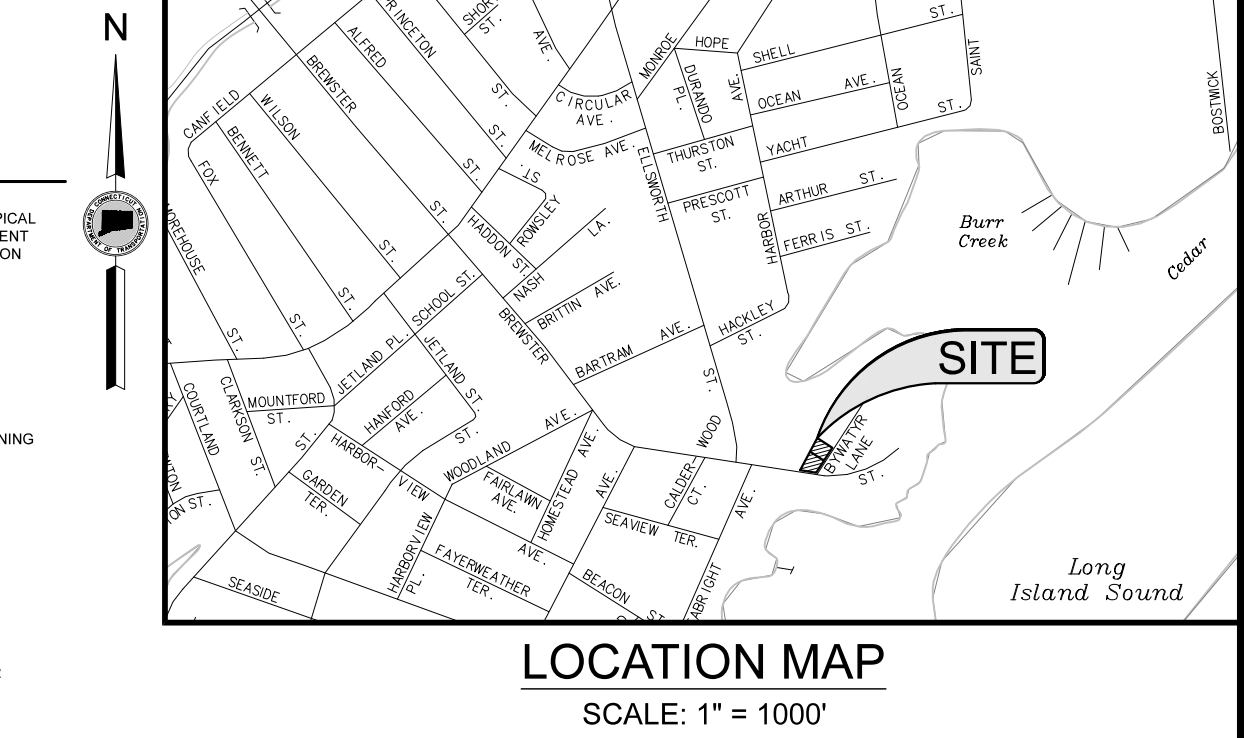
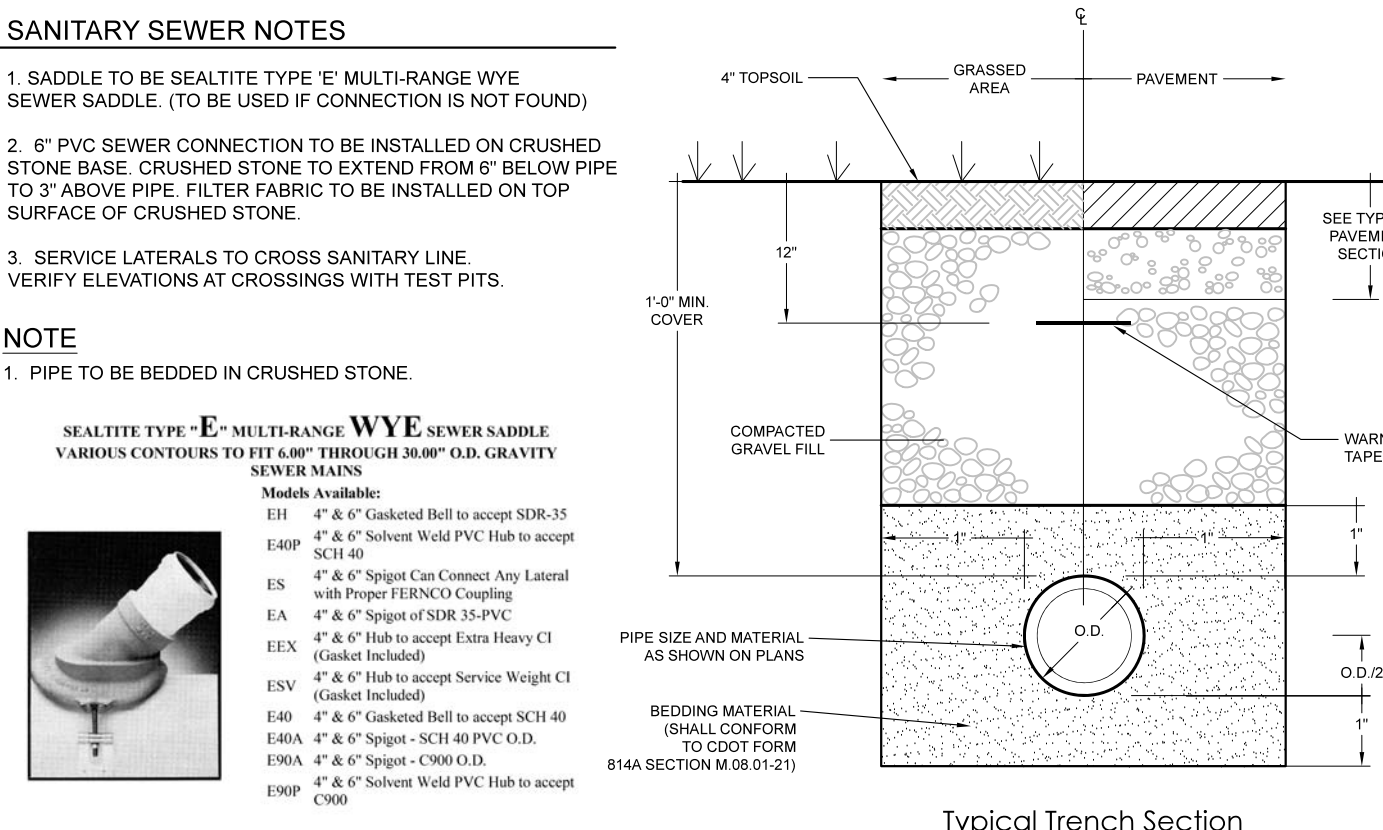
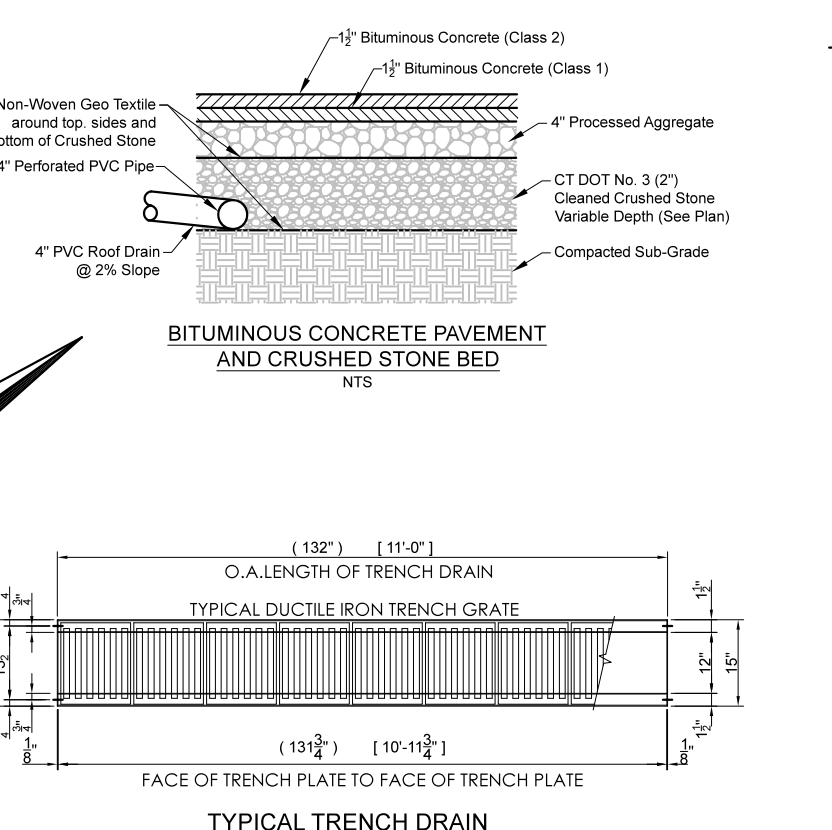
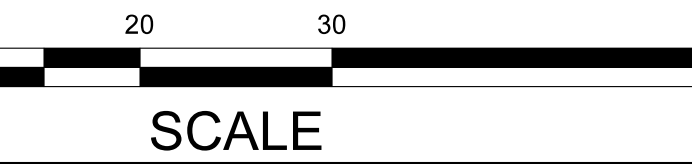
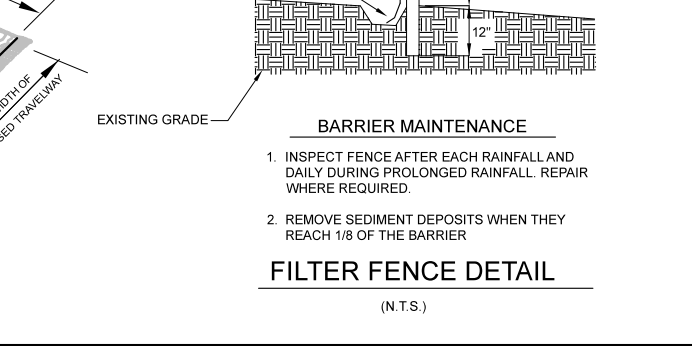
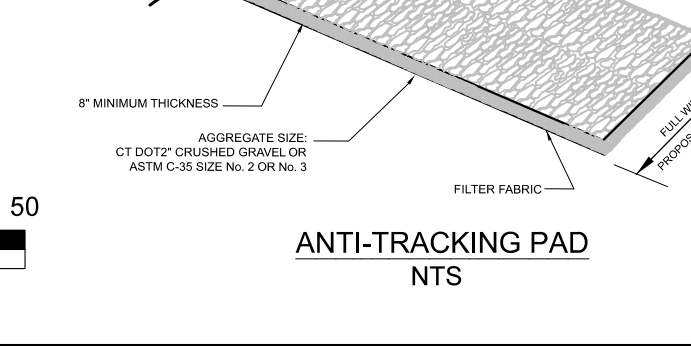
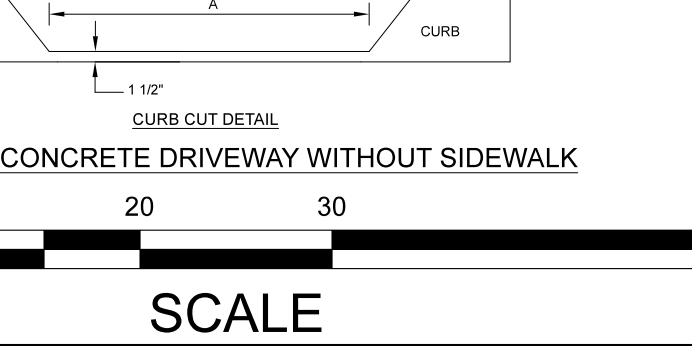
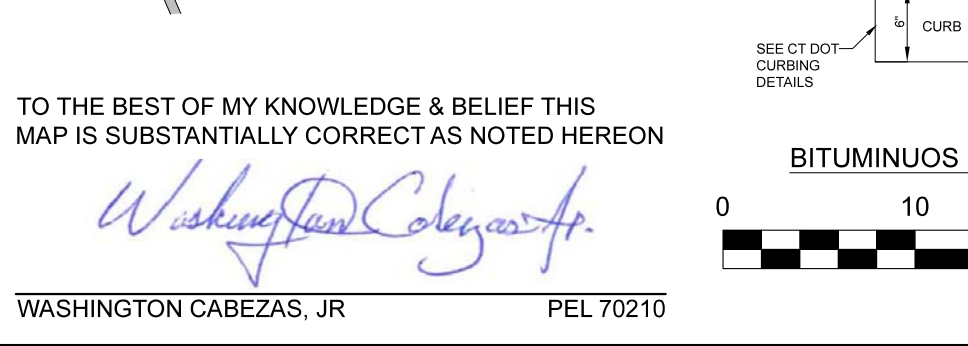
Cabezas DeAngelis
 ENGINEERS & SURVEYORS
 78 ELM STREET, BRIDGEPORT, CT 06604
 P: 203 330 8700 • F: 203 330 8701

SCALE: 1" = 10'
 FIELD FILE: bywatr In-ecs.rw5
 PROJECT NO. CD1200
 DATE: JANUARY 20, 2021
 CAD FILE: 11 & 27 Bywatr Ln_ILS.dwg
 SHEET 1 OF 1
 REV: ENGINEERING COMMENTS 02-16-2021

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

Washington Cabezas, Jr.

WASHINGTON CABEZAS, JR. PEL 70210



R-B Zone Development Standards

	REQUIRED	11 BYWATYR	27 BYWATYR
LOT			
LOT AREA, MINIMUM	9,000 SF	7,583± SF	7,158± SF
FRONTAGE, MINIMUM	60 FT	84.24' (Brewster) 155.00' (Bywaty)	80.00'
DEPTH, MINIMUM	N/A	N/A	N/A
LOT AREA / DWELLING UNIT, MINIMUM	N/A	N/A	N/A
PRINCIPLE BUILDING SETBACK			
FRONT LOT LINE, MINIMUM FROM	15 FT	24.0± FT 28.0± FT	16.3± FT
SIDE LOT LINE, MINIMUM FROM	6 FT	6.0 FT 8.7± FT	8.8± FT 8.8± FT
ONE SIDE	6 FT	6.0 FT	8.8± FT
BOTH SIDES SHALL ADD UP TO	20% OF LOT WIDTH	14.7± FT	17.6± FT
REAR LOT LINE	20% OF LOT DEPTH	CORNER LOT	20.9± FT
MAXIMUM	20 FT	CORNER LOT	20.9± FT
ACCESSORY STRUCTURE			
SETBACK MINIMUM FROM:			
FRONT LOT LINE	THE LESSER OF 50% OF LOT DEPTH OR 7.5 FT	N/A	N/A
SIDE LOT LINE	3 FT	N/A	N/A
REAR LOT LINE	3 FT	N/A	N/A
CORNER LOT	NOTE 2	N/A	N/A
FLOOR AREA MAXIMUM	NOTE 4	N/A	N/A
COVERAGE			
BUILDING COVERAGE, MAXIMUM	45%	25%	35%
SITE COVERAGE, MAXIMUM	65%	45%	48%
LANDSCAPED AREA			
MINIMUM	35%	55%	54%
HEIGHT NOTE 6 & 8			
PRINCIPAL BUILDING, STORIES	2-1/2 STORIES	2-1/2 STORIES	2-1/2 STORIES
PRINCIPAL BUILDING, TO RIDGE	35 FT MAX.	26± FT	33± FT
PRINCIPAL BUILDING, TO MID-POINT	28 FT MAX.	22± FT	27± FT
ACCESSORY STRUCTURE, MAXIMUM			
FLAT OR ROUNDED ROOF	12 FT	N/A	N/A
TO RIDGE	15 FT	N/A	N/A

Percolation Test Data

Time	Measurement to Water Surface	Drop in Water Level (0.01")	Rate (Min./Inch)
12:22 PM	0.17		
12:25 PM	0.27	0.10	2.50
12:28 PM	0.34	0.07	3.57
12:31 PM	0.38	0.04	6.25
12:34 PM	0.41	0.03	8.33
12:37 PM	0.44	0.03	8.33
12:40 PM	0.47	0.03	8.33
12:43 PM	0.51	0.04	6.25
12:46 PM	0.54	0.03	8.33
12:49 PM	0.57	0.03	8.33
12:52 PM	0.60	0.03	8.33
Overall Percolation Rate (Min/Inch)		5.81	
Minimum Percolation Rate (Min/Inch)		8.33	
Based on minimum percolation rate, a 18" tall system will drain in (Hours):		1.7	

IMPROVEMENT LOCATION SURVEY AND TOPOGRAPHIC SURVEY

PREPARED FOR
BRENNAN BUILDERS LLC
 11 BYWATYR LANE (a.k.a. 11 BYWATER LANE)
 ASSESSOR'S REFERENCE: MAP 9 | BLOCK 224 | LOT 25
 - AND -
 27 BYWATYR LANE (a.k.a. 27 BYWATER LANE)
 ASSESSOR'S REFERENCE: MAP 9 | BLOCK 224 | LOT 26
 BRIDGEPORT, CONNECTICUT

SHEET 1 OF 1
 JANUARY 20, 2021 WASHINGTON CABEZAS, JR., PE. LS SCALE: 1" = 10'

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

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

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

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

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


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

\$ _____ Fee received Date: _____ Clerk: _____

THIS PETITION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- | | | |
|---|---|--|
| <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 checked="" type="checkbox"/> Building Elevations |
| <input checked="" type="checkbox"/> Written Statement of Development and Use | <input checked="" type="checkbox"/> Property Owner's List | <input checked="" type="checkbox"/> Fee |
| <input checked="" type="checkbox"/> Cert. of Incorporation & Organization and First Report (Corporations & LLC's) | | |

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

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



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

November 16, 2020

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

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

Dear Mr. Buckley:

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

Narrative

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

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

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

1 Post Road
 Fairfield, CT 06824

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

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

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

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

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

Sincerely,

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

Christopher Russo

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

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

Business Inquiry

Business Details

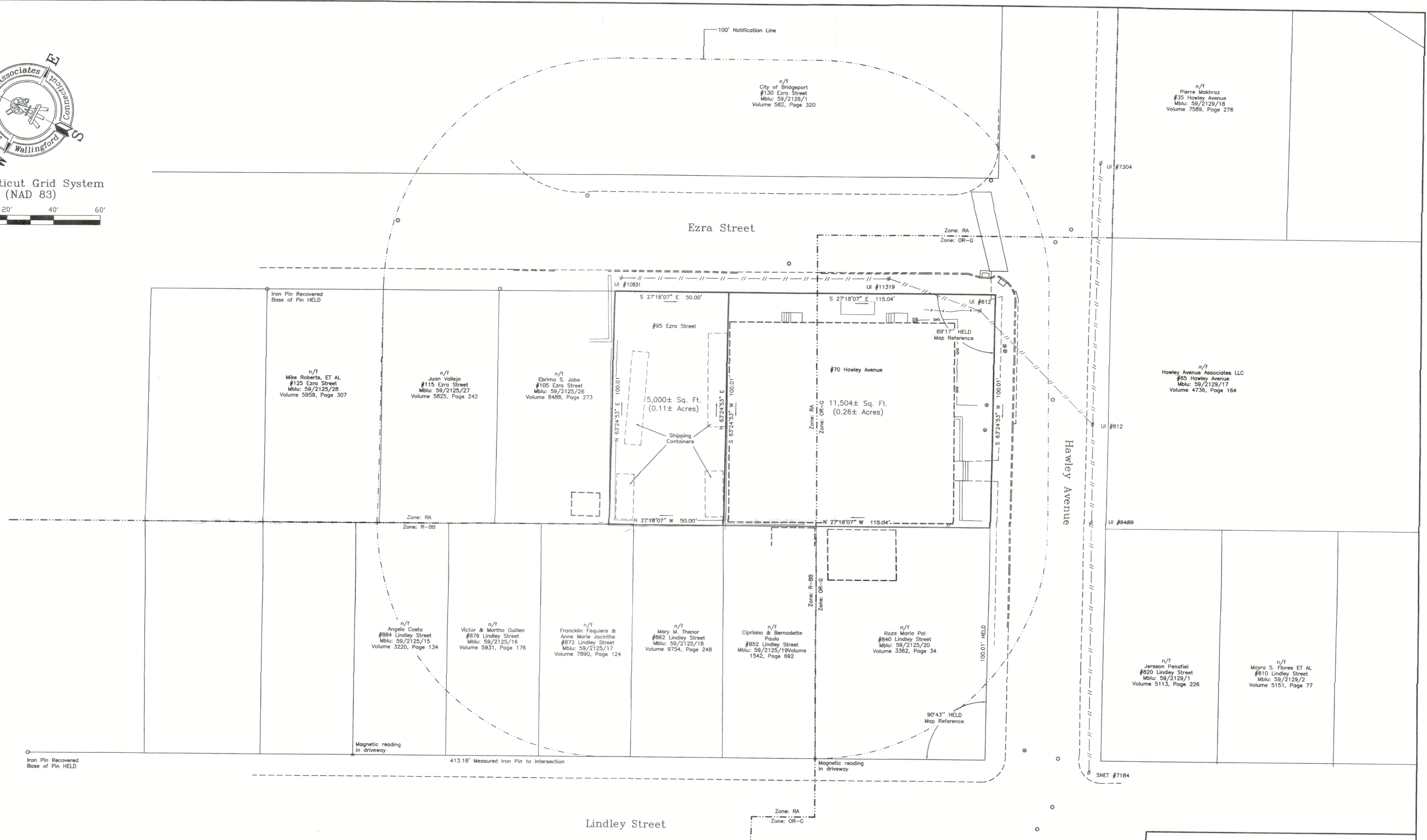
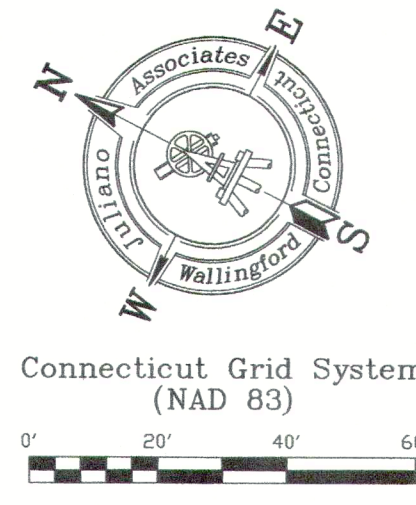
Business Name:	HAWLEY AVENUE ASSOCIATES, LLC	Citizenship/State Inc:	Domestic/CT
Business ID:	0693383	Last Report Filed Year:	2020
Business Address:	375 MOUNTAIN GROVE ST, BRIDGEPORT, CT, 06605, USA	Business Type:	Domestic Limited Liability Company
Mailing Address:	375 MOUNTAIN GROVE ST, BRIDGEPORT, CT,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

Principals Details

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

Agent Summary

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



SURVEYOR'S NOTES:

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

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

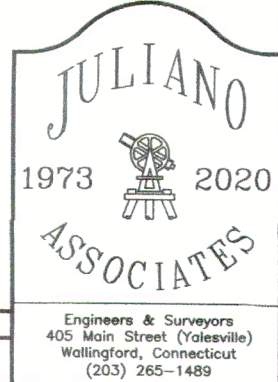
David W. Juliano PELS #08033
Christopher S. Juliano PELS #19725

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

NOT VALID, WITHOUT ORIGINAL SEAL AND SIGNATURE

[Signature]

DATE	DESCRIPTION

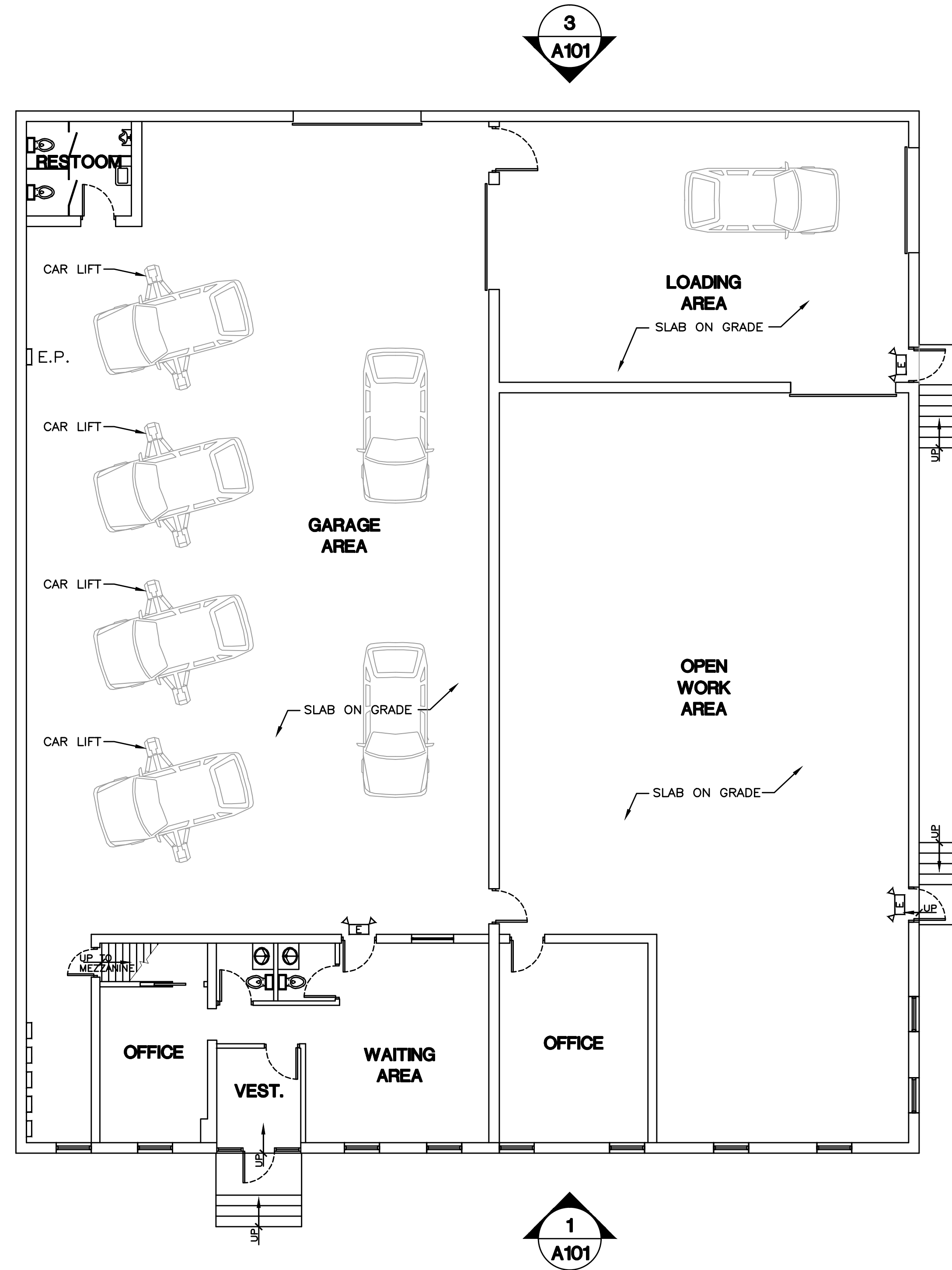


Property Survey
Land of
Hawley Avenue Associates, LLC
#70 Hawley Avenue &
#95 Ezra Street
Bridgeport, Connecticut

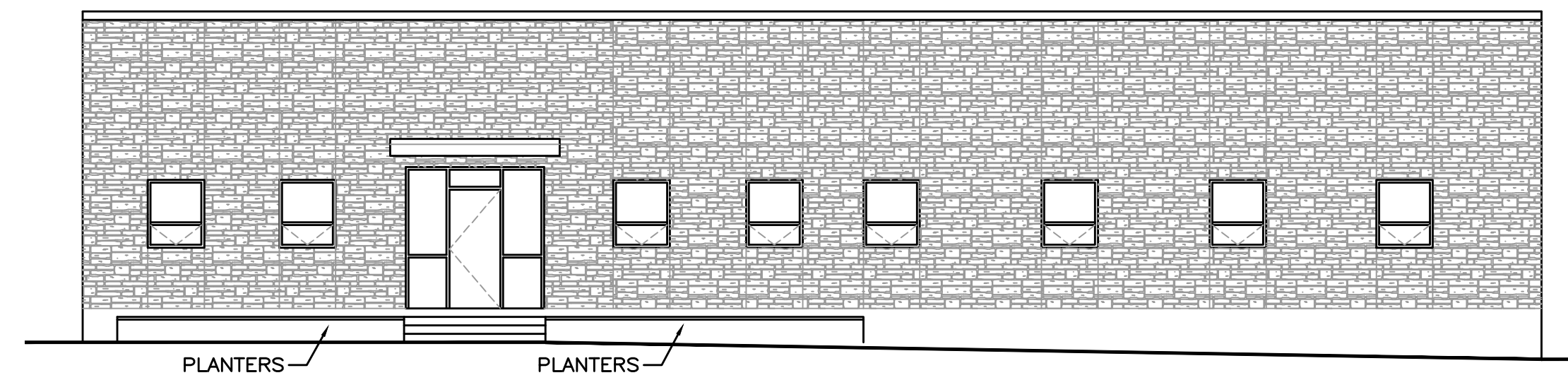
Drawn: JHARVEY	Date: 02/28/20	Scale: 1" = 20'
Designed: CJULIANO	Project no.: 20-115	Sheet: 1 of 1
Checked: MNISKI	Released: CJULIANO	Revision: 0

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



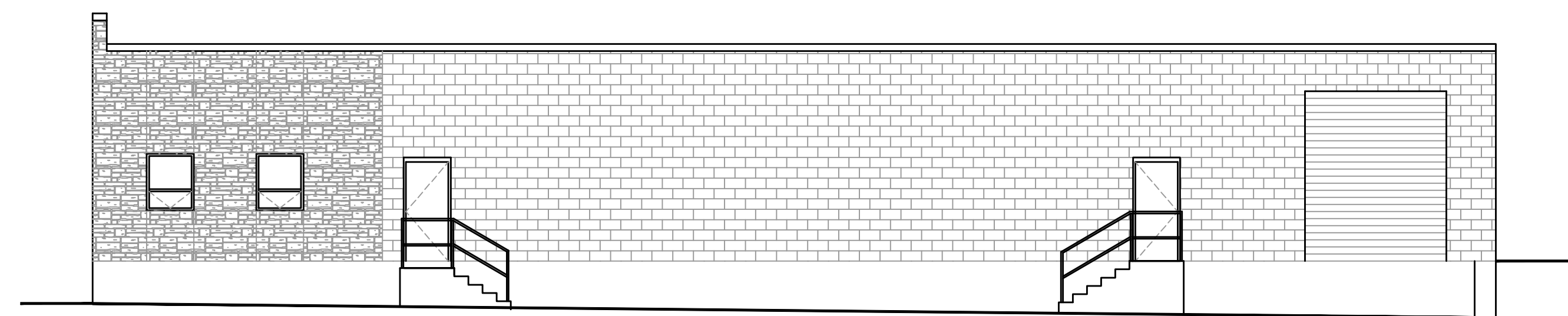
EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"
8,540 S.F.+/-



EXISTING FRONT ELEVATION

(HAWLEY AVENUE)

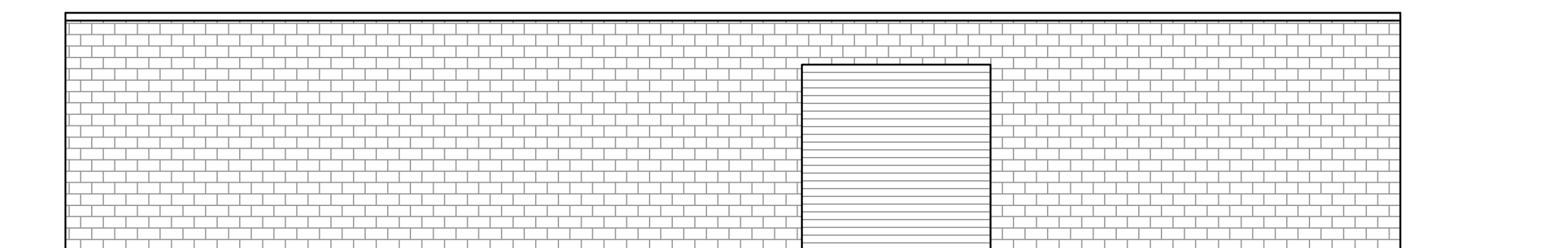
SCALE: 1/8" = 1'-0"



EXISTING RIGHT SIDE

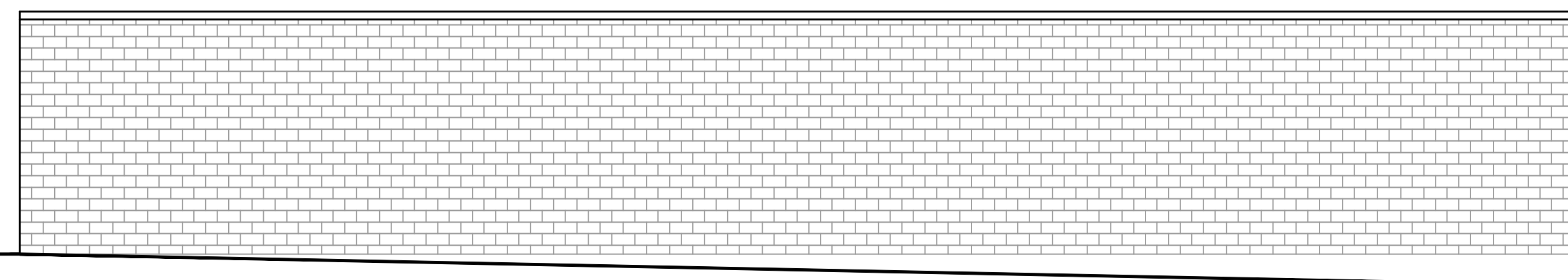
ELEVATION (EZRA STREET)

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



EXISTING REAR ELEVATION

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



EXISTING LEFT SIDE

ELEVATION

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

REVISIONS			
NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

**AS-BUILT
PLAN & ELEVATIONS**

70 HAWLEY AVENUE
& 95 EZRA STREET
BRIDGEPORT, CT 06606

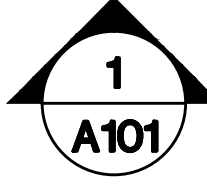
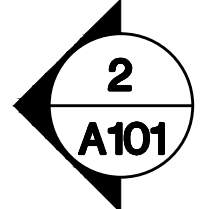
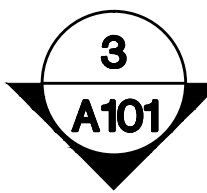
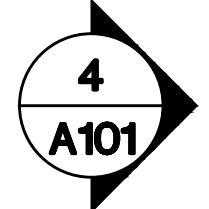
Prepared For:
HAWLEY AVENUE ASSOCIATES, LLC

SHEET TITLE

**EXISTING FLOOR PLAN
AND EXTERIOR ELEVATIONS**

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

SEAL	SHEET NUMBER
	A-101



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

- 1. **NAME OF PETITIONER:** Giacobbe Construction, LLC
 - 2. Is the Petitioner's name Trustee of Record? Yes _____ No X _____
If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.
 - 3. Address of Property: 155 Pond Street #REAR
(number) (street) (state) (zip code)
 - 4. Assessor's Map Information: Block No. 67/2444 Lot No. 9/Z
 - 5. Amendments to Zoning Regulations: (indicate) Article: _____ Section: _____
(Attach copies of Amendment)
 - 6. Description of Property (Metes & Bounds): 147.78' x 100.02' x 187.65' x 25.90' x 65.43' x 47.13' x 131.38' x 58.02' x 120.35' x 9.00' x 48.56' x 113.20' x 111.00'
 - 7. Existing Zone Classification: R-A
 - 8. Zone Classification requested: R-C
 - 9. Describe Proposed Development of Property: To construct a multi-family residential dwelling containing 24 residential dwelling units with associated off-street parking and site improvements in the R-C Zone.
- Approval(s) requested: Zone Change, Special Permit and Site Plan Review

Signature: _____ Date: 12/28/2020

Print Name: _____

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

Print Name: _____

Mailing Address: c/o Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Road, Fairfield, CT 06824

Phone: 203-528-0590 Cell: 203-520-4603 Fax: _____

E-mail Address: Chris@russorizio.com

\$ _____ Fee received Date: _____ Clerk: _____

THIS PETITION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- Completed & Signed Application Form
- 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

Giacobbe Construction LLC _____ 12/28/2020
Print Owner's Name Owner's Signature Date

Print Owner's Name Owner's Signature Date



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

December 28, 2020

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

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

Dear Mr. Buckley:

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

Narrative

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

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

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

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

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

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

Special Permit and Site Plan Review Standards

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

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

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

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

Sincerely,

Christopher Russo

Business Inquiry

Business Details

Business Name: **GIACOBBE CONSTRUCTION LLC** Citizenship/State Inc: **Domestic/CT**

Business ID: **0592293** Last Report Filed Year: **2020**

Business Address: **23 ROCKY RIDGE DRIVE, TRUMBULL, CT, 06611, USA** Business Type: **Domestic Limited Liability Company**

Mailing Address: **23 ROCKY RIDGE DRIVE, TRUMBULL, CT, 06611, USA** Business Status: **Active**

Date Inc/Registration: **May 11, 1998**

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

NAICS Code: **Construction (23)** NAICS Sub Code: **New Single-Family Housing Construction (except For-Sale Builders) (236115)**

Principals Details

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

Agent Summary

Agent Name **JOSEPH GIACOBBE**

Agent Business Address **23 ROCKY RIDGE DRIVE, TRUMBULL, CT, 06611, USA**

Agent Residence Address **23 ROCKY RIDGE DRIVE, TRUMBULL, CT, 06611, USA**

Agent Mailing Address **23 ROCKY RIDGE DRIVE, TRUMBULL, CT, 06611, USA**

PROPERTIES WITHIN 100' OF 155 POND ST #REAR

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

December 8, 2020

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

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

Dear Mr. Giacobbe:

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

EXISTING CONDITIONS

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

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

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

Crash Data Summary

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

TABLE 1
Crash Data Summary

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

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

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

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

Existing Traffic Volumes

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

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

PROPOSED DEVELOPMENT

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

SITE-GENERATED TRAFFIC

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

TABLE 2
Site Development Traffic Estimates

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

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

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

FUTURE TRAFFIC VOLUMES

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

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

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

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

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

Intersection Capacity Analysis

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

**TABLE 3
 Capacity Analysis Summary**

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

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

SUMMARY

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

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

Very truly yours,

MILONE & MACBROOM, INC.



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



Neil C. Olinski, MS, PTP
Lead Transportation Planner

Enclosures

17406.00001-d420-ltr

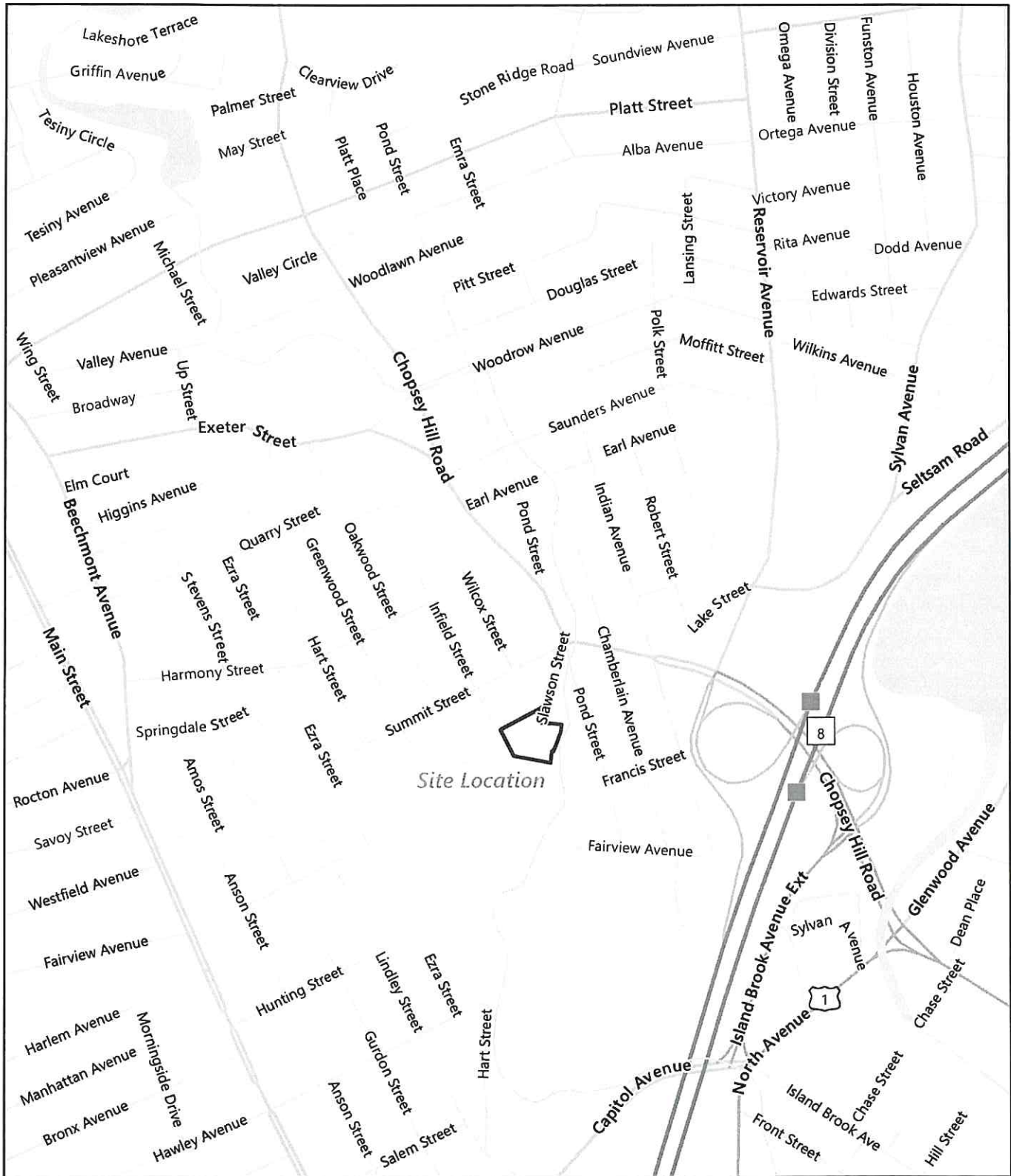


FIGURE 1



FIGURE 2

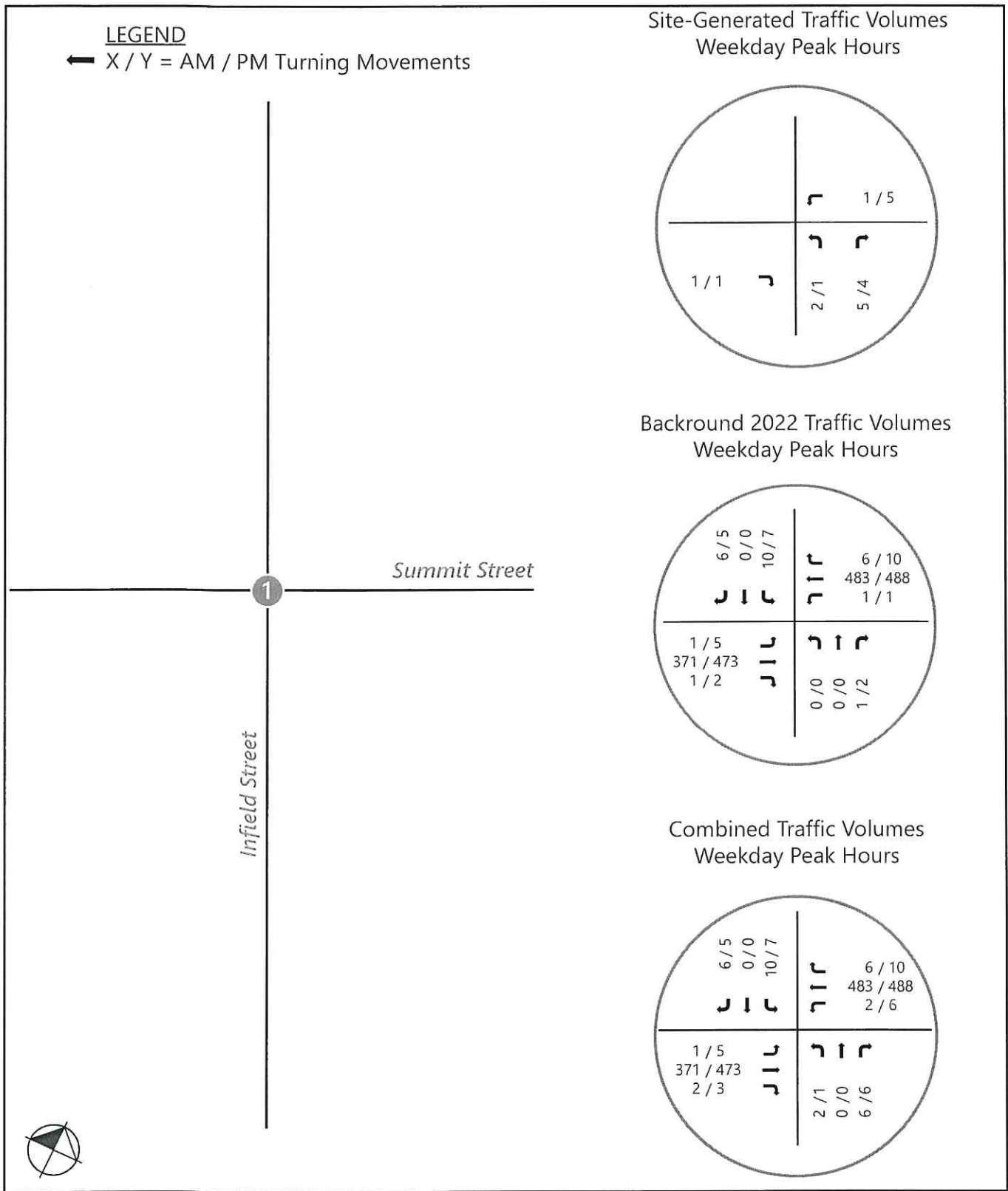


FIGURE 3

APPENDIX

LEVEL OF SERVICE FOR TWO-WAY STOP SIGN CONTROLLED INTERSECTIONS

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

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

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

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

HCS7 Two-Way Stop-Control Report

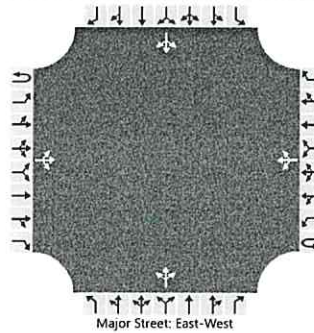
General Information

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

Site Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

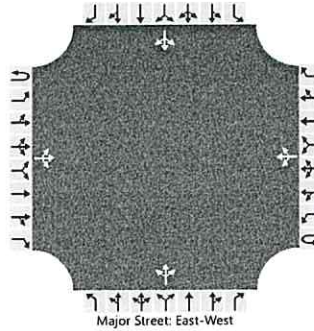
Delay, Queue Length, and Level of Service

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

HCS7 Two-Way Stop-Control Report

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

HCS7 Two-Way Stop-Control Report

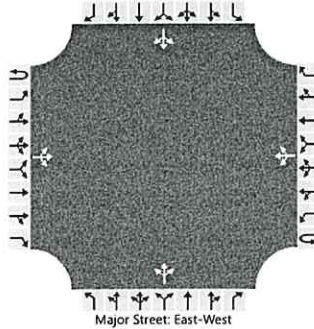
General Information

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

Site Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

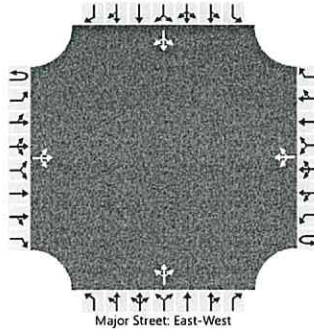
Delay, Queue Length, and Level of Service

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

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	FMF	Intersection	Infield St at Summit St				
Agency/Co.	MMI	Jurisdiction					
Date Performed	11/16/2020	East/West Street	Summit St				
Analysis Year	2022	North/South Street	Infield St				
Time Analyzed	PM	Peak Hour Factor	0.88				
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25				
Project Description	Combined PM Peak Hour						

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

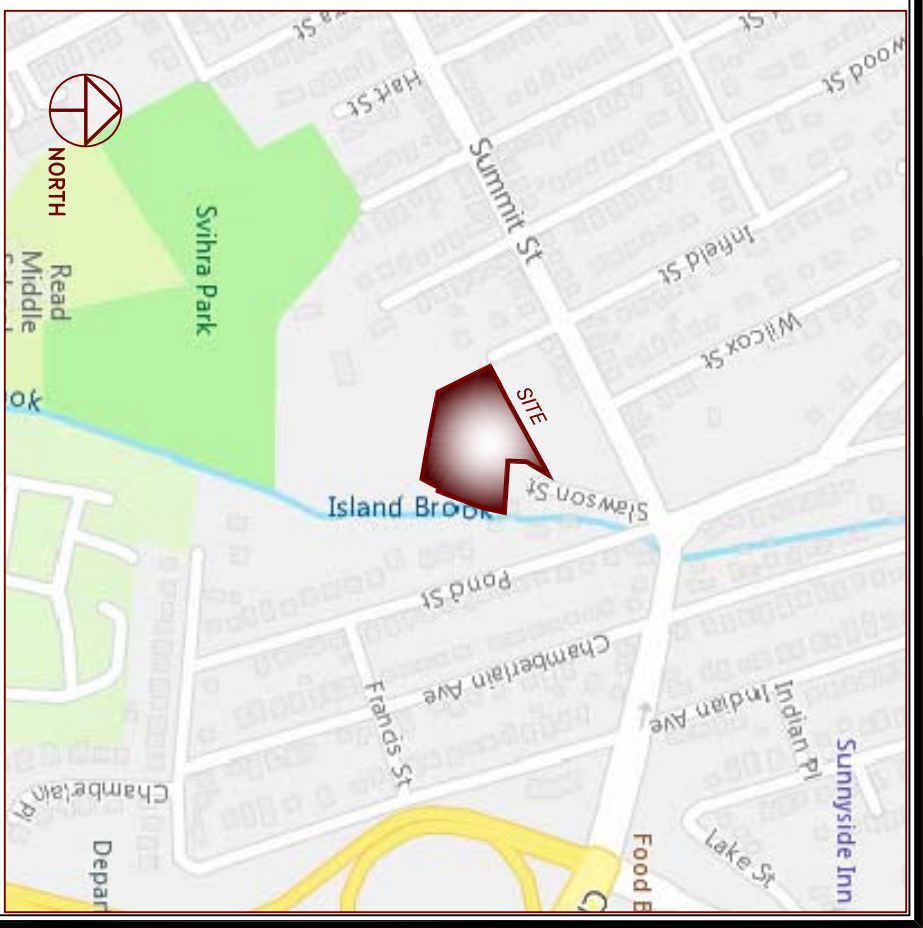
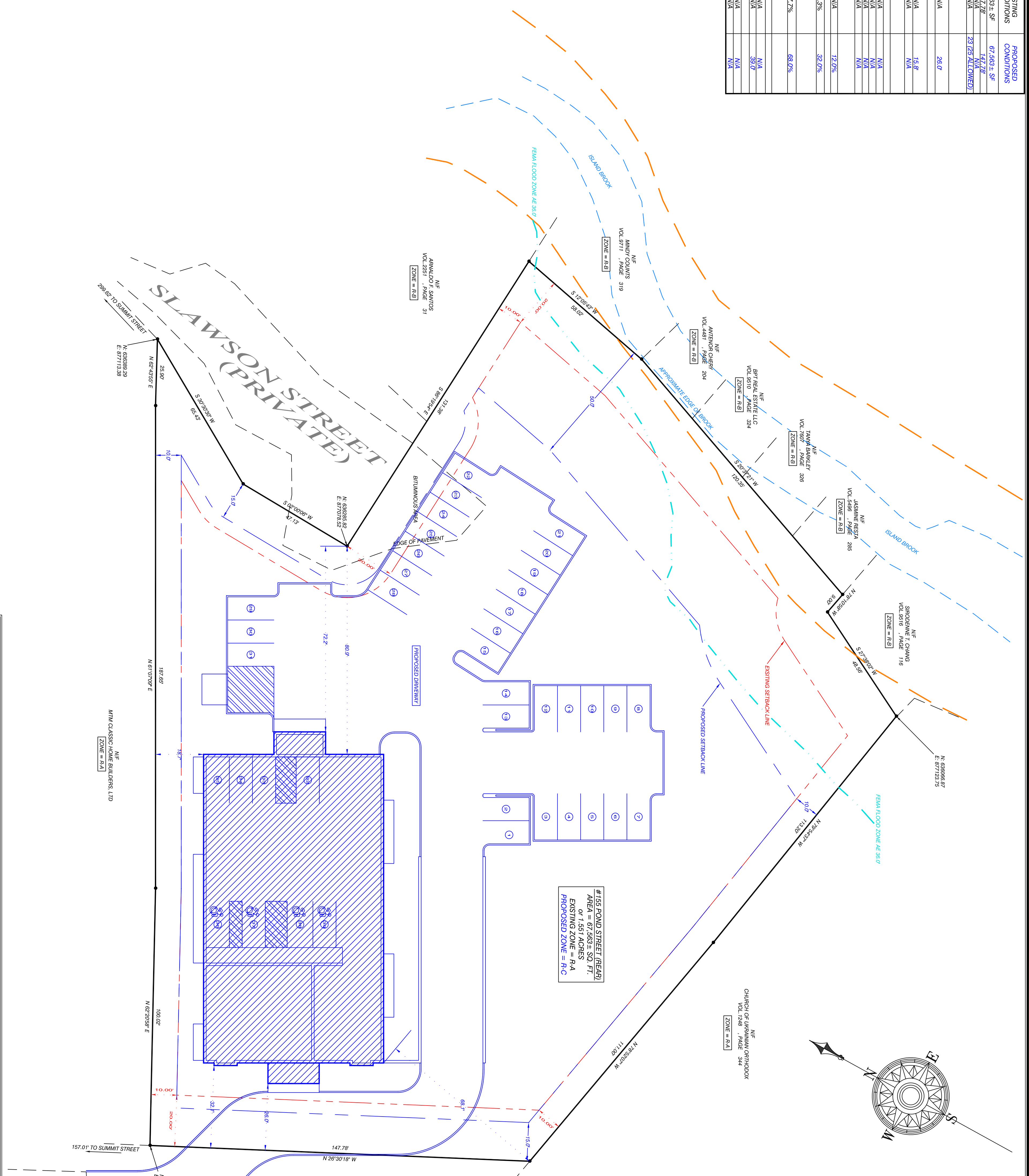
DEVELOPMENT STANDARDS	ZONE: R-A (EXISTING)	ZONE: R-C (PROPOSED)	EXISTING CONDITIONS	PROPOSED CONDITIONS
LOT AREA MINIMUM	8,000	8,000	67,583 ± SF	67,583 ± SF
DEPTH MINIMUM	N/A	N/A	141.78'	141.78'
LOT AREA REE DEVELOPING LIMIT MINIMUM	N/A	N/A	N/A	23,725 ± (TOWNED)
PRINCIPAL BUILDING SETBACK				
FRONT LOT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

GENERAL NOTES:

- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 28, 1998.
- The Survey conforms to Class A-2.
- The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Existing Building Location Survey.
- Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds).
- North Arrow is based on State Plane Coordinates (NAD 83).
- This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
- This map is NOT VALID if altered or used by any party other than the one depicted in the block of this map.
- Property Lines Established According to Record Deeds as exist.
- Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
- Underground Utility, Structure and Facility Locations are shown as they exist. Locations are established from record mapping supplied by the respective utility companies or government agencies, from parole testimony and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The true location and extent of all such features shall be determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.
- Lot served by town sewer system and public water supply.
- Subject Property in Flood Zone AE (E1, .36(1) as per Flood Insurance Rate Map # 0900100428G Panel 429 of 626 Dated July 8, 2013.
- Elevations based on N.A.V.D., 1988.
- Bench Mark Provided by The Bridgeport Engineering Department.

MAP REFERENCES:

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



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

TITLE BLOCK

ASSESSOR'S MAP # 07444, PARCEL # 912
 APPLICANT: SHM'S OWNERS
 ZONE: R-A

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

TRIAL K. JAIN - L.S. # 38139

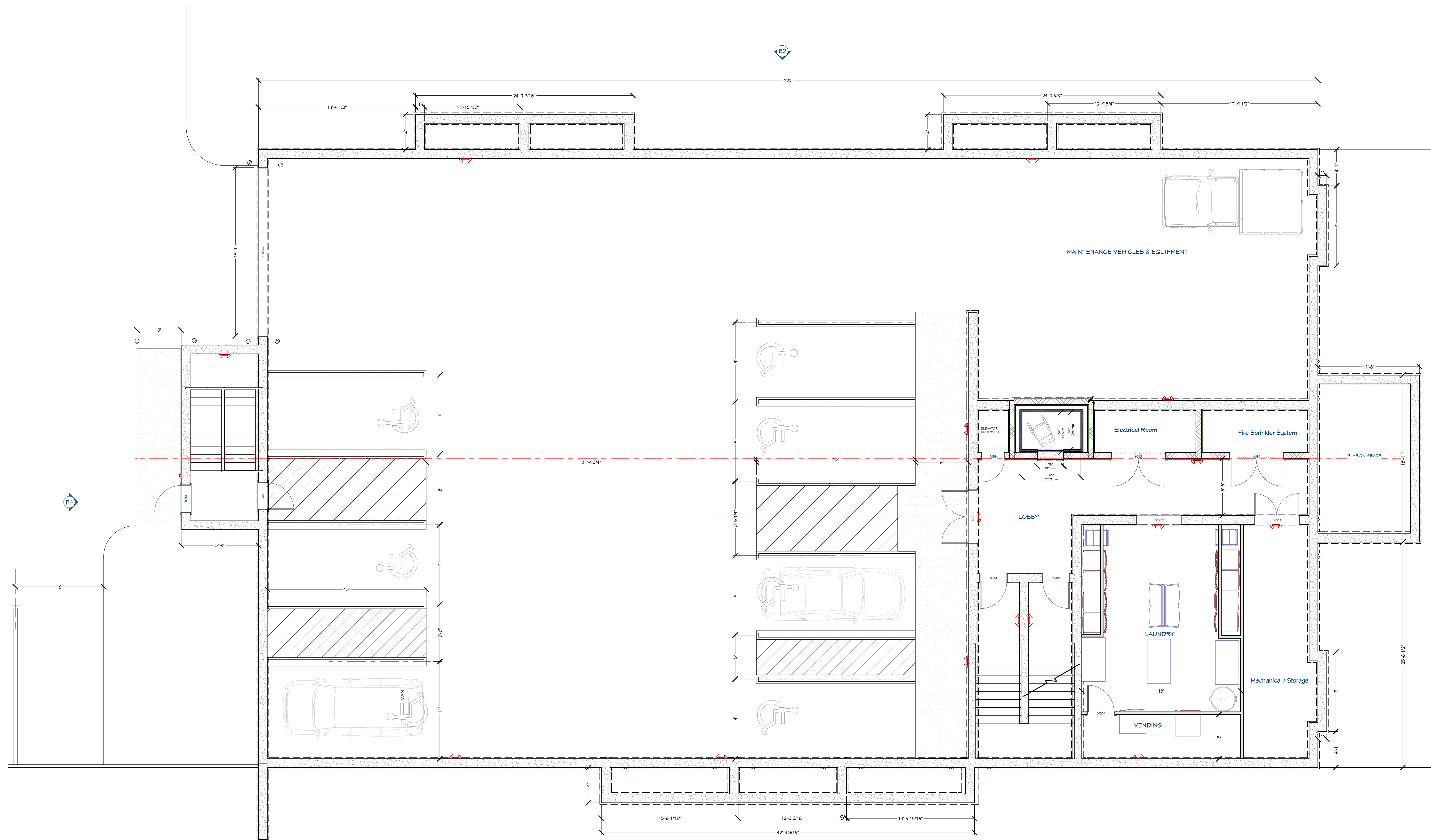
ZONE CHANGE MAP
 PREPARED FOR
GIACOBBE CONSTRUCTION LLC
 155 POND STREET #REAR, BRIDGEPORT, CONNECTICUT

DATE: _____ DESCRIPTION: _____

REVISIONS: _____

SCALE: 1"= 20'

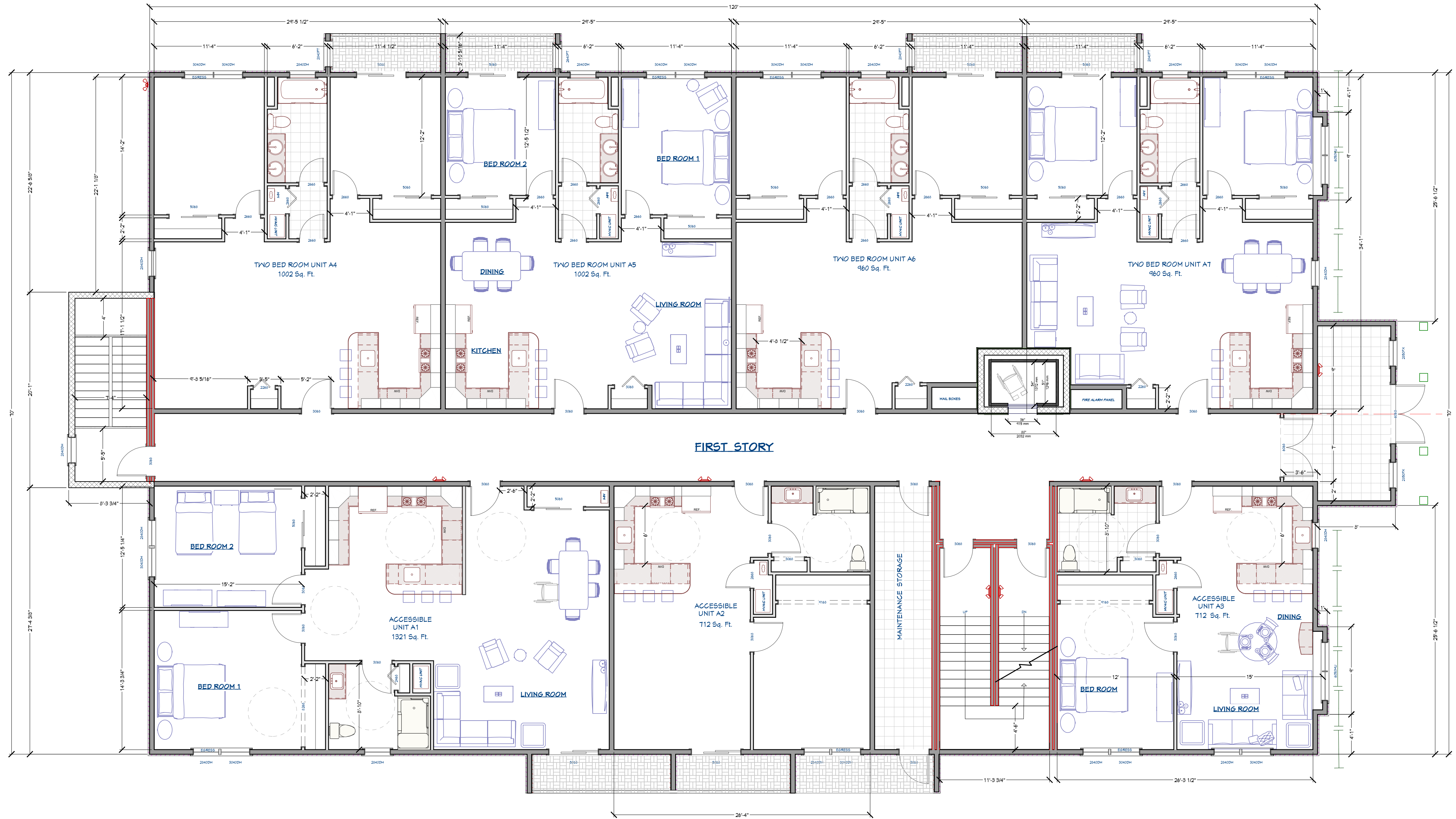
DATE: DEC. 18, 2020



GARAGE FLOOR PLAN

PROPOSED APARTMENT BUILDING

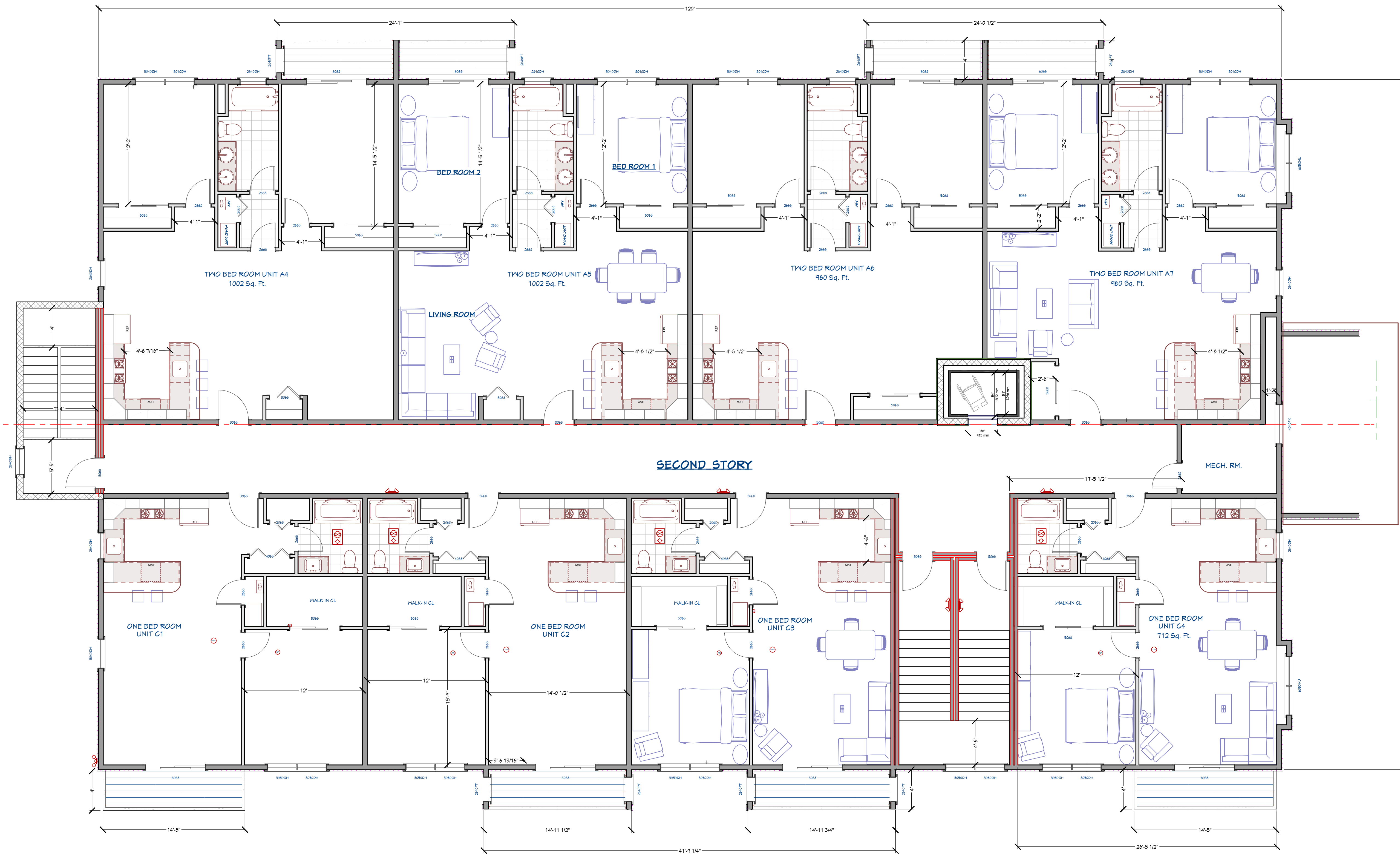
PROPOSED APARTMENT BUILDING



FIRST STORY

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

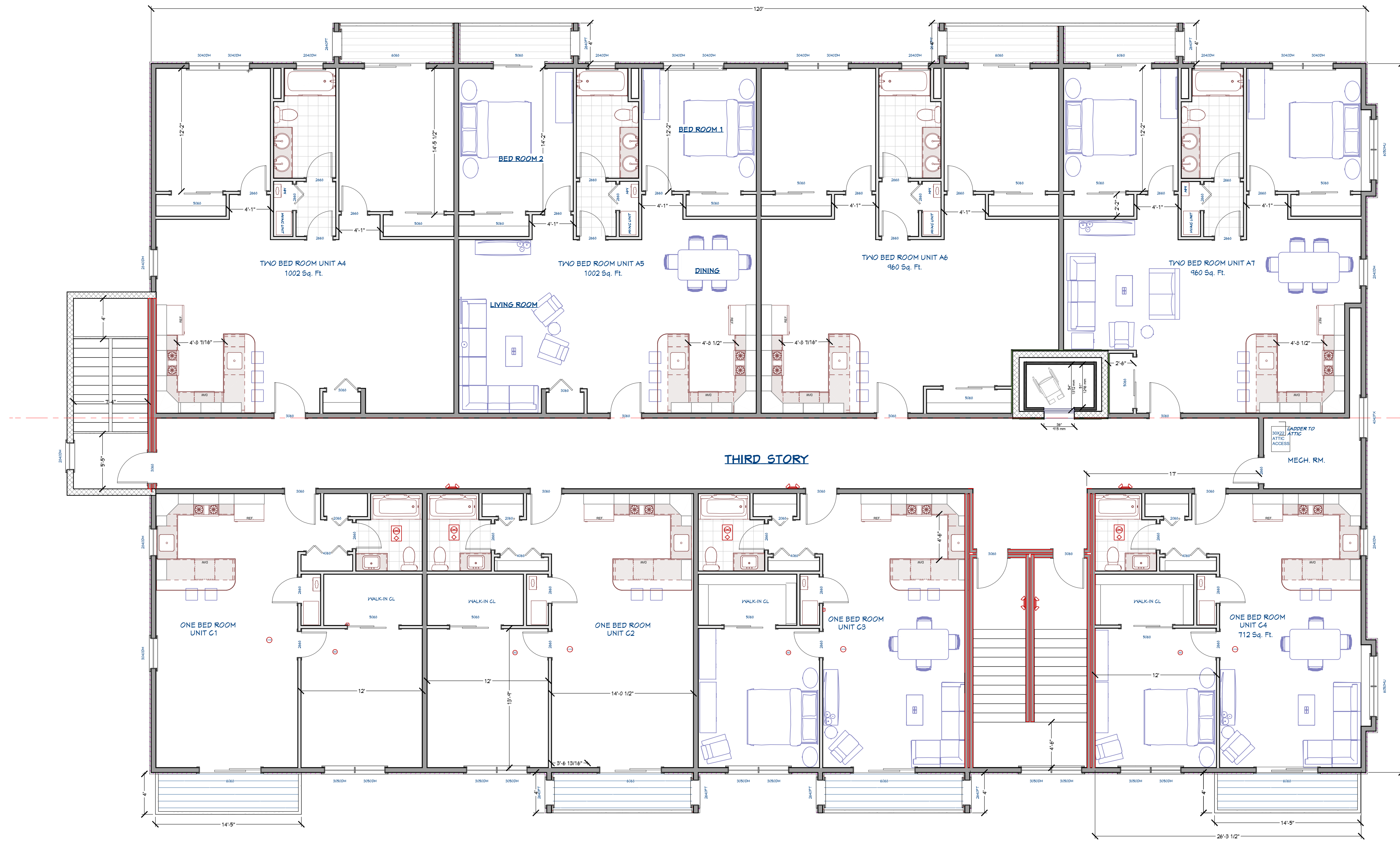
PROPOSED FIRST FLOOR PLAN



SECOND STORY

PROPOSED SECOND FLOOR PLAN

PROPOSED APARTMENT BUILDING



PROPOSED THIRD FLOOR PLAN

PROPOSED APARTMENT BUILDING



Elevation 4



Elevation 3

PROPOSED APARTMENT BUILDING

DATE:

SCALE:



Elevation 2

PROPOSED APARTMENT BUILDING

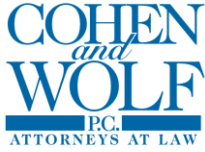


Elevation 5

PROPOSED APARTMENT BUILDING

DATE:

SCALE:



PATRICIA C. SULLIVAN

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

December 15, 2020

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

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

Dear Mr. Buckley:

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

Proposed Text Amendment

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

Narrative

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

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

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

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

December 15, 2020

Page 2

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

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

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

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

Sincerely,



Patricia C. Sullivan

PCS:rpr

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



November 23, 2020

To the Members of the Conceptual Urban Design Review Committee:

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

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

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

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

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

Thank you,

John



PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: Friends of LMG Programs, Inc.
2. Is the Applicant's name Trustee of Record? Yes No X
3. Address of Property: 399 Mill Hill Avenue, Bridgeport, CT 06610
4. Assessor's Map Information: Block No. 1814 Lot No. 10 & 11
5. Amendments to Zoning Regulations: (indicate) Article: N/A Section:
6. Description of Property (Metes & Bounds): 187.44' x 223.81' x 176.6' x 205.91'
7. Existing Zone Classification: Mixed Use - Educational/Medical
8. Zone Classification requested:
9. Describe Proposed Development of Property: Development of 2,329 square feet of the existing lower level for non-medical office use.

Approval(s) requested: Modification of site plan approval granted on May 31, 2017.

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 Ave., Suite 501, Shelton, CT 06484
Phone: 203-366-3939 Cell: Fax: 475-269-2907
E-mail Address: dlord@wwblaw.com

\$ Fee received Date: Clerk:

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

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

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

Friends of LMG Programs, Inc.
Print Owner's Name
Owner's Signature
Date
By John Hamilton, Duly Authorized

**CITY OF BRIDGEPORT
PLANNING & ZONING COMMISSION**

STATEMENT IN SUPPORT OF:

APPLICATION TO MODIFY SPECIAL PERMIT AND SITE PLAN APPROVAL

399 & 419 MILL HILL AVENUE

FRIENDS OF LIBERATION PROGRAMS, INC.

The applicant is the owner of property located at 399 Mill Hill Avenue (the "Property"). The Property is located in the Mixed-use Educational/Medical ("MU-EM") zone and is improved with a 2-story building.

On May 31, 2017, the applicant received approval of a special permit and site plan to construct a medical office on the upper level containing 8,160 square feet. The lower level is unimproved and used for mechanical equipment and storage.

The applicant seeks to improve and utilize 2,329 square feet of the lower level for non-medical offices for its staff. As a result, the applicant requests a modification of the May 31, 2017, special permit and site plan approval to include the lower-level use.

The proposed modification is consistent with the zoning regulations and conforms to the development standards for the MU-EM zone. The medical office use (medical clinic and counseling facility) currently conducted on the upper level will not change.

FRIENDS OF LIBERATION PROGRAMS, INC.
399 & 419 MILL HILL AVENUE, BRIDGEPORT, CT
ABUTTING PROPERTY OWNERS & OWNERS
WITHIN 100 FEET OF SUBJECT PROPERTY

ABUTTING PROPERTY OWNERS

Property Description	Owner(s)	Mailing Address
439 Mill Hill Ave.	439 Mill Hill, LLC	439 Mill Hill Ave. Bridgeport, CT 06610
383 Mill Hill Ave.	American Sons & Daughters of Carpatho Russia, Inc.	40 Beaver Dam Rd. Stratford, CT 06614
1734 Central Ave.	City of Bridgeport Board of Education	45 Lyon Terrace Bridgeport, CT 06604
410 Mill Hill Ave.	Ralph & Kimberly Ford	410 Mill Hill Ave. Bridgeport, CT 06610
426 Mill Hill Ave.	Joselitto & Sandra Dorvil	426 Mill Hill Ave. Bridgeport, CT 06610
430 Mill Hill Ave.	Eduardo Rosado	430 Mill Hill Ave. Bridgeport, CT 06610
388 Mill Hill Ave.	American Sons & Daughters of Carpatho Russia, Inc.	40 Beaver Dam Rd. Stratford, CT 06614

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

457 Mill Hill Ave.	Evardo Castillo	457 Mill Hill Ave. Bridgeport, CT 06610
365 Mill Hill Ave.	American Sons & Daughters of Carpatho Russia, Inc.	40 Beaver Dam Rd. Stratford, CT 06614
440 Mill Hill Ave.	Matthew Boucher	440 Mill Hill Ave. Bridgeport, CT 06610
450 Mill Hill Ave.	St. Ambrose Church	238 Jewett Ave. Bridgeport, CT 06606
384 Mill Hill Ave.	American Sons & Daughters of Carpatho Russia, Inc.	40 Beaver Dam Rd. Stratford, CT 06614
364 Mill Hill Ave.	American Sons & Daughters of Carpatho Russia, Inc.	40 Beaver Dam Rd. Stratford, CT 06614

VOL 91 344
CERTIFICATE OF INCORPORATION
NONSTOCK CORPORATION

SI 27 REV. 12-69

STATE OF CONNECTICUT
SECRETARY OF THE STATE

ACCOUNT NO.
INITIALS

The undersigned incorporator(s) hereby form(s) a corporation under the Nonstock Corporation Act of the State of Connecticut:

1. The name of the corporation is FRIENDS OF DRUG LIBERATION PROGRAM, INC.

2. The nature of the activities to be conducted, or the purposes to be promoted or carried out by the corporation, are as follows:
 To own and operate real property used in connection with programs of DRUG LIBERATION PROGRAM, INC., a non-profit, non-stock, tax-exempt, charitable corporation organized under the laws of the State of Connecticut, and to provide funds for the operation and promotion of the program of DRUG LIBERATION PROGRAM, INC.

3. The corporation is nonprofit and shall not have or issue shares of stock or pay dividends.

4. The classes, rights, privileges, qualifications, obligations, and the manner of election or appointment of members are as follows:

The corporation shall have no members, the Board of Directors shall be appointed as specified in the By-Laws.

5. Other provisions: In the event of the dissolution of the corporation or the termination of its corporate existence, the assets of the corporation shall be applied and distributed as follows: (i) All liabilities and obligations of the corporation shall be paid, satisfied and discharged, or adequate provision (SEE RIDER) shall be made therefor. Stamford, Connecticut this 18th day of August 1975.

I, the undersigned, declare under the penalties of false statement, that the statements made in the foregoing certificate are true.

This certificate of incorporation must be signed by one or more incorporators.

NAME OF INCORPORATOR (Print or Type)	NAME OF INCORPORATOR (Print or Type)
ROBERT M. WECHSLER	
SIGNED (Incorporator)	SIGNED (Incorporator)
<i>Robert M. Wechsler</i>	

FOR OFFICE USE ONLY	FILED	FRANCHISE FEE	FILING FEE	CERTIFICATION FEE	TOTAL FEE
	STATE OF CONNECTICUT	\$ 30	\$ 4	\$	\$ 34
	AUG 29 1975	SIGNED (for Secretary of the State)		<i>J. W. Kaydol</i>	
	By <i>W. Schaffer</i> SECRETARY OF STATE	CERTIFIED COPY SENT ON (Date)		INITIALS	
	Time 3 P.M.	9-2-75		mob	
	TO Glazer and Wechsler, Esqs. 777 Summer St. Stamford, Conn. 06901		CARD	LIST	PROOF
					<i>J. Kaydol</i>

345

RIDER TO CERTIFICATE OF INCORPORATION
OF FRIENDS OF DRUG LIBERATION
PROGRAM, INC.

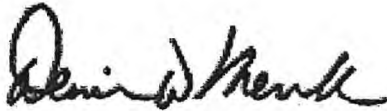
shall be made therefor; (ii) Assets held by the corporation upon conditions requiring return, transfer or conveyance, which condition occurs by reason of the dissolution, shall be returned, transferred or conveyed in accordance with such requirements; (iii) all other assets shall be transferred to DRUG LIBERATION PROGRAM, INC., a non-profit, non-stock, charitable corporation organized under the laws of the State of Connecticut. No part of the property or assets of the corporation shall inure to the benefit of any directors, officers, members or employees of the corporation.

Office of the Secretary of the State of Connecticut

I, the Connecticut Secretary of the State, and keeper of the seal thereof,
DO HEREBY CERTIFY, that the certificate of incorporation of

FRIENDS OF LIBERATION PROGRAMS, INC.

a domestic NONSTOCK corporation, was filed in this office on August 29, 1975, a certificate of dissolution has not been filed, the corporation has filed all annual reports, and so far as indicated by the records of this office such corporation is in existence.



Secretary of the State

Date Issued: March 24, 2017

Office of the Secretary of the State of Connecticut

I, the Connecticut Secretary of the State, and keeper of the seal thereof,
DO HEREBY CERTIFY, that the certificate of incorporation of

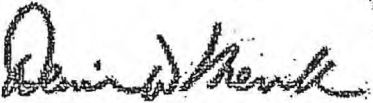
FRIENDS OF LIBERATION PROGRAMS, INC.

a domestic NONSTOCK corporation, was filed in this office on August 29, 1975.

A certificate of amendment for FRIENDS OF DRUG LIBERATION PROGRAM, INC., changing its name to FRIENDS OF LMG PROGRAMS, INC., was filed on June 11, 1999.

A certificate of amendment for FRIENDS OF LMG PROGRAMS, INC., changing its name to FRIENDS OF LIBERATION PROGRAMS, INC., was filed on November 20, 2006.

A certificate of dissolution has not been filed, the corporation has filed all annual reports, and so far as indicated by the records of this office such corporation is in existence.



Secretary of the State

Date Issued: April 03, 2013

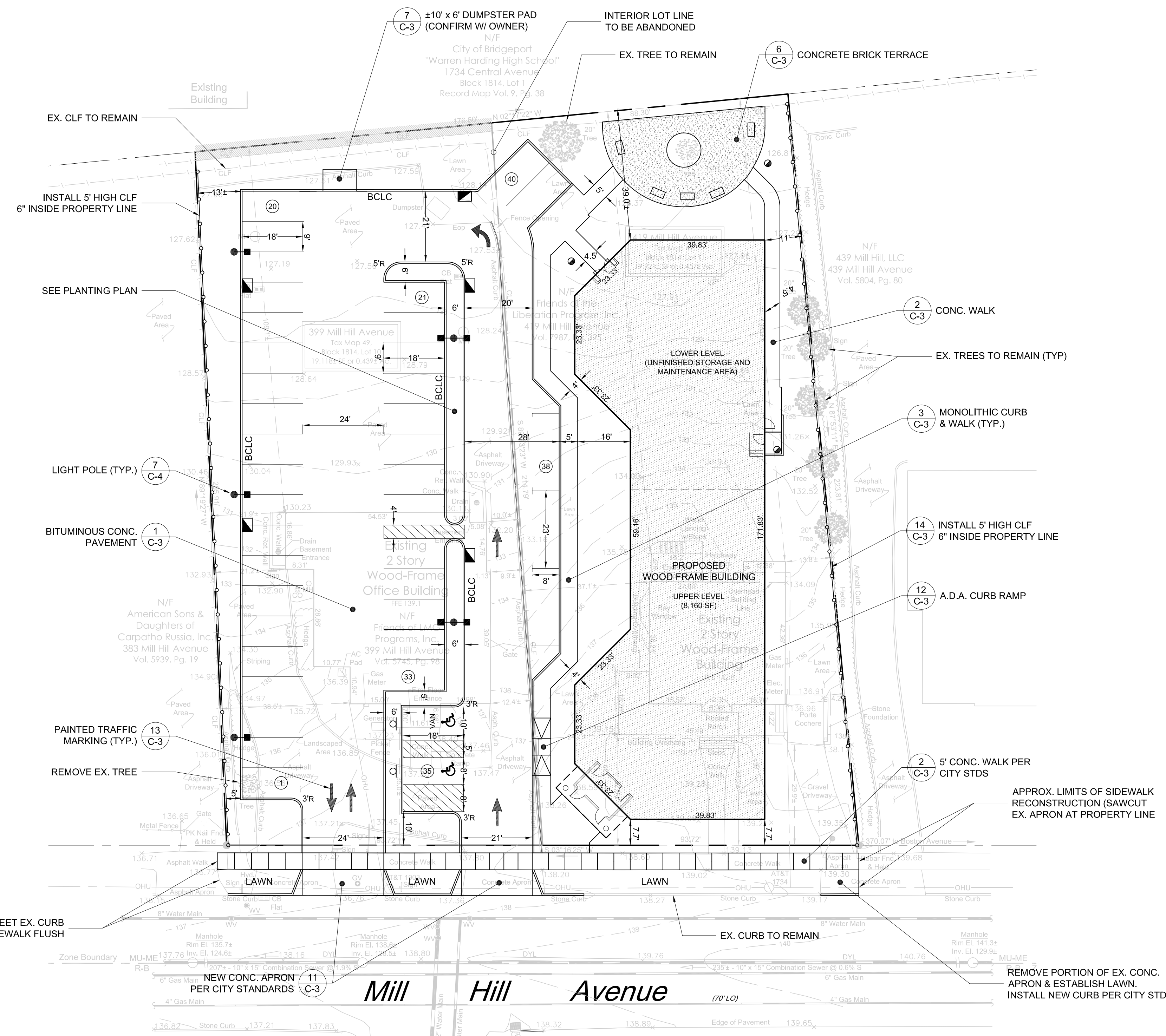
MU-EM Zone Development Standards

	REQUIRED	PROPOSED
LOT		
LOT AREA, MINIMUM	5,000 SF	39,040± SF
FRONTAGE, MINIMUM	60 FT	187.45 FT
FLOOR AREA RATIO, MAXIMUM	1.0 (NOTE 11)	0.3
PRINCIPLE BUILDING SIZE, MAXIMUM	N/A	N/A
PRINCIPLE BUILDING SETBACK		
FRONT LOT LINE, MINIMUM FROM	N/A	N/A
STREET LOT LINE, MINIMUM FROM	0	7.5± FT
MAXIMUM SETBACK	10 FT	7.5± FT
SIDE LOT LINE, MINIMUM FROM	N/A	5.9± FT
REAR LOT LINE, MINIMUM FROM	N/A	39.0± FT
NOT TO EXCEED	N/A	N/A
MINIMUM SETBACK FROM:		
OTHER HEAVY INDUSTRIAL USE	N/A	N/A
OTHER USE	N/A	N/A
LOT LINE ABUTTING AN 'R' ZONE		
SIDE	10 FT	N/A
REAR	15 FT	N/A
LOT LINE ABUTTING AN 'MU' OR 'Y' ZONE		
CORNER LOT YARDS	NOTE 2	N/A
MEAN HIGH WATER, MINIMUM FROM	N/A	N/A
ACCESSORY STRUCTURE		
SETBACKS	NOTE 9	N/A
COVERAGE		
BUILDING COVERAGE, MAXIMUM	50%	22%
SITE COVERAGE, MAXIMUM	85%	73%
LANDSCAPED AREA		
MINIMUM	15%	27%
IN SETBACK ABUTTING AN 'R' ZONE, MIN.	5 FT DEEP @ L3 (4)	N/A
LOT LINE ABUTTING AN 'OR', 'MU' OR 'Y' ZONE	5 FT DEEP @ L2 OR 10 FT @ L1	N/A
HEIGHT		
PRINCIPAL BUILDING		
MAXIMUM FOR PRINCIPAL BUILDING	45 FT	< 45 FT
PROJECTIONS AND FEATURES	NOTE 5	N/A
ACCESSORY STRUCTURE, MAXIMUM		
HEIGHT, MAXIMUM	NOTE 7	N/A
FLOOR AREA, GROSS MAXIMUM	NOTE 8	N/A
PUBLIC ACCESS EASEMENT	NOTE 10	N/A

- ZONING NOTES:**
- NO MAXIMUM BUILDING SETBACK FROM A STREET LOT LINE SHALL BE REQUIRED FOR ANY PARCEL OF LAND BOUNDED ON THREE OR MORE SIDES BY CITY STREETS AND OWNED BY A CITY GOVERNMENT AGENCY.
 - ON A CORNER LOT IN ANY ZONE, THERE SHALL BE TWO FRONT YARDS AND TWO SIDE YARDS.
 - THE MINIMUM SETBACK FROM MEAN HIGH WATER SHALL BE THIRTY (30) FEET EXCEPT FOR BUILDINGS SUPPORTING WATER-DEPENDENT USES THAT MAY REQUIRE LOCATION IMMEDIATELY ADJACENT TO THE WATER.
 - SEE SECTION 11-3, LANDSCAPING AND SCREENING - THE MINIMUM AREAS REQUIRED TO BE LANDSCAPED ARE LISTED IN TABLE 3. ZONE DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONES AND TABLE 4.A AND 4.B, ZONE DEVELOPMENT STANDARDS FOR NON-RESIDENTIAL ZONES. ANY REQUIRED LANDSCAPING AS FOR REQUIRED SETBACKS OR PARKING LOTS, MAY BE APPLIED TOWARD THE MINIMUM LANDSCAPED AREA PERCENTAGE REQUIREMENT. REQUIRED LANDSCAPING AND SCREENING MUST MEET THE LEVELS REFERENCED IN EACH APPLICABLE ZONE DEVELOPMENT STANDARDS TABLE AND APPLICABLE STANDARDS SET FORTH ELSEWHERE IN THESE REGULATIONS. LANDSCAPING AND SCREENING STANDARDS LEVELS ARE SET FORTH IN SECTION 11-3-1.
 - SEE SECTION 4-4, HEIGHT - MAXIMUM HEIGHTS FOR STRUCTURES ARE LISTED IN THE ZONE DEVELOPMENT STANDARDS TABLES. EXCEPTIONS TO THE MAXIMUM HEIGHTS ARE SET FORTH IN SECTION 4-4-1 (PROJECTIONS ALLOWED) AND 4-4-2 (ARCHITECTURAL FEATURES).
 - BUILDINGS PROPOSED FOR MORE THAN THREE (3) STORIES SHALL REQUIRE A SPECIAL PERMIT.
 - ANY ACCESSORY STRUCTURE WITH A FLAT OR ROUNDED ROOF SHALL BE NO HIGHER AT ITS HIGHEST POINT THAN TWELVE (12) FEET AND ANY ACCESSORY STRUCTURE WITH A PITCHED ROOF SHALL BE NO HIGHER THAN FIFTEEN (15) FEET, MEASURED FROM THE AVERAGE LEVEL OF THE GROUND ALONG ALL WALLS OF THE STRUCTURE. IN IH AND H ZONES, THE MAXIMUM HEIGHT FOR ANY ACCESSORY STRUCTURE SHALL NOT EXCEED (%) OF THE MAXIMUM HEIGHT FOR PRINCIPAL STRUCTURES IN THAT ZONE.
 - SEE SECTION 4-9, ACCESSORY STRUCTURES - CUSTOMARY ACCESSORY STRUCTURES ARE ALLOWED IN ALL ZONES, AS SPECIFICALLY REGULATED IN THAT ZONE UNDER THE PROVISIONS OF A. LOCATION; B. COMPLIANCE; C. SIZE; AND D. PROHIBITED USE.
 - SETBACKS FOR ACCESSORY STRUCTURES SHALL BE THE SAME AS SETBACKS FOR PRINCIPAL STRUCTURES.
 - A PUBLIC ACCESS EASEMENT MAY BE REQUIRED ON ANY NON-RESIDENTIAL PROPERTY ABUTTING A WATERWAY. IN SUCH A CASE, A DEDICATED OPEN SPACE AREA SHALL BE ESTABLISHED FROM THE TOP OF THE EMBANKMENT AND FOR TWENTY (20) FEET INLAND.
 - PARKING GARAGES SHALL BE EXEMPT FROM THE FLOOR AREA RATIO (FAR) REQUIREMENT AND SHALL NOT BE INCLUDED IN THE CALCULATION OF THE GROSS FLOOR AREA IN AN MU-EM ZONE.
 - MAXIMUM HEIGHT FOR A PASSENGER TERMINAL SHALL BE 60 FT.
- N/A - NOT APPLICABLE
N/C - NO CHANGE

LEGEND

- PROPERTY LINE
- CURB
- FENCE
- LIGHT POLE
- ➔ DIRECTION OF TRAFFIC
- SIGN
- PARKING COUNT
- BITUMINOUS CONCRETE LIP CURB

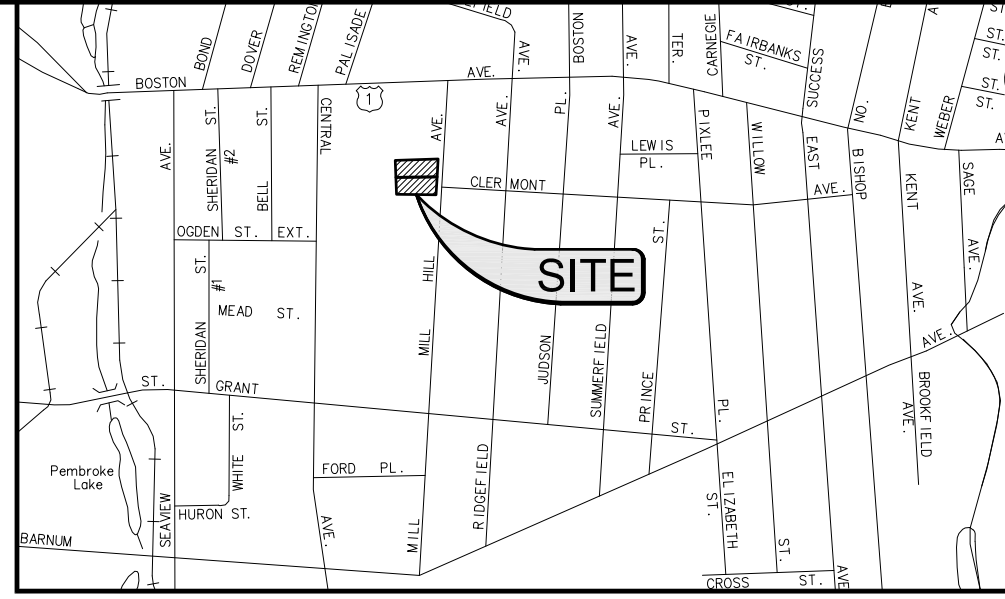
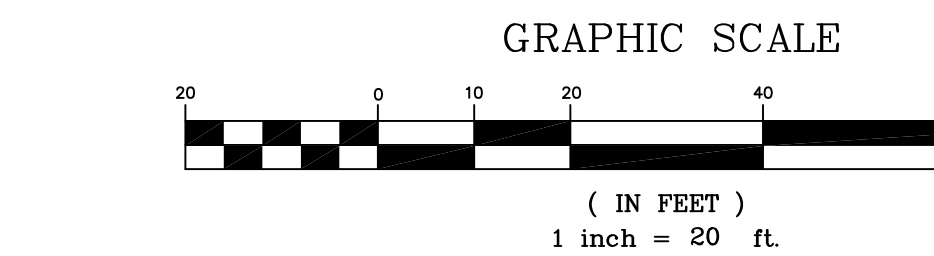


PARKING SUMMARY - TABLE 8.A

	REQUIRED	PROVIDED
OFFICE (Medical) 4 Spaces / 1000 sf	32.6	40
TOTAL	33	40 (38 Reg; 2 ADA)

GENERAL NOTES

- ALL UTILITY AND SUB-SURFACE INFORMATION SHOWN HEREON IS TO BE CONSIDERED APPROXIMATE BOTH AS TO SIZE AND LOCATION. THE CONTRACTOR SHALL MAKE INVESTIGATIONS IN THE FIELD TO VERIFY ALL EXACT UTILITY LOCATIONS BEFORE CONSTRUCTION. CALL TELEPHONE # 1-800-922-4455 "CALL BEFORE YOU DIG" A MINIMUM OF 2 DAYS BEFORE BEGINNING ANY EXCAVATION AT THE SITE.
- SITE PLAN BASED ON MAP ENTITLED "EXISTING CONDITIONS SURVEY AND TOPOGRAPHIC SURVEY, PREPARED FOR FRIENDS OF THE LIBERATION PROGRAM, INC., 399 & 419 MILL HILL AVENUE, BRIDGEPORT, CONNECTICUT, ASSESSOR'S REFERENCE: MAP 49, BLOCK 1814, LOT 10 & 11, SHEET 1 OF 1." SCALE: 1"=20', DATED SEPTEMBER 22, 2016 AND PREPARED BY CABEZAS-DEANGELIS, LLC.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DETERMINED USING GEOID03 AND CONVERTED TO THE CITY OF BRIDGEPORT DATUM (+14.60).
- THE SITE LIES WITHIN FEMA FLOOD ZONE X (UNSHADED) AS NOTED ON FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 433 OF 626, COMMUNITY BRIDGEPORT, CITY OF, NUMBER 090002 PANEL 0433 SUFFIX G, MAP NUMBER 09001C0433G, MAP REVISED JULY 8, 2013.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONSTRUCTION OPERATIONS WITHIN AND OUTSIDE OF THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLANS.
- ALL DISTURBED AREAS WITHIN OR OUTSIDE THE LIMITS OF CONSTRUCTION NOT COVERED BY BUILDINGS, PAVEMENT, PLANTING BEDS OR OTHER IMPROVEMENTS ARE TO BE TOP SOILED (4" DEPTH MIN.) AND SEEDED PER DIRECTION OF THE OWNER.
- ANY DIMENSION LINE SHOWN FROM PROPERTY LINE, FACE OF CURB OR BUILDING IS PERPENDICULAR UNLESS OTHERWISE SHOWN.
- PROVIDE, ERECT AND MAINTAIN BARRICADES, WARNING LIGHTS, SIGNS, ETC., AS REQUIRED FOR SAFETY OF PERSONNEL, PUBLIC AND OCCUPANTS OF THE FACILITIES AFFECTED BY THE CONTRACTOR'S OPERATIONS. CONTRACTOR SHALL MAINTAIN TRAFFIC ACCESS AND EGRESS PATTERNS AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND IN ACCORDANCE WITH CONDOT STANDARDS.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CONDOT FORM 816, LATEST EDITION, AS AMENDED, UNLESS OTHERWISE SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, EQUIPMENT, AND SUPERVISION TO CONSTRUCT THE PROPOSED IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, INCLUDING EXCAVATION, PAVEMENT REMOVAL, UNSUITABLE MATERIAL REMOVAL AND OFF-SITE DISPOSAL THEREOF, INSTALLATION OF BASE MATERIAL, PAVEMENTS, FILL MATERIAL, CURBING, DRAINAGE STRUCTURES, TOPSOIL AND SEED.
- THE CONTRACTOR SHALL CAREFULLY SAWCUT EXISTING CURBS AND PAVEMENTS PRIOR TO REMOVAL. ALL EXISTING CURBING, PAVEMENTS AND OTHER ANTIETIES THAT MAY INTERFERE WITH THE NEW WORK SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- ALL WORK WITHIN CITY R.O.W. REQUIRES A PERMIT FROM CITY OF BRIDGEPORT AND SHALL BE IN ACCORDANCE WITH CITY STANDARDS.



Cabezas DeAngelis
ENGINEERS & SURVEYORS
1450 BARNUM AVENUE • SUITE 201
BRIDGEPORT, CT 06610
P: 203.330.8700 F: 203.330.8701

REVISIONS:

No.	DESC.	DATE

PROPOSED MEDICAL OFFICE BUILDING
- FOR PROPERTY LOCATED AT -
399 AND 419 MILL HILL AVENUE, BRIDGEPORT, CT
- PREPARED FOR -
FRIENDS OF THE LIBERATION PROGRAM, INC.
419 MILL HILL AVENUE, BRIDGEPORT, CT

SEAL:

CHRISTIAN A. DeANGELIS, PE

SHEET TITLE:
SITE PLAN

PROJ. No.: 2016-25
ISSUE: ZONING REVIEW
DATE: APRIL 5, 2017
DWG. No.: C-1
SHEET 1 OF 1
SCALE: 1" = 20'-0"
DESIGNED: CAD DRAWN BY: ARM CHECKED: CAD

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

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

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

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

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

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

\$ _____ Fee received Date: _____ Clerk: _____

THIS PETITION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

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

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

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



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

June 26, 2020

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

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

Dear Mr. Buckley:

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

Proposed Text Amendment
 (Changes bold and underlined)

Section 12-15 Adaptive Reuse

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

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

1 Post Road
 Fairfield, CT 06424

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

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

Narrative

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

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

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

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

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

Sincerely,

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


Christopher Russo

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

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

Approval(s) requested: Zone Change

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

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


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

\$ _____ Fee received Date: _____ Clerk: _____

THIS PETITION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Completed & Signed Application Form | <input checked="" type="checkbox"/> A-2 Site Survey | <input 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 checked="" type="checkbox"/> Fee |
| <input checked="" type="checkbox"/> Cert. of Incorporation & Organization and First Report (Corporations & LLC's) | | |

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

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



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

August 28, 2020

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

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

Dear Mr. Buckley:

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

Narrative

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

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

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

10 Sasco Hill Road
Fairfield, CT 06824

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'CR', with a long horizontal flourish extending to the right.

Christopher Russo

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

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

Business Inquiry

Business Details

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

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

Business ID: **0693383**

Last Report Filed Year: **2020**

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

Business Type: **Domestic Limited Liability Company**

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

Business Status: **Active**

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

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

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

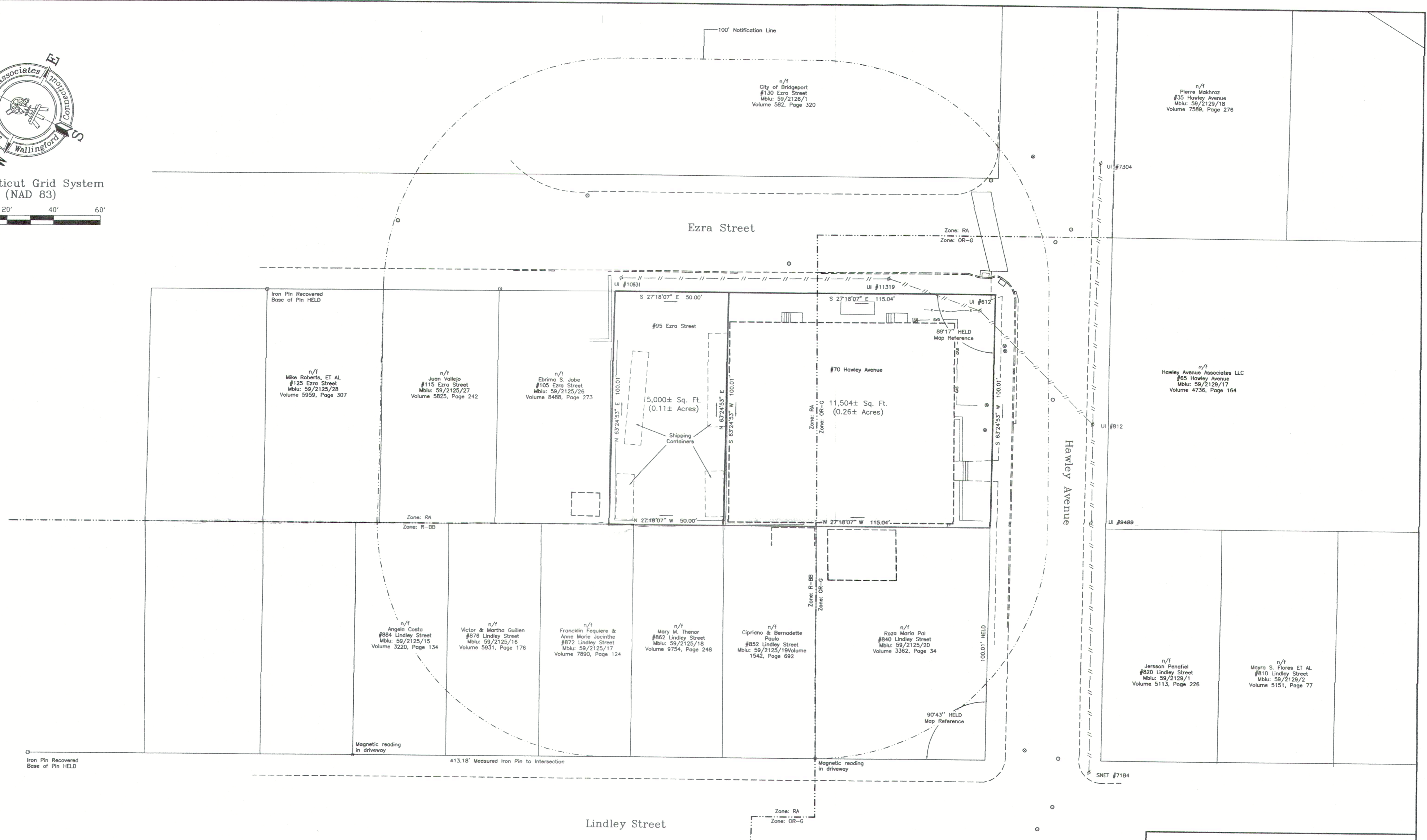
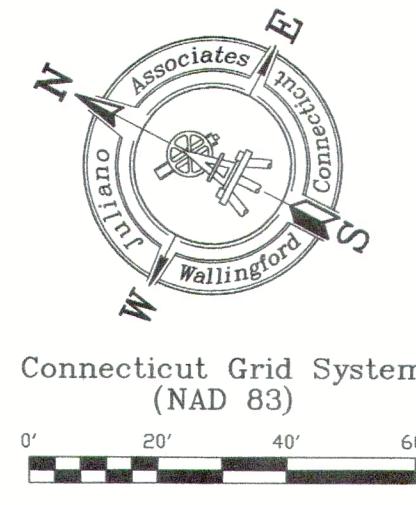
NAICS Sub Code: **Lessors of Nonresidential Buildings (except Miniwarehouses) (531120)**

Principals Details

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

Agent Summary

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



SURVEYOR'S NOTES:

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

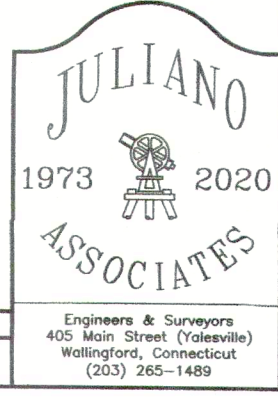
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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

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

NOT VALID, WITHOUT ORIGINAL SEAL AND SIGNATURE

DATE	DESCRIPTION



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

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

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