



CITY OF BRIDGEPORT

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

PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: Tarantino's Landscaping, LLC
2. Is the Applicant's name Trustee of Record? Yes \_\_\_\_\_ No X
3. Address of Property: 108 & 114 Evergreen St, Bridgeport, CT 06606
4. Assessor's Map Information: Block No. 53/1517 Lot No. 3 & 4
5. Amendments to Zoning Regulations: (indicate) Article: \_\_\_\_\_ Section: \_\_\_\_\_
6. Description of Property (Metes & Bounds): 66.73' x 109.40' x 66.73' x 110.00'
7. Existing Zone Classification: CX
8. Zone Classification requested: I
9. Describe Proposed Development of Property: The Applicant does not propose any development to the Property except to change the zone of the Property from the CX Zone to the I Zone
Approval(s) requested: Zoning Map Amendment

Signature: \_\_\_\_\_ Date: 07/27/2023
Print Name: \_\_\_\_\_

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

Mailing Address: Russo & Rizio, LLC 10 Sasco Hill Rd, Fairfield, CT 06824
Phone: 203-254-7579 Cell: 203-528-0590 Fax: \_\_\_\_\_
E-mail Address: chris@russorizio.com

\$ \_\_\_\_\_ Fee received Date: \_\_\_\_\_ Clerk: \_\_\_\_\_

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- Completed & Signed Application Form
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

Tarantino's Landscaping, LLC
Print Owner's Name
Owner's Signature
Date: 07/27/2023

Lisa S. Broder\*  
LBroder@russorizio.com

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Colin@russorizio.com

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Fairfield, CT 06824

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5 Brook St., Suite 2B  
Darien, CT 06820  
Tel 203-309-5500

299 Broadway, Suite 708  
New York, NY 10007  
Tel 646-357-3527

110 Merchants Row, Suite 3  
Rutland, VT 05702  
Tel 802-251-6556

[www.russorizio.com](http://www.russorizio.com)

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\* Also Admitted in NY

\* Also Admitted in VT

+ Of Counsel

July 27, 2023

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

**Re: Zone Change – 108 & 114 Evergreen Street**

Dear Mr. Boucher:

Please accept, on behalf of my client, Tarantino's Landscaping, LLC (the "Petitioner"), the following narrative and enclosed application materials as part of an application for a zone change for the property located at 108 & 114 Evergreen Street (the "Site") in the CX Zone to the proposed I Zone.

### Narrative

The Petitioner requests a zone change under Section 11.40 of the Zoning Code of the City of Bridgeport (the "Regulations") for the Site to the proposed I Zone. The Site is in the heart of one of the largest industrial areas of the City. It is a historically industrial area that has survived the decline in industry through the decades. In particular, the corridor around River Street is one of the most thriving industrial areas in the City. Many of the properties are occupied with decades of history as functioning industrial properties. While other industrial areas of the City contain vacant and little-used properties, this neighborhood and the Site are considerably different.

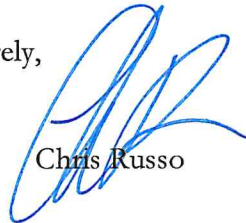
The Zone Bridgeport Regulations, split and significantly reduce the industrial portion of this section of Bridgeport. The Site was located in the CX Zone when Zone Bridgeport was adopted. This zone does not permit moderate impact manufacturing, including lumber manufacturing, or office. The current zoning does not even allow these uses via a Special Permit. The I-L Zone, in which the Site was formerly located, permitted similar uses via a Special Permit. This afforded an applicant an opportunity to propose one of these Special Permit uses under the controls granted to the Planning and Zoning Commission through the Special Permit process with regards to site layout, traffic, safety etc. Under the I Zone in Zone Bridgeport, many of the uses are only permitted via Special Permit or Certificate of Location, including any heavy industry and any vehicle or storage

uses. The zone change that occurred with the adoption of Zone Bridgeport severely impacted the Site in its ability to operate and in value. Even though pre-existing uses will be allowed to continue, any variation or change in their use and operation will require a use variance. It altered the future of the Site even though the Commission has previously supported these properties to support industrial uses. The Regulations and the Zoning Map that were approved should not weaken functioning industrial areas that provide a great benefit to the tax base and employ Bridgeport residents. The Site is one of those industrial properties.

The Petition satisfies the review and approval criteria for a zoning map amendment under Section 11.40.7 of the Regulations. The Petition is in conformity with the comprehensive plan as the Petition appropriately designates the Site within the Building Type and Zone to which it conforms under the Regulations. It will eliminate nonconformities, which is a goal of the comprehensive plan. As stated above, this neighborhood around River Street is a strong industrial corridor. The I Zone currently dominates the corridor, but it was not extended to cover all the industrial properties within the corridor, including the Site. The surrounding neighborhood to the Site. The I Zone permits the Workshop Building Type, which is the appropriate Building Type for the Site's use. In conformity with Sec. 11.40.7.B of the Regulations, the Petition corrects an error and inconsistency by removing the Site from its existing zones that do not permit the Workshop Building Type.

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

Sincerely,



Chris Russo

**WARRANTY DEED**

*To all People to Whom these Presents shall Come Greeting:*

**Know Ye, That 108 Evergreen LLC, located at 108 – 114 Evergreen Street, Bridgeport, CT in the County of Fairfield, and State of Connecticut**

*herein designated as the GRANTORS for the full consideration of **TWO HUNDRED FORTY THOUSAND and 00/xx(\$240,000.00) DOLLARS***

*received to the full satisfaction of GRANTORS from, **TARANTINO'S LANDSCAPING, LLC**, a Connecticut limited liability company, designated as the GRANTEE with an address of, **136 MEADOWVIEW Drive, Trumbull Connecticut, 06611, COUNTY OF FAIRFIELD, AND STATE OF CONNECTICUT.***

**DO HEREBY GIVE, GRANT, BARGAIN, SELL AND CONVEY TO:**  
*said **TARANTINO'S LANDSCAPING, LLC**, its assigns and successors forever*

All that certain piece or parcel of land described on Schedule A attached and made a part hereof

***To Have and to Hold** the premises hereby conveyed, with all the appurtenances thereof unto the said Grantee and unto the Grantee's, successors and assigns forever, and to the Grantee's and to their own proper use and behoof; and the Grantors do for themselves, their, successors and assigns covenant with the Grantee their, successors, and assigns that the Grantors are well seized of the premises as a good indefeasible estate in **FEE SIMPLE**; and has good right to grant and convey the same in manner and form as herein written and the same are free from all encumbrances whatsoever, except as herein stated.*


***And furthermore**, the Grantors do by these presents bind themselves and their successors and assigns forever to **WARRANT AND DEFEND** the premises hereby conveyed to the Grantee and its successors and assigns against all claims and demands whatsoever, except as herein stated.*

*In all references herein to any parties, persons, entities or corporations the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.*


CONVEYANCE TAX RECEIVED  
1200.00 CITI 3600.00 STATE  
BRIDGEPORT TOWN CLERKS OFFICE

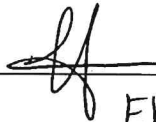
*In Witness Whereof*, the Grantor has signed and sealed this instrument, or if a corporation, it has caused these presents to be signed by its corporate officers and its corporate seal to be affixed hereto this 25 day of February 2021.

Signed, Sealed and Delivered in the presence of  
or Attested by

  
Witness  
GREGORY BUTLER

108 Evergreen, LLC

By:   
Ricardo Maia  
Its Manager

  
Witness  
EMILY FRY


State of Connecticut

ss. Stratford

County of Fairfield

The foregoing instrument was acknowledged before me this 25 day of February, 2021:

by Ricardo Maia, Manager of 108 Evergreen, LLC

  
Richard P. Giarniero  
Commissioner of the Superior Court

SCHEDULE "A"

Legal Description

PARCEL ONE (108 Evergreen Street):

ALL THAT CERTAIN piece or parcel of land, together with the buildings and all other improvements thereon, situated in the City of Bridgeport, County of Fairfield, and State of Connecticut, and bounded:

NORTHEASTERLY: By land now or formerly of Sanita Capasso, 110 feet;  
SOUTHEASTERLY: By land now or formerly of Patrizio Gentile, 33.4 feet;  
SOUTHWESTERLY: By land now or formerly of Theodore Samolick, 110 feet;  
NORTHWESTERLY: By Evergreen Street, 33.4 feet.

The Southwesterly line of said premises meets the Southeasterly line of Evergreen Street at a point 185.03 feet Northeasterly of Lindley Street.

PARCEL TWO (114 Evergreen Street):

ALL THAT CERTAIN piece or parcel of land, together with the buildings and all other improvements thereon, situated in the City of Bridgeport, County of Fairfield, and State of Connecticut, and bounded:

NORTHEASTERLY: By land now or formerly of Joseph and Jack Bergen, 109.4 feet;  
SOUTHEASTERLY: By land now or formerly of Carmine and Franchina Bruno, in part, and in part by land now or formerly of Patrizio Gentile, in all, 33 1/3 feet;  
SOUTHWESTERLY: By land now or formerly of Sanita Capasso, 109.6 feet, more or less;  
NORTHWESTERLY: By Evergreen Street, 33 1/3 feet.

RECEIVED FOR RECORD  
Mar 01, 2021 02:04:59P  
CHARLES D. CLEMONS JR.  
TOWN CLERK  
BRIDGEPORT, CT

Subject to:

1. Real estate taxes on the Grand List of October 1, 2020 hereafter due and payable which the Grantee herein assumes and agrees to pay as further consideration hereof.
2. Any and all provisions of any statute, ordinance, municipal regulation, zoning planning and wetland laws and regulations, building lines, if established, or public or private law, local, state or federal.
3. Easement in favor of The Southern New England Telephone Company dated October 7, 1905 and recorded in Volume 204 at Page 369 of the Bridgeport Land Records.

**100' ABUTTERS LIST 108 & 114 EVERGREEN ST**

<b>LOCATION</b>	<b>OWNER</b>	<b>OWNER ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
252 LINDLEY ST #258	ALAZHAR BILAL	252 LINDLEY ST #258	BRIDGEPORT	CT	06606-5735
266 LINDLEY ST #268	REID ROGER	266 LINDLEY ST	BRIDGEPORT	CT	06606
23 IVES CT	LARA HUMBERTO	23 IVES CT	BRIDGEPORT	CT	06606-5722
272 LINDLEY ST #274	SUNSHINE RESIDENCES LLC	857 POST RD #170	FAIRFIELD	CT	06824
25 IVES CT	MADDY TOUSSAINT & RACHELLE	25 IVES CT	BRIDGEPORT	CT	06606
290 LINDLEY ST	VILLAICENCIO DAVID ET AL	550 NORTH AVE	BRIDGEPORT	CT	06606
33 IVES CT	RICHARDS LATAVIA	33 IVES CT	BRIDGEPORT	CT	06606-5722
37 IVES CT #39	GARCIA ROSEMARY	37 IVES CT	BRIDGEPORT	CT	06606
100 EVERGREEN ST	DURATE YONE	100 EVERGREEN N/A	BRIDGEPORT	CT	06606
57 IVES CT	SCIARAPPA FRANK	48 SHANLEY ST	STRATFORD	CT	06615
106 EVERGREEN ST	NEW WAVE HOLDINGS LLC	106 EVERGREEN ST	BRIDGEPORT	CT	06606
108 EVERGREEN ST	TARANTINOS LANDSCAPING LLC	136 MEADOWVIEW DR	TRUMBULL	CT	06611
59 IVES CT	WARD CALVIN & RUTH WARD	59 IVES CT	BRIDGEPORT	CT	06606
114 EVERGREEN ST	TARANTINOS LANDSCAPING LLC	136 MEADOWVIEW DR	TRUMBULL	CT	06611
63 IVES CT #65	LUPINACCI FRED	63 IVES COURT	BRIDGEPORT	CT	06606
493 NORTH AV	WONG SHIANGLING L & FRANK M TRUSTEE	138 S BONNIE AVE #5	PASADENA	CA	91106
138 EVERGREEN ST	EVERGREEN 13 LLC	1700 E PUTNAM AVE STE 400	GREENWICH	CT	06870
133 EVERGREEN ST	425 NORTH AVENUE LLC	3421 MAIN STREET UNIT D	STRATFORD	CT	06614

# TARANTINO'S LANDSCAPING, LLC ACTIVE

136 MEADOWVIEW DRIVE, TRUMBULL, CT, 06611, United States

## BUSINESS DETAILS ▼

### Business Details ▲

#### General Information —

**Business Name**  
TARANTINO'S LANDSCAPING, LLC

**Business status**  
ACTIVE

**Citizenship/place of formation**  
Domestic/Connecticut

**Business address**  
136 MEADOWVIEW DRIVE, TRUMBULL, CT, 06611, United States

**Annual report due**  
3/31/2024

**NAICS code**  
All Other Specialty Trade Contractors (238990)

**Business ALEI**  
1264832

**Date formed**  
5/9/2018

**Business type**  
LLC

**Mailing address**  
136 MEADOWVIEW DRIVE, TRUMBULL, CT, 06611, United States

**Last report filed**  
2023

**NAICS sub code**  
238990

#### Principal Details —

**Principal Name**  
GINO TARANTINO



Principal Title  
Member

Principal Business address  
136 MEADOWVIEW DRIVE, TRUMBULL, CT, 06611, United States

Principal Residence address  
136 MEADOWVIEW DRIVE, TRUMBULL, CT, 06611, United States

### Agent details



Agent name  
GINO TARANTINO

Agent Business address  
136 MEADOWVIEW DRIVE, TRUMBULL, CT, 06611, United States

Agent Mailing address  
136 MEADOWVIEW DRIVE, TRUMBULL, CT, 06611, United States

Agent Residence address  
136 MEADOWVIEW DRIVE , TRUMBULL, CT, 06611, United States

### Filing History



**Name Reservation - Reservation of Name**  
**0006101926**

Filing date: 3/1/2018 Filing time:

Volume Type  
B

Volume  
2493

Start page  
2660

Pages  
1

Date generated  
3/1/2018



**Business Formation - Certificate of Organization**  
**0006180922**

Filing date: 5/9/2018 Filing time:

Volume Type  
B

Volume  
2537





CITY OF BRIDGEPORT

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

PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: Eighteen Forty-One Stratford Ave, LLC
2. Is the Applicant's name Trustee of Record? Yes No
3. Address of Property: 1755 Stratford Ave & 24 Waterman St, CT 06607
4. Assessor's Map Information: Block No. 37/715/12 Lot No. 8/715/9
5. Amendments to Zoning Regulations: (indicate) Article: N/A Section:
6. Description of Property (Metes & Bounds): 52.84' x 125.03' x 65.67' x 88.50' x 99.96' x 20.56' x 1.81' x 125.03'
7. Existing Zone Classification: NX2 & RX1
8. Zone Classification requested: RX1
9. Describe Proposed Development of Property: Amendment of Zoning Map to locate both properties within the RX1 Zone

Approval(s) requested: Amendment to Zoning Map

Signature: \_\_\_\_\_ Date: 07/27/2023
Print Name: \_\_\_\_\_

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

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

\$ \_\_\_\_\_ Fee received Date: \_\_\_\_\_ Clerk: \_\_\_\_\_

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- 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

Eighteen Forty-One Stratford Ave, LLC 07/27/2023
Print Owner's Name Owner's Signature Date
Print Owner's Name Owner's Signature Date

Lisa S. Broder\*  
LBroder@russorizio.com

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Victoria L. Miller\*  
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Tel 802-251-6556

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\* Also Admitted in NY

\* Also Admitted in VT

+ Of Counsel

July 28, 2023

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

**Re: Zone Change – 1755 Stratford Avenue and 24 Waterman Street**

Dear Mr. Boucher:

Please accept, on behalf of my client, Eighteen Forty-One Stratford Avenue, LLC (the “Petitioner”), the following narrative and enclosed application materials as part of an application for a zone change for the properties located at 1755 Stratford Avenue and 24 Waterman Street (the “Site”) in the NX2 & RX1 Zones to be completely located in the RX1 Zone.

### Narrative

The Petitioner requests a zone change under Section 11.40 of the Zoning Code of the City of Bridgeport (the “Regulations”) for the portion of the Site known as 24 Waterman Street to the RX1 Zone. The Site is spread across two (2) properties that contain a three-story apartment building and a parking area as an accessory use. The property known as 1755 Stratford Avenue is located in the RX1 Zone, so there is no need for a zone change to that portion of the Site. It fully contains the existing apartment building. A portion of the parking area is also located in the RX1 Zone. However, the overwhelming bulk of the parking area in support of the apartment use is located on 24 Waterman Street, which is located in the NX2 Zone. The Applicant intends to file a lot consolidation map to merge the two properties which make up the Site. The Regulations discourage the split-zoning of properties. In fact, a single parcel is prohibited from being split-zoned under Sec. 1.20.3 of the Regulations. However, the use of these properties are linked together, so the Site should be consolidated. The property known as 24 Waterman Street will be compliant under the

RX1 Zone standards. It would not be compliant as a separate lot because non-accessory parking is not permitted.

The Petition satisfies the review and approval criteria for a zoning map amendment under Section 11.40.7 of the Regulations. The Petition is in conformity with the comprehensive plan as the Petition appropriately designates the Site as a single zone, which conforms with the Regulations. 24 Waterman Street conforms to the standards of the RX1 Zone. By combining the properties into the one Site, the parking area at 24 Waterman Street becomes accessory and thereby conforming.

For the reasons stated above, the Petitioner respectfully requests approval of a zone change of the property known as 24 Waterman from the NX2 Zone to the RX1 Zone, so that the entirety of the Site will be located within the RX1 Zone.

Sincerely,



Christopher Russo

# EIGHTEEN FORTY-ONE STRATFORD AVE, LLC ACTIVE

570 STATE STREET, BRIDGEPORT, CT, 06604, United States

## BUSINESS DETAILS ▼

### Business Details ▲

#### General Information —

**Business Name**  
EIGHTEEN FORTY-ONE STRATFORD AVE, LLC

**Business status**  
ACTIVE

**Citizenship/place of formation**  
Domestic/Connecticut

**Business address**  
570 STATE STREET, BRIDGEPORT, CT, 06604, United States

**Annual report due**  
3/31/2022

**NAICS code**  
Other Activities Related to Real Estate (531390)

**Business ALEI**  
1143129

**Date formed**  
5/7/2014

**Business type**  
LLC

**Mailing address**  
570 STATE ST., BRIDGEPORT, CT, 06604, United States

**Last report filed**  
2021

**NAICS sub code**  
531390

#### Principal Details —

**Principal Name**  
BRIDGEPORT NEIGHBORHOOD TRUST, INC.

**Principal Title**

MEMBER AND MANAGER

Principal Business address

570 STATE ST, BRIDGEPORT, CT, 06604, United States

Principal Residence address

NONE,

Agent details

Agent name

HOOPES MORGANTHALER RAUSCH & SCARAMOZZA LLC

Agent Business address

CITYPLACE II - 185 ASYLUM STREET, HARTFORD, CT, 06103, United States

Agent Mailing address

CITYPLACE II - 185 ASYLUM STREET, ATTN: JMS, HARTFORD, CT, 06103, United States

Filing History



(<https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t0000003oZlv/HZiHuBINghNewVgV9y08MYjrYkQiMo89Bd4TaaUVLOE>)

**Business Formation - Certificate of Organization 0005109481**  
Filing date: 5/7/2014  
Filing time:

Volume Type

B

Volume

1940

Start page

2319

Pages

2

Date generated

5/7/2014

Digital copy

[View as PDF](#)

(<https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t0000003oZlv/HZiHuBINghNewVgV9y08MYjrYkQiMo89Bd4TaaUVLOE>)



([https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t0000003qFMf/4kaIWR5hupdMJdLcyw1G\\_Les0yi2RvXmNjdUGMVH30I](https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t0000003qFMf/4kaIWR5hupdMJdLcyw1G_Les0yi2RvXmNjdUGMVH30I))

**Annual Report(2015) 0005497609**

**100' Abutters 1755 Stratford Ave & 24 Waterman St**

<b>LOCATION</b>	<b>OWNER</b>	<b>OWNER ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
1738 STRATFORD AV	1738 STRATFORD AVE LLC	1738 STRATFORD AV	BRIDGEPORT	CT	06607-1515
1750 STRATFORD AV	J RAY ENTERPRISES HOLDING LLC	75 EDWIN STREET	BRIDGEPORT	CT	06607
1774 STRATFORD AV	J RAY ENTERPRISES HOLDING LLC	75 EDWIN STREET	BRIDGEPORT	CT	06607
	OBR PROPERTIES LLC & OLUWASEGUN B				
1735 STRATFORD AV	OMOLO (LU)	1735 STRATFORD AVE	BRIDGEPORT	CT	06607-1516
1737 STRATFORD AV	NATANIA LLC	312 CEDARHURST AVE	CEDARHURST	NY	11516
1780 STRATFORD AV	J RAY ENTERPRISES HOLDING LLC	75 EDWIN STREET	BRIDGEPORT	CT	06607
1739 STRATFORD AV #1741	PATRICK JAMES	1739 STRATFORD AVE #1741	BRIDGEPORT	CT	06607
1755 STRATFORD AV	1841 STRATFORD AVE LLC	570 STATE ST	BRIDGEPORT	CT	06604
24 WATERMAN ST	1841 STRATFORD AVE LLC	570 STATE ST	BRIDGEPORT	CT	06604
1765 STRATFORD AV	RANGEL MARIA G	1765 STRATFORD AVENUE	BRIDGEPORT	CT	06604
56 WATERMAN ST #60	RUDD LARRY N & JACKIE R	56 WATERMAN ST	BRIDGEPORT	CT	06607
23 FREEMAN ST #25	FREE HOPE LLC	14 VOLLMER AVE	NORWALK	CT	06854
72 WATERMAN ST #74	ROMERO MARIA G S	9469 46TH AVE	ELMHURST	NY	11373
29 FREEMAN ST #33	DICKS THEODORE MILDRED E	29 FREEMAN ST	BRIDGEPORT	CT	06607
1795 STRATFORD AV	EAST END REDEVELOPMENT LLC	570 STATE STREET	BRIDGEPORT	CT	06604
76 WATERMAN ST #78	BAKER WILLIAM L & BARBARA J	485 CANVASBACK COVE	SUMTER	SC	29150
43 FREEMAN ST	JACKSON KIMBERLY	43 FREEMAN STREET	BRIDGEPORT	CT	06606
968 CONNECTICUT AV #1034	BRIDGEPORT GATEWAY APTS INC	392 RIVER RD	SHELTON	CT	06484



**NOTES**

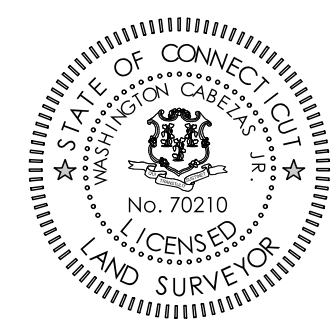
- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT. AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996, IT IS A **LIMITED PROPERTY/BOUNDARY SURVEY** BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS **A-2** AND VERTICAL ACCURACY CLASS **V-2** AND IS INTENDED FOR **ZONE CHANGE** PURPOSES.
- THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
- ALL IMPROVEMENTS SHOWN BASED ON FIELD MEASUREMENTS AND ON SITE OBSERVATIONS.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DETERMINED USING GEIOD03 **AND CONVERTED TO THE CITY OF BRIDGEPORT DATUM (+14.60)**. LINEAR UNITS ARE IN U.S. SURVEY FEET. HORIZONTAL COORDINATES ARE REFERRED TO THE CONNECTICUT COORDINATE SYSTEM OF 1983, AS REALIZED FROM OBSERVATION REFERENCED TO NAD83 (COR83). COORDINATES WERE DETERMINED FROM STATIC GPS OBSERVATIONS MADE ON MARCH 22, 2013 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 653,555.9292, EASTING 927,267.5499,**  
**LATITUDE 41°15'15.89404", LONGITUDE 73°00'52.60263",**  
**ELLIPSOID -4.143.**
- MAP REFERENCES
  - MAP NO. 1 OF BUILDING LOTS BELONGING TO THE HEIRS OF A.F. LEWIS, SCALE: 1" = 40', APRIL 14, 1890 PREPARED BY SCORFIELD & STARR ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS **MAP VOLUME 2 PAGE 15**
  - GRADING AND UTILITIES PLAN, BISHOP PLACE, 1755 STRATFORD AVENUE, BRIDGEPORT, CONNECTICUT, SHEET 4, SCALE: 1" = 10', AUGUST 22, 2018 LAST REVISED NOVEMBER 26, 2019 PREPARED BY MILONE & MACBROOM, INC.
  - DRAINAGE IMPROVEMENT PLAN, SITE PLAN LOCATED AT 1755 STRATFORD AVENUE, BRIDGEPORT, CONNECTICUT, PREPARED FOR BRIDGEPORT NEIGHBORHOOD TRUST, INC., SCALE: 1" = 10', OCTOBER 10, 2014 LAST REVISED APRIL 24, 2015 PREPARED BY CABEZAS DeANGELIS, LLC.
  - IMPROVEMENT LOCATION SURVEY AND TOPOGRAPHIC SURVEY, PREPARED FOR BRIDGEPORT NEIGHBORHOOD TRUST, 1755 STRATFORD AVENUE AND 24 WATERMAN STREET, BRIDGEPORT, CONNECTICUT, SCALE: 1" = 10', SEPTEMBER 30, 2015 PREPARED BY CABEZAS DeANGELIS, LLC ON FILE IN THE CITY OF BRIDGEPORT ZONING DEPARTMENT.
  - CITY OF BRIDGEPORT ENGINEERING PIN SHEET DEPICTING **BLOCK 715**.
- RECORD OWNER: EIGHTEEN FORTY-ONE STRATFORD AVE. LLC VOL. 9676 PG. 59
- PARCEL INFORMATION:
  - 1755 STRATFORD AVENUE
    - ASSESSOR'S REFERENCE: BLOCK 715 | LOT 12
    - PARCEL AREA: 6,607± SQ. FT., 0.152± AC.
    - PARCEL LOCATED WITHIN THE **RX1** ZONING DISTRICT.
  - 24 WATERMAN STREET
    - ASSESSOR'S REFERENCE: BLOCK 715 | LOT 9
    - PARCEL AREA: 5,450± SQ. FT., 0.125± AC.
    - PARCEL LOCATED WITHIN THE **NX2** ZONING DISTRICT.
- SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 441 OF 626, COMMUNITY BRIDGEPORT, CITY OF NUMBER 090002 PANEL 0441 SUFFIX G, MAP NUMBER 09001C0441G, MAP REVISED JULY 8, 2013. THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS **ZONE X (UNSHADED)**.
- BOUNDARY LINES DEPICTED HEREON ARE A RESULT OF EXTENSIVE RECORD RESEARCH, FIELD EVIDENCE AND FIELD MEASUREMENTS. DUE TO LACK OF MONUMENTATION AND VAGUE DEED DESCRIPTIONS THE LOCATION OF THE BOUNDARY LINES DEPICTED HEREON REPRESENT THE PROFESSIONAL OPINION OF THE SURVEYOR; BOUNDARY LINES MAY BE SUBJECT TO ANY REVISION REQUIRED BY LEGAL ACTION OR BY THE DISCOVERY OF ADDITIONAL RECORD INFORMATION AND/OR FIELD EVIDENCE.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. CABEZAS DeANGELIS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CABEZAS DeANGELIS FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT IS CERTIFIED THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CABEZAS DeANGELIS HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL BEFORE YOU DIG, INC. (1-800-922-4455).

**LEGEND**

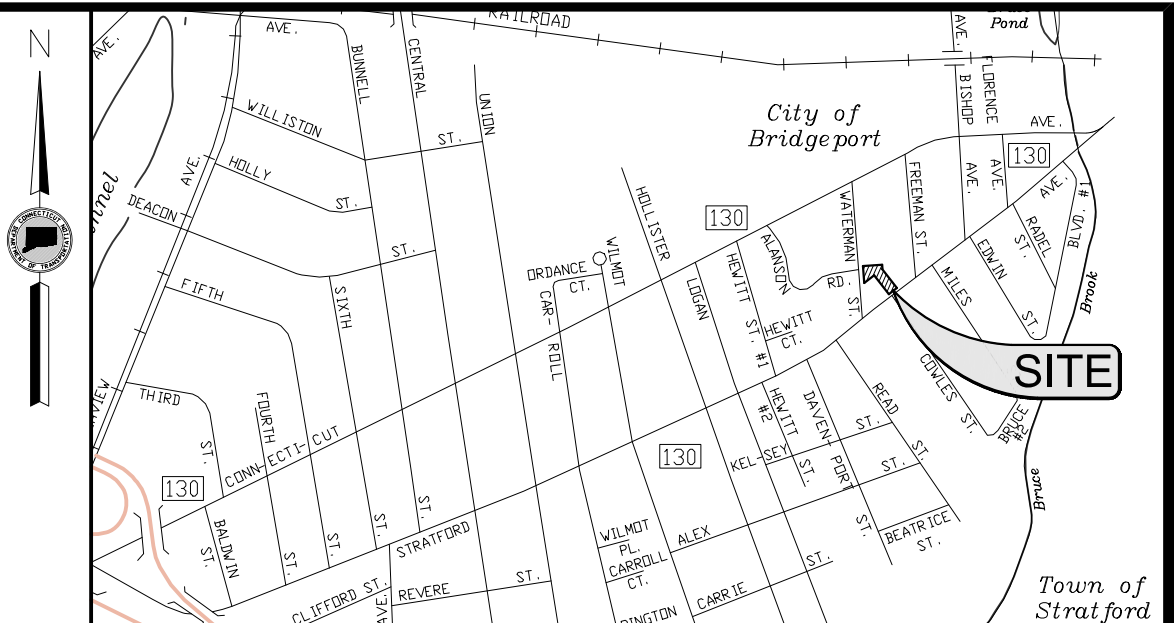
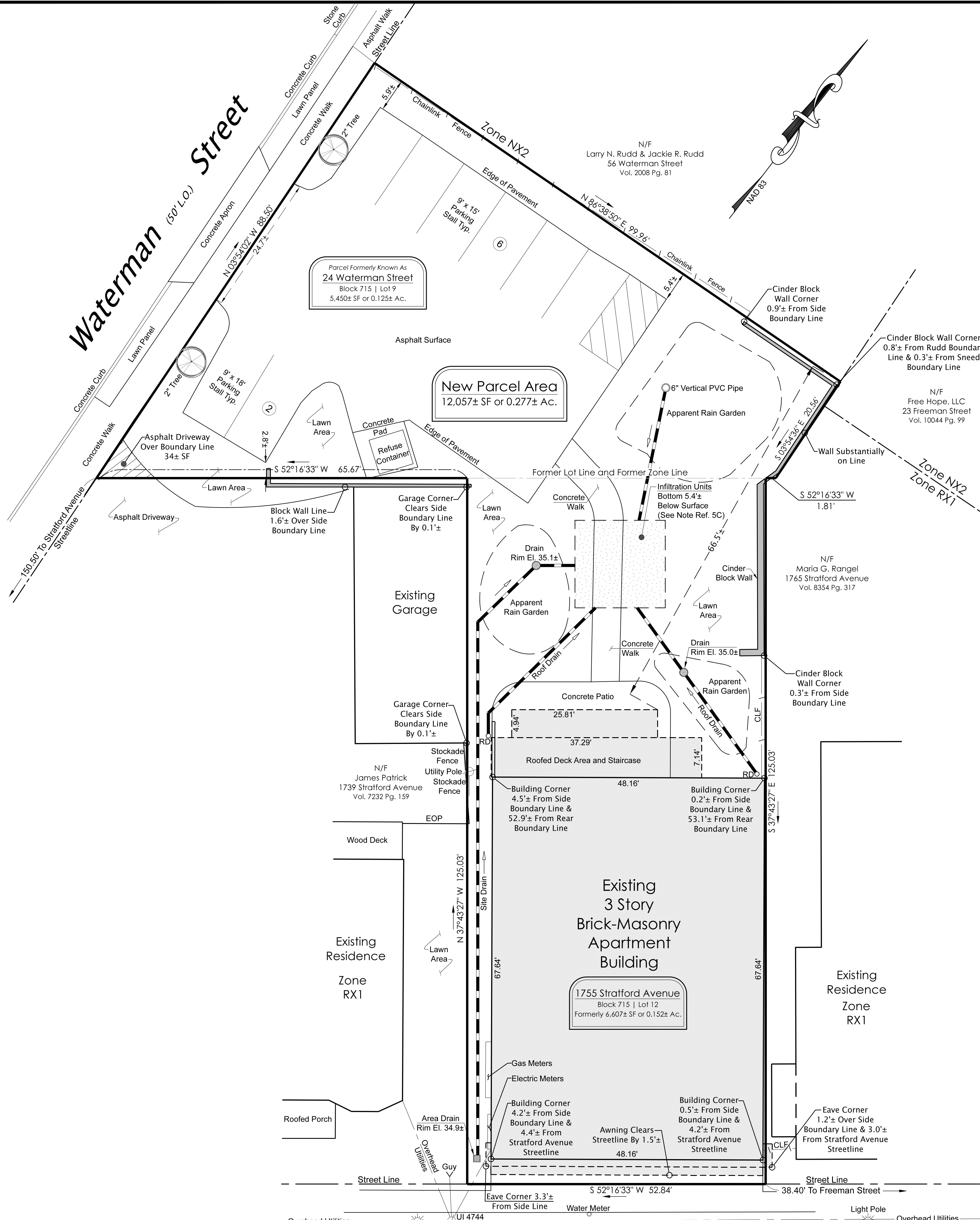
- N/F NOW OR FORMERLY
- MON MONUMENT
- I.P. IRON PIPE
- FND. FOUND
- S.F. SQUARE FEET
- CONC. CONCRETE
- BIT. BITUMINOUS
- OHU OVERHEAD UTILITIES
- UG UNDER GROUND
- MH MANHOLE
- ELEC. ELECTRIC
- U.P. UTILITY POLE
- DYL DOUBLE YELLOW LINE
- SWL SINGLE WHITE LINE
- BWL BROKEN WHITE LINE
- EOP EDGE OF PAVEMENT
- RET. RETAINING
- CLF CHAIN LINK FENCE
- FFE FINISHED FLOOR ELEVATION
- C.O. CLEANOUT
- LP LIGHT POST
- CB CATCH BASIN
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- RET. RETAINING
- SNET SOUTHERN NEW ENGLAND TELEPHONE
- UI UNITED ILLUMINATING COMPANY
- TMH TELEPHONE MANHOLE
- INT INTERSECTION
- INV INVERT
- C.I. CAST IRON
- V.C. VITRIFIED CLAY
- RCP REINFORCED CONCRETE PIPE
- RD ROOF DRAIN
- MV MONITOR WELL
- ±8.88± EXISTING SPOT GRADE
- ±10.00± EXISTING CONTOUR ELEVATION
- L.O. LAYOUT OF STREET WIDTH
- (P) PARKING SPACES
- HDPE HIGH DENSITY POLYETHYLENE
- PVC POLYVINYL CHLORIDE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFER TREE

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

SCALE: 1"=10'  
FIELD FILE: 1755 stratford ave.rw5  
PROJECT NO.: CD758  
DATE: June 29, 2023  
FILE: 1755 Stratford Ave\_AS-BUILT.dwg  
SHEET 1 OF 1  
REV:



TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
*Washington Cabezas, Jr.*  
WASHINGTON CABEZAS, JR., PEL 70210  
PROFESSIONAL ENGINEER & LAND SURVEYOR



**LOCATION MAP**  
SCALE: 1" = 1000'

RX1 Zone Development Standards		
Small General Building Type		
3.60.4. BUILDING LOCATION SEE FIGURE 3.60-B	REQUIRED	PROVIDED
1) LOT WIDTH	N/A	N/A
2) PRIMARY STREETWALL (MEASURED IN BUILD-TO-ZONE ALONG ANY STREET FRONTAGE)	100 FT. MAXIMUM	48± FT.
3) PRIMARY STREET BUILD-TO-ZONE	0 FT. MINIMUM; 15 FT. MAXIMUM; (PREVAILING SETBACKS APPLY IN NZ2. SEE 14.20.6 FOR MEASURING PREVAILING SETBACKS)	4.2± FT.
4) STOOP, BAY ENCROACHMENT	N/A	N/A
5) NON-PRIMARY STREET SETBACK	0 FT. MINIMUM; 15 FT. MAXIMUM; (PREVAILING SETBACKS APPLY IN NZ2. SEE 14.20.6 FOR MEASURING PREVAILING SETBACKS)	N/A (NOT A CORNER LOT)
6) SIDE SETBACK BUILDING SPACE BETWEEN ADJACENT BUILDINGS	2 FT. MIN.; 10 FT. MIN. TOTAL BOTH SIDES; 6 FT. MINIMUM	0.2± FT.; 4.4± FT.; 1.4± FT.
7) REAR SETBACK	15 FT. MINIMUM	66.5± FT.
8) SITE COVERAGE	85% MAXIMUM (SEE 14.20.7 FOR MEASURING SITE COVERAGE)	63%
3.60.5. PARKING AND ACCESSORY STRUCTURES SEE FIGURE 3.60-C		
1) PARKING AND DRIVEWAY ACCESS	NON-PRIMARY STREET; IF NO NON-PRIMARY STREET: PRIMARY ST. MAX. 12 FT. WIDTH AT SIDEWALK MAX. 1 DRIVEWAY ACCESS POINT PER PRINCIPAL BUILDING (SEE 8.0 FOR PARKING)	EXISTING DRIVEWAY 24.7± FT. AT STREET LOT LINE
2) ATTACHED GARAGE SETBACK	20 FT. MIN. BEHIND PRIMARY FACADE IN REAR OF BUILDING (SEE 6.00.11 FOR GARAGE DOOR DESIGN REGULATIONS)	N/A
ALLOWED GARAGE DOOR LOCATION	REAR AND STREET SIDE FACADES (SEE 6.00.11 FOR GARAGE DOOR DESIGN REGULATIONS)	N/A
3) SURFACE PARKING LOCATION	REAR YARD, LIMITED SIDE YARD (SEE 14.20.9 FOR ALLOWED LIMITED SIDE YARD PARKING LOT)	REAR YARD
STREET SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPLE BUILDING (SEE 14.20.9 FOR ALLOWED LIMITED SIDE YARD PARKING LOT)	COMPLIES
SIDE AND REAR SETBACK	3 FT. MINIMUM (SEE 14.20.9 FOR ALLOWED LIMITED SIDE YARD PARKING LOT)	2.8± FT. & 5.4± FT.
4) ACCESSORY STRUCTURE LOCATION	REAR YARD (SEE 3.170 FOR ACCESSORY STRUCTURES)	N/A
STREET SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPLE BUILDING (SEE 3.170 FOR ACCESSORY STRUCTURES)	N/A
SIDE AND REAR SETBACK	3 FT. MINIMUM (SEE 3.170 FOR ACCESSORY STRUCTURES)	N/A
3.60.6. HEIGHT SEE FIGURE 3.60-D		
1) HEIGHT	1 STORY MIN.; 3 STORES MAX. (SEE 14.20.10 FOR MEASURING HEIGHT)	3 STORES
2) STORY HEIGHT	10 FT. MINIMUM; 14 FT. MAXIMUM; 14 FT. MINIMUM HEIGHT FOR SINGLE STORY BUILDING WITH MAX. 6 FT. HEIGHT PARAPET	9± FT., GROUND FLOOR 8± FT., UPPER FLOORS
3.60.7. ROOFS SEE FIGURE 3.60-D		
1) ROOF TYPES	FLAT, PARAPET (SEE 6.20 FOR ROOF TYPES AND TOWER REGULATIONS)	FLAT ROOF
2) TOWER	NOT ALLOWED	N/A
3.60.9. ALLOWED USES SEE ARTICLE 4.0 FOR USE DEFINITIONS, SPECIFIC USE LIMITATIONS, AND OTHER USE-RELATED REGULATIONS		
RESIDENTIAL		
NUMBER OF PRINCIPAL UNITS	3 MINIMUM	8 UNITS

**ZONE CHANGE MAP**

- PREPARED FOR -  
**EIGHTEEN FORTY-ONE STRATFORD AVE, LLC**  
 1755 STRATFORD AVENUE  
 ASSESSOR'S REFERENCE: MAP 38 | BLOCK 715 | LOT 12  
 - AND -  
**24 WATERMAN STREET**  
 ASSESSOR'S REFERENCE: MAP 38 | BLOCK 715 | LOT 9  
**BRIDGEPORT, CONNECTICUT**

SHEET 1 OF 1  
 JUNE 29, 2023 WASHINGTON CABEZAS, JR., PE, LS SCALE: 1"=10'

**Stratford Avenue** (55' L.O.) - State Route No. 130 -

SCALE



CITY OF BRIDGEPORT

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

PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: MGT, LLC
2. Is the Applicant's name Trustee of Record? Yes No
3. Address of Property: 142 River Street, Bridgeport, CT 06604
4. Assessor's Map Information: Block No. 53/1537 Lot No. 11/X
5. Amendments to Zoning Regulations: (indicate) Article: Section:
6. Description of Property (Metes & Bounds): 103.18' x 150.97' x 78.18' x 39.27' x 125.97'
7. Existing Zone Classification: CX
8. Zone Classification requested: I
9. Describe Proposed Development of Property: The Applicant does not propose any development to the Property except to change the zone of the Property from the CX Zone to the I Zone
Approval(s) requested: Zoning Map Amendment

Signature: \_\_\_\_\_ Date: 07/27/2023
Print Name: \_\_\_\_\_

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

Mailing Address: Russo & Rizio, LLC 10 Sasco Hill Rd, Fairfield, CT 06824
Phone: 203-254-7579 Cell: 203-528-0590 Fax: \_\_\_\_\_
E-mail Address: chris@russorizio.com

\$ \_\_\_\_\_ Fee received Date: \_\_\_\_\_ Clerk: \_\_\_\_\_

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

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

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

MGT, LLC Print Owner's Name Owner's Signature Date 07/27/2023
Print Owner's Name Owner's Signature Date

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\* Also Admitted in I  
\* Also Admitted in V  
\* Of Counsel

July 27, 2023

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

**Re: Zone Change – 142 River Street**

Dear Mr. Boucher:

Please accept, on behalf of my client, MGT, LLC (the “Petitioner”), the following narrative and enclosed application materials as part of an application for a zone change for the property located at 142 River Street (the “Site”) in the CX Zone to the proposed I Zone.

### Narrative

The Petitioner requests a zone change under Section 11.40 of the Zoning Code of the City of Bridgeport (the “Regulations”) for the Site to the proposed I Zone. The Site is in the heart of one of the largest industrial areas of the City. It is a historically industrial area that has survived the decline in industry through the decades. In particular, the corridor around River Street is one of the most thriving industrial areas in the City. Many of the properties are occupied with decades of history as functioning industrial properties. While other industrial areas of the City contain vacant and little-used properties, this neighborhood and the Site are considerably different.

The Zone Bridgeport Regulations, split and significantly reduce the industrial portion of this section of Bridgeport. The Site was located in the CX Zone when Zone Bridgeport was adopted. This zone does not permit several industrial uses, including fuel storage yards. The current tenant of the Site is Airgas, Inc., which is one of the most recognizable and successful gas companies in the country. The current zoning does not even allow these uses via a Special Permit. The I-L Zone, in which the Site was formerly located, permitted similar uses via a Special Permit. This afforded an applicant an opportunity to propose one of these Special Permit uses under the controls granted to the Planning and Zoning Commission through the Special Permit process with regards to site layout, traffic, safety etc. Under the I Zone in Zone Bridgeport, many of the uses are only permitted via Special Permit or Certificate of Location, including any heavy industry and any vehicle or storage

uses. The zone change that occurred with the adoption of Zone Bridgeport severely impacted the Site in its ability to operate and in value. Even though pre-existing uses will be allowed to continue, any variation or change in their use and operation will require a use variance. It altered the future of the Site even though the Commission has previously supported these properties and their industrial uses. The Regulations and the Zoning Map that were approved should not weaken functioning industrial areas that provide a great benefit to the tax base and employ Bridgeport residents. The Site is one of those industrial properties.

The Petition satisfies the review and approval criteria for a zoning map amendment under Section 11.40.7 of the Regulations. The Petition is in conformity with the comprehensive plan as the Petition appropriately designates the Site within the Building Type and Zone to which it conforms under the Regulations. It will eliminate nonconformities, by permitting a use which is already in existence at the Site. The reduction of nonconformities is a goal of the comprehensive plan. As stated above, this neighborhood around River Street is a strong industrial corridor. The I Zone permits the Workshop Building Type, which is the appropriate Building Type for the Site's use. In conformity with Sec. 11.40.7.B of the Regulations, the Petition corrects an error and inconsistency by removing the Site from its existing zones that do not permit the Workshop Building Type.

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

Sincerely,



Chris Russo

# MGT, LLC ACTIVE

136 MEADOWVIEW DR, TRUMBULL, CT, 06611, United States

## BUSINESS DETAILS

### Business Details

#### General Information

Business Name

MGT, LLC

Business status

ACTIVE

Citizenship/place of formation

Domestic/Connecticut

Business address

136 MEADOWVIEW DR, TRUMBULL, CT, 06611, United States

Annual report due

3/31/2024

NAICS code

Lessors of Other Real Estate Property (531190)

Business ALEI

0682127

Date formed

5/21/2001

Business type

LLC

Mailing address

136 MEADOWVIEW DR., TRUMBULL, CT, 06611, United States

Last report filed

2023

NAICS sub code

531190

#### Principal Details

Principal Name

GINO TARANTINO

Principal Title  
Member

Principal Business address  
136 MEADOWVIEW DRIVE, TRUMBULL, CT, 06611, United States

Principal Residence address  
136 MEADOWVIEW DRIVE, TRUMBULL, CT, 06611, United States

**Agent details**

Agent name  
GINO TARANTINO

Agent Business address  
136 MEADOWVIEW DR, TRUMBULL, CT, 06611, United States

Agent Mailing address  
136 MEADOWVIEW DR, TRUMBULL, CT, 06611, United States

Agent Residence addresss  
136 MEADOWVIEW DR , TRUMBULL, CT, 06611, United States

**Filing History**



[https://ctds.my.salesforce.com/sfc/p/t0000000PNLU/a/t0000003GzIC/zhO.056Bc2nhcbQb\\_xRlvixrvSTPUwHJ3bmpM\\_puxLc](https://ctds.my.salesforce.com/sfc/p/t0000000PNLU/a/t0000003GzIC/zhO.056Bc2nhcbQb_xRlvixrvSTPUwHJ3bmpM_puxLc)

**Business Formation - Certificate of Organization 0002261918**  
Filing date: 5/21/2001  
Filing time:

Volume Type  
B

Volume  
414

Start page  
1957

Pages  
1

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5/21/2001

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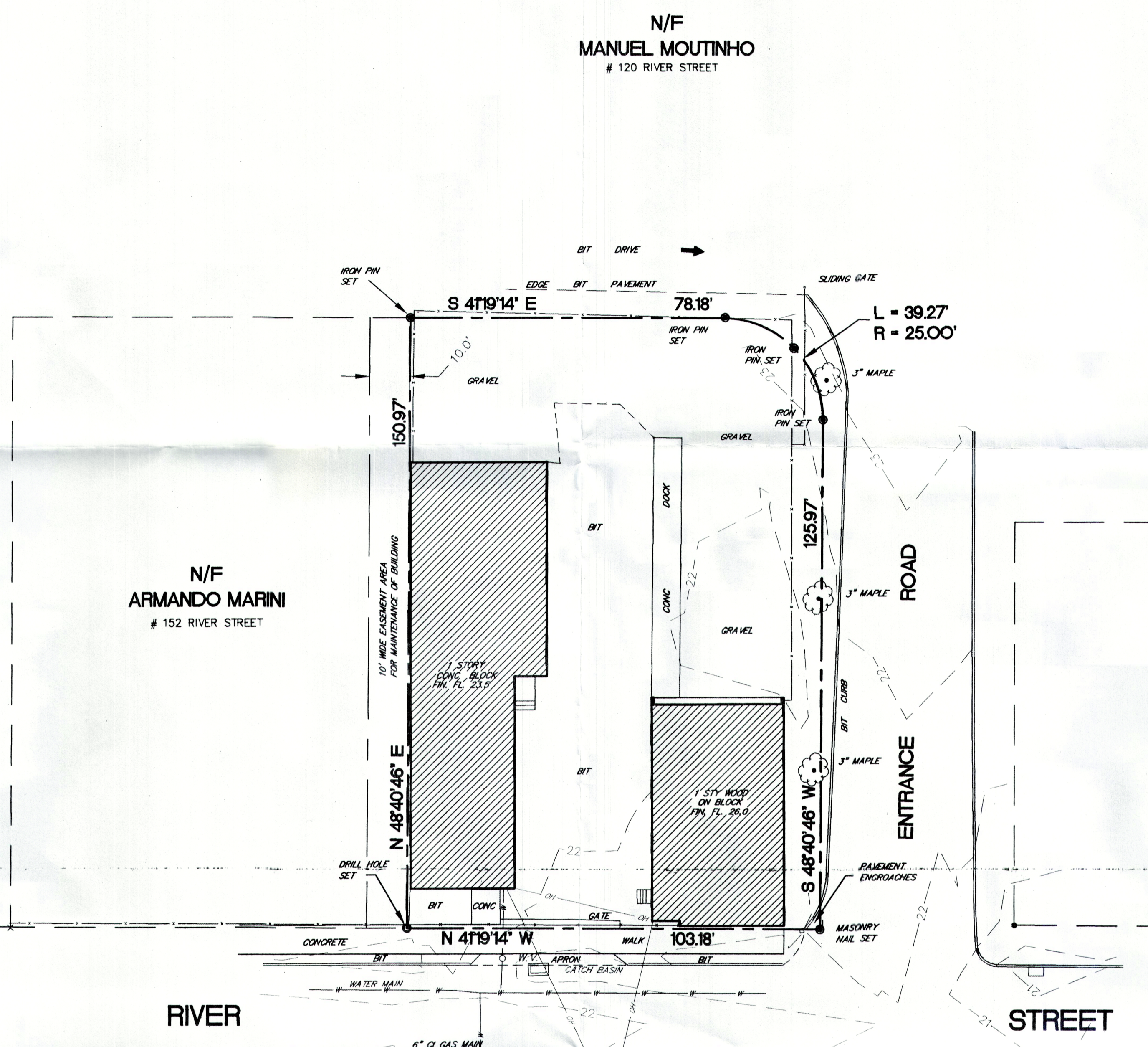
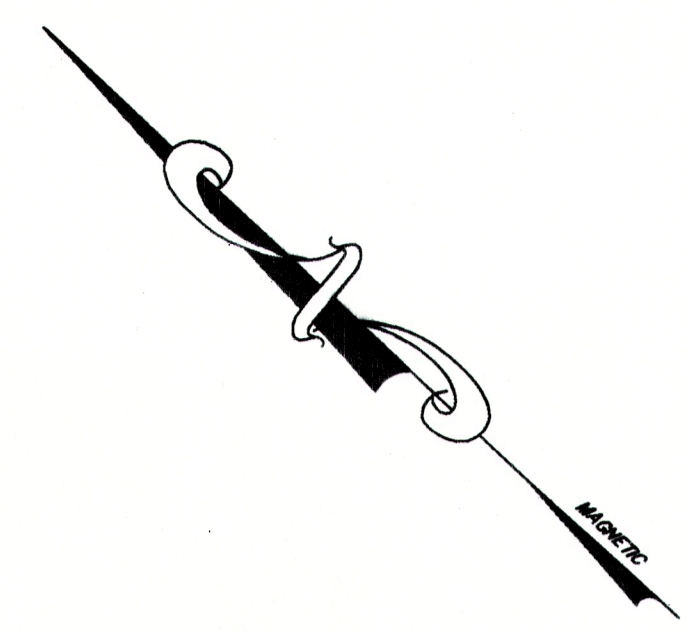
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**100' ABUTTERS LIST FOR 142 RIVER ST**

<b>LOCATION</b>	<b>OWNER</b>	<b>OWNER ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
95 RIVER ST	2019 REALTY LLC	275 WELTON STREET	HAMDEN	CT	06517
108 RIVER ST	NARC LLC	323 NORTH AVENUE	BRIDGEPORT	CT	06606
142 RIVER ST	MGT LLC	136 MEADOWVIEW DRIVE	TRUMBULL	CT	06611
185 RIVER ST	CHAPINS & BANGS COMPANY THE	165 RIVER STREET	BRIDGEPORT	CT	06604
152 RIVER ST	MARINI ARMANDO TRUSTEE	3895 MADISON AVE	BRIDGEPORT	CT	06604
246 RIVER ST	CHAPIN & BANGS COMPANY	PO BOX 1117	BRIDGEPORT	CT	06601
120 RIVER ST	MOUTINHO MANUEL	120 RIVER ST	BRIDGEPORT	CT	06604
236 EVERGREEN ST	BRIDGEPORT CITY OF	45 LYON TER	BRIDGEPORT	CT	06604

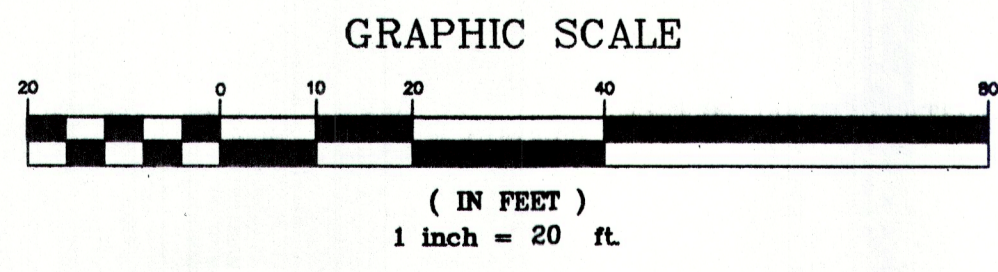
**NOTES**

- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
  - "MAP OF PROPERTY OF THE SCHWARZ BROTHERS COMPANY... BY FULLER & CO., INC., SEPT. 28, 1964", SAID MAP BEING ON FILE WITH THE BRIDGEPORT CITY CLERK.
  - "RE-SUBDIVISION MAP, PARCEL 'B', MAP OF THE SCHWARZ BROTHERS COMPANY, BRIDGEPORT, CONNECTICUT PREPARED FOR ARMANDO MARINI... MAY 30, 1986, REVISED FEBRUARY 17, 1988 BY FULLER & CO., INC. SAID MAP BEING ON FILE WITH THE BRIDGEPORT CITY CLERK.
  - "RESUBDIVISION MAP, PARCEL 'A', MAP OF THE SCHWARZ BROTHERS COMPANY, BRIDGEPORT, CT... PREPARED FOR ENVIROTEST SYSTEMS... REV. MAY 31, 1995." BY FULLER & CO.
- THE ENTIRE PROPERTY DEPICTED HEREON LIES IN FLOOD ZONE 'A7' (AREAS OF 100 YEAR FLOOD) AS DELINEATED ON F.I.R.M. MAP "CITY OF BRIDGEPORT, CONNECTICUT... PANEL 4 OF 7, COMMUNITY PANEL # 090002-0004 C EFFECTIVE DATE 3/1/84.
- THE BEARING SYSTEM DEPICTED HEREON IS BASED ON A MAGNETIC OBSERVATION TAKEN ON THE DATE OF THE SURVEY 9-6-01.
- PARCEL AREA: 15443 SQ. FT. OR 0.354 ACRES ±.
- VERTICAL DATUM: CITY OF BRIDGEPORT DATUM (I.E. 13.51 FT. ABOVE MEAN SEA LEVEL).



**LEGEND**

	DECIDUOUS TREE
	CHAIN LINK FENCE
	SERVICE POLE
	CATCH BASIN
	W.V.
	PROPERTY LINE
	ADJOINER LINES
	WATER LINE
	GAS LINE
	OVERHEAD SERVICE



THIS 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;

TYPE OF SURVEY IS A PROPERTY MAP AND IS INTENDED TO DEPICT EXISTING CONDITIONS AT # 142 RIVER STREET AS OF THE DATE OF THE SURVEY 9/19/01.

BOUNDARY DETERMINATION CATEGORY IS A DEPENDENT RE-SURVEY BASED ON THE MAP REFERRED TO IN NOTE 1A HEREON.

HORIZONTAL INFORMATION DEPICTED HEREON IS CERTIFIED AS CLASS A-2 IN ACCURACY AND TOPOGRAPHIC INFORMATION (I.E. CONTOURS) , CLASS T-2 ACCURACY STANDARDS.

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

JAMES E. NAGLE - L.S. #15185

Revisions		
No.	Date	Description
1	9/19/01	ORIGINAL ISSUE

Project Title  
**PROPERTY MAP  
 HOCON INDUSTRIAL GAS, INC.  
 20 RAILROAD HILL ST.  
 WATERBURY, CONNECTICUT**

**JAMES E. NAGLE L.S.**  
 CONN. REG. NO 15195  
 1080 NEW HAVEN AVENUE  
 MILFORD, CONNECTICUT 06460  
 TEL (203) 874-8499

Drawing Title  
**PROPERTY MAP  
 #142 RIVER STREET  
 BRIDGEPORT, CONNECTICUT**

Designed	J.E.N.	Date	9/19/01
Drawn	J.E.N.	Scale	1" = 20'
Approved	J.E.N.	Project No.	
File Name	HOCONMAP	Sheet No.	





CITY OF BRIDGEPORT

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

PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: Roosevelt Properties, LLC
2. Is the Applicant's name Trustee of Record? Yes \_\_\_\_\_ No X
3. Address of Property: 10 Roosevelt Street, Bridgeport, CT 06608
4. Assessor's Map Information: Block No. 54/1666 Lot No. 1
5. Amendments to Zoning Regulations: (indicate) Article: \_\_\_\_\_ Section: \_\_\_\_\_
6. Description of Property (Metes & Bounds): 68.87' x 150.17' x 25.29' x 5.60' x 156.26'
7. Existing Zone Classification: NX2
8. Zone Classification requested: I
9. Describe Proposed Development of Property: The Applicant does not propose any change to existing conditions except to change the zone of the Property from the NX2 to I Zone
Approval(s) requested: Zoning Map Amendment

Signature: \_\_\_\_\_ Date: 07/27/2023
Print Name: \_\_\_\_\_

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

Mailing Address: Russo & Rizio, LLC 10 Sasco Hill Rd, Fairfield, CT 06824
Phone: 203-254-7579 Cell: 203-528-0590 Fax: \_\_\_\_\_
E-mail Address: chris@russorizio.com

\$ \_\_\_\_\_ Fee received Date: \_\_\_\_\_ Clerk: \_\_\_\_\_

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- Completed & Signed Application Form
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

Roosevelt Properties, LLC
Print Owner's Name
Owner's Signature
Date
07/27/2023

Sa S. Broder\*  
roder@russorizio.com

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Fairfield, CT 06824

Tel 203-254-7579 or 203-255-9928 Fax 203-576-6626

5 Brook St., Suite 2B  
Darien, CT 06820  
Tel 203-309-5500

299 Broadway, Suite 708  
New York, NY 10007  
Tel 646-357-3527

110 Merchants Row, Suite 3  
Rutland, VT 05702  
Tel 802-251-6556

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\* Also Admitted in I  
\* Also Admitted in V  
\* Of Counsel

July 27, 2023

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

**Re: Zone Change – 10 Roosevelt Street**

Dear Mr. Boucher:

Please accept, on behalf of my client, Roosevelt Properties LLC (the "Petitioner"), the following narrative and enclosed application materials as part of an application for a zone change for the property located at 10 Roosevelt Street (the "Site") in the NX2 Zone to the proposed I Zone.

### Narrative

The Petitioner requests a zone change under Section 11.40 of the Zoning Code of the City of Bridgeport (the "Regulations") for the Site to the proposed I Zone. The Site is in the heart of one of the largest industrial areas of the City. It is a historically industrial area that has survived the decline in industry through the decades. In particular, the corridor along Island Brook Ave/Roosevelt Street is one of the most thriving industrial areas in the City. Many of the properties are occupied with decades of history as functioning industrial properties. While other industrial areas of the City contain vacant and little-used properties, this neighborhood and the Site are considerably different.

The Zone Bridgeport Regulations, split and significantly reduce the industrial portion of this section of Bridgeport. The Site was located in the NX2 Zone when Zone Bridgeport was adopted. The residential zones do not permit any type of industrial use. It does not even allow these uses via a Special Permit. The I-L Zone, in which the Site was formerly located, permitted similar uses via a Special Permit. This afforded an applicant an opportunity to propose one of these Special Permit uses under the controls granted to the Planning and Zoning Commission through the Special Permit process with regards to site layout, traffic, safety etc. Under the I Zone in Zone Bridgeport, many of the uses are only permitted via Special Permit or Certificate of Location, including any heavy industry and any vehicle or storage uses. Under the current Regulations, the Site and its decades of

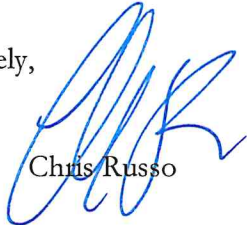
historical uses are not permitted to support an industrial use or even the ability to apply for a Special Permit for an industrial use. The zone change that occurred with the adoption of Zone Bridgeport severely impacted the Site in its ability to operate and in value. Even though pre-existing uses will be allowed to continue, any variation or change in their use and operation will require a use variance. It altered the future of the Site even though the Commission has previously supported these properties to support industrial uses.

The Site was actually sold by the City of Bridgeport to my client to develop as an industrial property. In November of 2005, the Bridgeport Planning & Zoning Commission approved an application for Special Permit, Site Plan Review and Coastal Site Plan Review to establish a landscaping contractor business and storage yard. That approval is enclosed with this letter. Now, the Site is in a residential zone. The Regulations and the Zoning Map that were approved should not weaken functioning industrial areas that provide a great benefit to the tax base and employ Bridgeport residents. The Site is one of those industrial properties.

The Petition satisfies the review and approval criteria for a zoning map amendment under Section 11.40.7 of the Regulations. The Petition is in conformity with the comprehensive plan as the Petition appropriately designates the Site within the Building Type and Zone to which it conforms under the Regulations. It will eliminate nonconformities, which is a goal of the comprehensive plan. As stated above, the Island Brook Ave./Roosevelt St. corridor is a strong industrial corridor. The I Zone currently dominates the corridor, but it was not extended to cover all the industrial properties within the corridor, including the Site. the surrounding neighborhood to the Site. The I Zone permits the Workshop Building Type, which is the appropriate Building Type for the Site's use. In conformity with Sec. 11.40.7.B of the Regulations, the Petition corrects an error and inconsistency by removing the Site from its existing zones that do not permit the Workshop Building Type.

For the reasons stated above, the Petitioner respectfully requests approval of a zone change of the Site from the NX2 Zone to the I Zone.

Sincerely,



Chris Russo

006908

BK

PG

06846 0262

QUIT CLAIM DEED

**TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:**

**KNOW YE, THAT ISLAND BROOK ASSOCIATES, LLC**, herein designated as the Releasor, for the consideration of **THIRTY SEVEN THOUSAND (\$37,000.00) DOLLARS** and other valuable consideration, received to Releasor's full satisfaction from **ROOSEVELT PROPERTIES, LLC**, herein designated as the Releasee, does by these presents remise, release and forever Quit Claim unto the said Releasee and to the Releasee's heirs, successors and assigns forever, all the right, title, interest, claim and demand whatsoever as the said Releasor has or ought to have in or to:

That certain property located in the City of Fairfield known as **10 Roosevelt Street, Bridgeport, CT**, more specifically described in Schedule A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the premises with all the appurtenances unto the said Releasee and to the Releasee's heirs, successors and assigns forever, so that neither the Releasor nor the Releasor's heirs nor any other person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Releasor and they are by these presents, forever barred and excluded.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Releasor has signed and sealed this instrument, this 21 day of February, 2006.

Signed, Sealed and Delivered in the Presence of:

Island Brook Associates, LLC

*[Handwritten signature]*

By: *[Signature]*  
Name: Gino Tarantino  
Its Manager

*[Signature]* witness

*[Signature]* witness  
*Stephanie Saunders*

STATE OF CONNECTICUT )

) ss. Fairfield

COUNTY OF FAIRFIELD )

February 21, 2006

Personally appeared Gino Tarantino, Manager of Island Brook Associates, LLC, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed, and the free act and deed of Island Brook Associates, LLC before me.

*[Handwritten signature]*  
*DAVID TORRES*

SCHEDULE A

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

NORTHERLY: By Roosevelt Street as per map hereinafter fully described, 55 ft., more or less;

EASTERLY: On land now or formerly of Louis J. Krause, being Lot No. 20 on said map, 100 ft.;

SOUTHERLY: On land now or formerly of the Estate of Nathaniel Wheeler and the Estate of William H. Perry, 35 ft., more or less;

WESTERLY: On Berkshire Mill Pond by an irregular line as per said map.

Being known and designated as Lot No. 30 on a map of Marsh Brothers made by Scoffed & Starr, Surveyors, dated May 31, 1899 and on file in the Land Records of said Bridgeport.

Being also known as 10 Roosevelt Street

BRIDGEPORT, CONN.  
LAND RECORDS  
REC'D FOR RECORD FILING  
ON 2-22-06 AT 3:50 PM  
ATTEST: *[Signature]*  
HECTOR DIAZ, TOWN CLERK

# ROOSEVELT PROPERTIES, LLC ACTIVE

136 MEADOWVIEW DRIVE, TRUMBULL, CT, 06611, United States

## BUSINESS DETAILS ▼

### Business Details ▲

#### General Information —

**Business Name**

ROOSEVELT PROPERTIES, LLC

**Business status**

ACTIVE

**Citizenship/place of formation**

Domestic/Connecticut

**Business address**

136 MEADOWVIEW DRIVE, TRUMBULL, CT, 06611, United States

**Annual report due**

3/31/2024

**NAICS code**

Lessors of Other Real Estate Property (531190)

**Business ALEI**

0846283

**Date formed**

1/23/2006

**Business type**

LLC

**Mailing address**

136 MEADOWVIEW DRIVE, TRUMBULL, CT, 06611, United States

**Last report filed**

2023

**NAICS sub code**

531190

#### Principal Details —

**Principal Name**

GINO TARANTINO

Principal Title  
Member

Principal Business address  
136 MEADOWVIEW DRIVE, TRUMBULL, CT, 06611, United States

Principal Residence address  
136 MEADOWVIEW DRIVE, TRUMBULL, CT, 06611, United States

**Agent details**

Agent name  
GINO TARANTINO

Agent Business address  
136 MEADOWVIEW DR, TRUMBULL, CT, 06611, United States

Agent Mailing address  
136 MEADOWVIEW DR, TRUMBULL, CT, 06611, United States

Agent Residence addresss  
136 MEADOWVIEW DR , TRUMBULL, CT, 06611, United States

**Filing History**



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**Business  
Formation -  
Certificate of  
Organization  
0003116459**  
Filing date: 1/23/2006  
Filing time:

Volume Type  
B

Volume  
865

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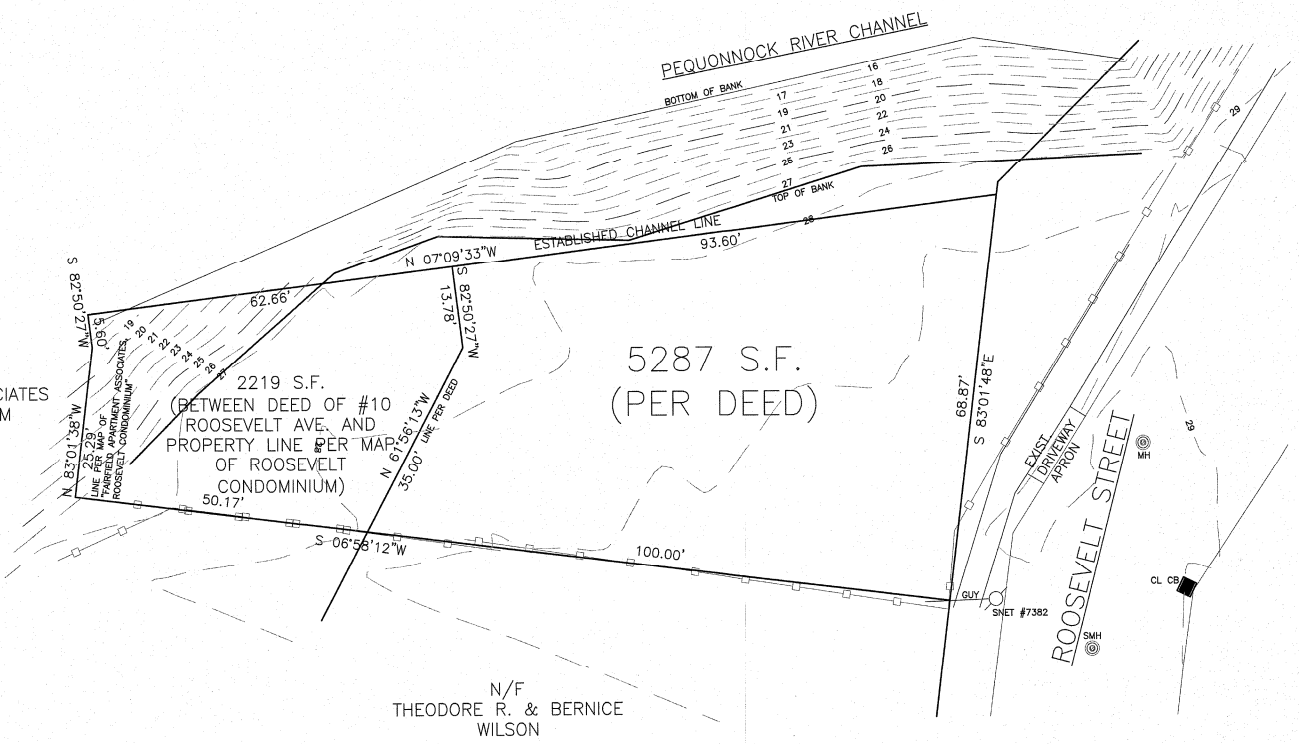
DEVELOPMENT STANDARDS (I-LI ZONE)			
STANDARD	REQUIREMENT	EXISTING	ASBUILT
Maximum FAR	No Limit		0.0 to 1
Minimum Lot Area	No Limit	5273 S.F.	
Minimum Lot Frontage	25 Ft.	68.87 Ft.	
Minimum Building Setbacks			
Street Lot Line	15 Ft.	N.A.	
Lot Line Abutting an MU, OR or I Zoned Lot	0 Ft.	N.A.	
Lot Line Abutting an R Zoned Lot	15 Ft.	N.A.	
Landscaping in setbacks Abutting an R Zoned Lot	10 Ft. @ L4	N.A.	
Maximum Building Coverage	85 %	0 %	
Minimum Landscaped Area	15 %	100 %	
Maximum Height	75 Ft.	N.A.	
Parking Allowed Between Buildings and Streets?	YES	NO	
Drive-Through Facilities Permitted?	YES	NO	
Outdoor Display Permitted?	YES	NO	
Outdoor Storage Permitted?	YES	NO	
Trucks and Equipment Permitted?	All Categories	NO	



**NOTES:**

- THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 24, 1992, EFFECTIVE DATE JANUARY 1, 1993. SAID STANDARDS ENACTED BY THE STATE OF CONNECTICUT (SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE STATE OF CONNECTICUT AGENCIES) EFFECTIVE JUNE 21, 1996.
- THE TYPE OF SURVEY PERFORMED WITH RESPECT TO THE BOUNDARY PERIMETER IS BUILDING LOCATION MAP, ZONING.
- THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY
- ELEVATIONS BASED UPON CITY OF BRIDGEPORT ENGINEERING DEPARTMENT DATUM.
- WITH RESPECT TO HORIZONTAL DATA SHOWN HEREON THE ACCURACY CLASS IS "A-2".
- WITH RESPECT TO TOPOGRAPHIC DATA SHOWN HEREON THE ACCURACY CLASS IS "T-2".
- UNDERGROUND UTILITIES (INCLUDING STORM, SANITARY AND/OR COMBINATION SEWERS) SHOWN HEREON ARE COMPILED FROM VARIOUS SOURCES INCLUDING OBSERVATION OF SURFACE STRUCTURES, UTILITY COMPANY MAPS, MAPS OF THE BRIDGEPORT WATER POLLUTION CONTROL AUTHORITY, AND MAPS IN THE OFFICE OF THE BRIDGEPORT CITY ENGINEER. THE ACTUAL LOCATION, SIZE AND DEPTH OF THE UNDERGROUND UTILITIES SHOWN HEREON MAY NOT BE AS INDICATED. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. PRIOR TO ANY EXCAVATION OR CONSTRUCTION CONTACT "CALL BEFORE YOU DIG": 1-800-922-4455.
- REFERENCE IS MADE TO MAP OF "MARSH BROTHERS LOTS" ON FILE AT PAGE 14 OF MAP VOLUME 4 IN THE OFFICE OF THE BRIDGEPORT TOWN CLERK.
- REGRADE INCIDENTAL TO CONSTRUCTION ONLY.
- STORM AND SANITARY SEWER CONNECTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE BRIDGEPORT WATER POLLUTION CONTROL AUTHORITY.
- ALL WORK PERFORMED WITHIN THE CITY RIGHT OF WAY TO COMPLY WITH ALL APPLICABLE CITY, STATE AND FEDERAL SPECIFICATIONS, REGULATIONS AND REQUIREMENTS.
- COASTAL RESOURCES ON SITE: SHORELANDS
- COASTAL RESOURCES NEAR SITE: COASTAL "FLOOD" HAZARD AREAS.
- REFERENCE IS MADE TO CITY OF BRIDGEPORT ENGINEERING DEPARTMENT DRAWING #6736: "PEQUONNOCK RIVER CHANNEL LINES, ISLAND BROOK AVE. TO CHASE ST.", SEPT. 8, 1955, "ISLAND BROOK CHANNEL LINES, NORTH AVE. TO PEQUONNOCK RIVER", AUGUST 19, 1954, "PEQUONNOCK RIVER CHANNEL LINES, RIVER ST. TO ISLAND BROOK AVE."
- REFERENCE IS MADE TO MAP OF "ROOSEVELT CONDOMINIUM, FAIRFIELD APARTMENT ASSOCIATES" ON FILE AT PAGE 41 OF MAP VOLUME 43 IN THE OFFICE OF THE BRIDGEPORT TOWN CLERK.

N/F  
FAIRFIELD APARTMENT ASSOCIATES  
ROOSEVELT CONDOMINIUM



2219 S.F.  
(BETWEEN DEED OF #10  
ROOSEVELT AVE. AND  
PROPERTY LINE PER MAP  
OF ROOSEVELT  
CONDOMINIUM)  
50.17'

5287 S.F.  
(PER DEED)

N/F  
THEODORE R. & BERNICE  
WILSON

FULLER ENGINEERING  
& LAND SURVEYING, LLC  
525 JOHN STREET  
BRIDGEPORT, CT.  
PH. 203-333-9465  
EMAIL:INFO@FULLERSURVEYORS.COM

TO MY KNOWLEDGE AND BELIEF  
THIS MAP IS SUBSTANTIALLY CORRECT  
TO THE STANDARDS OF CLASS "A2"  
AS NOTED HEREON.

GREGORY H. PROLUSKI  
R.L.S. # 12154

MAP OF  
TOPOGRAPHIC SURVEY  
#10 ROOSEVELT STREET  
PROPERTY IN  
BRIDGEPORT, CT  
PREPARED FOR:  
ISLAND BROOK ASSOCIATES, LLC  
SCALE 1" = 10' 1 SEPTEMBER 2005

