



CITY OF BRIDGEPORT

File No. _____

PLANNING & ZONING COMMISSION APPLICATION

- 1. NAME OF APPLICANT: Connecticut Retail Solutions LLC
2. Is the Applicant's name Trustee of Record? Yes No X
3. Address of Property: 29 Elizabeth Street, Bridgeport, CT 06610
4. Assessor's Map Information: Block No. 1829 Lot No. 2
5. Amendments to Zoning Regulations: (indicate) Article: Section:
6. Description of Property (Metes & Bounds): Northerly: 104.48 ft; Easterly: 74.64 ft; Southerly: 100 ft; Westerly: 50 ft
7. Existing Zone Classification: RX1
8. Zone Classification requested: MX1
9. Describe Proposed Development of Property: Subject property is to be used as a parking area and consolidated with 1640 Barnum Avenue for proposed use as a hybrid cannabis retail store

Approval(s) requested: Change of Zone

Signature: Date: 7/24/2024
Print Name:

If signed by Agent, state capacity (Lawyer, Developer, etc.) Signature: Charles J. Willinger, Jr., Esq.
Print Name:

Mailing Address: c/o Willinger, Willinger & Bucci, PC, 1000 Bridgeport Ave Ste 501, Shelton, CT 06484
Phone: 203-366-3939 Cell: Fax: 475-269-2907
E-mail Address: cjwillinger@wwblaw.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

1640 Barnum Avenue LLC by Thomas Zarrilli, Member
Print Owner's Name Owner's Signature Date
Print Owner's Name Owner's Signature Date

SCHEDULE A
Legal Description

All that certain piece or parcel of land, with the buildings and improvements thereon standing, situated in the City of Bridgeport, County of Fairfield and State of Connecticut, known and designated as Lot No. 188 on Map No. 4 of Heirs of Alanson F. Lewis, made by Scofield & Starr, Surveyors, dated October 31, 1894 and on file in the Town Clerk's Office of said Bridgeport and bounded and described as follows:

NORTHERLY: By Lots Nos. 186 and 187 on map, by a broken line, One Hundred Four and 48/100 (104.48) feet;

EASTERLY: By Lots Nos. 182 and 183 as shown on said map, Seventy-four and 64/100 (74.64) feet;

SOUTHERLY: By Lot No. 189 as shown on said map, One Hundred (100) feet;

WESTERLY: By Elizabeth Street, as shown on said map, Fifty (50) feet.

Said premises are also known as 29 Elizabeth Street.



**CITY OF BRIDGEPORT
PLANNING & ZONING COMMISSION**

**CHECKLIST
FOR PUBLIC HEARING APPLICATIONS**

I. REQUIRED INFORMATION (except for Fee & USB submit an original & 16 copies of all below)

- Completed & Signed Application & Checklist Form
- Fee
- Written Statement of Development Use
- Completed Site Plan
- Drainage Plan
- Building Floor Plans
- Property Owner's List
- Cert. of Corporation/Org. of First Report
- A-2 Site Survey
- Building Elevations
- Other Evidence/Testimonial Information
- 1 USB MEMORY FLASH DRIVE STICK

NOTE: Please provide 1 USB MEMORY FLASH DRIVE Stick:

- The information on the memory flash drive sticks must include the application, site plans, and all other hard copy information (landscaping, floor elevations, etc) that will be submitted. It also **must be labeled** with the property address, applicant name and date of hearing.
- **All plans and paper work that is submitted to the zoning office must be FOLDED (11x17 or smaller) and Collated into 17 separate packets.**

II. SUPPLEMENTARY INFORMATION (Optional)

- Perspective Rendering
- Building and Site Sections
- Eight 8 x10 Color or Black/White Photos of the Current Premises' Condition
- Copies of Zoning Board of Appeals, or Historic District Commission Decisions
- Drainage Report
- Traffic Studies
- Environmental Impact Statement
- Real Estate Studies
- Department of Environmental Protection or Coastal Area Management reports
- Aerial Photographs

III. OPTIONAL EXHIBITS (may be presented at the public hearing (16 copies not required)

- Color Rendering
- Models
- Material Sample
- OTHER: _____

CITY OF BRIDGEPORT
PLANNING & ZONING COMMISSION
CHECKLIST FOR PUBLIC HEARING APPLICATIONS

The following requirements shall apply to all applications for public hearings before the Bridgeport Planning & Zoning Commission and for all agenda dates on or after December 23, 2011.

The following are required components for any and all applications for a **change of zone; site plan review; motor vehicle; sub-division; special permit; or coastal site plan reviews** applications. Except for the Fee & USB, the Petitioner shall submit **one (1) original and sixteen (16) copies of all materials described below in sections I & II pertinent to the application.** The agenda closing date shall be five (5) weeks prior to the public hearing. No materials submitted by the petitioner after the agenda closing date shall be accepted by the Clerk or by the Commission, unless exempted under Section III below. Failure to provide any of the components listed under Section I below may be deemed by the Commission to be grounds for denial due to incomplete information.

I. REQUIRED INFORMATION

- A Complete and signed application form. **(The application must be signed by the current property owner)**
- Fee
- A written statement, not to exceed one hundred (100) words, describing all proposed uses.
- The original plus sixteen (16) copies of a site plan prepared, signed and sealed** by an engineer, architect or landscape architect registered and licensed to conduct business in the State of CT. Dated and meeting the following requirements:
 - The site plan must be drawn to a scale of 100 feet or less to the inch.
 - Proposed and existing structures and amenities, including, but not limited to, footprints of foundations, porches, decks, walkways, travel lanes, shall be indicated. Dimensions to property lines from structures and overall building dimensions shall also be shown. The dimensions of parking lot, including isle width and length, and width of parking spaces shall be shown.
 - All applicable (existing and proposed) Zone Development Standards.
 - Existing and proposed grades shall be shown at 2-foot intervals.
 - One or more benchmarks that can be used in the field to verify conditions shall be indicated.

- A drainage plan prepared by a professional engineer, showing all provisions for site runoff; on-site retentions; connections to city services; and any other pertinent information, including City Engineer's requirements.
- Building floor plans (all floors above and below grade) shall be prepared by a licensed architect, showing any and all proposed new construction or additions to existing structures. Additions and alterations shall be clearly delineated from existing work. Minimum scale 1/16" = 1"0.
- A list of names and addresses of all property owners within 100 feet of all property lines of the subject property shall be provided.
- If the petitioner is a corporation a copy of the "Certificate of Corporation" and "Organization and First Report" as filed with the Office of the Secretary of the State of CT must be filed with the application.
- An A-2 survey.
- For applications involving a building(s), the following shall be submitted:
 - Preliminary architectural plans, sections, and/or elevations at 1/4" or 1/8" = 1' showing exterior wall elevations, roof lines, façade materials or other features of proposed buildings or structures.
 - Drawings prepared by a registered architect, landscape architect or professional engineer licensed in the State of CT, each individually sealed and signed by the design professional, (except seals not required on residential projects of less than 5,000 square feet total).
- Any other evidence or testimonial information, which will be presented by the petitioner at a public hearing.

Note: All of the above information shall be submitted at the time of filing. Applications with missing information will be deemed incomplete; will not be processed and will be immediately returned to the applicant.

II. SUPPLEMENTARY INFORMATION

- Perspective renderings, either in black and white or in color, reproduced either photographically or by diazo print, showing principal street side view of the proposed development. Minimum size 8"x10" (for photos); Maximum size 30"x42". Color renderings may be presented at the public hearing provided diazo print or photo reproduction has been submitted to the Clerk for distribution before the agenda closing date.
- Building and site section drawings to show relationship of proposed development to existing adjacent streets and buildings.

- Not more than eight (8) 8"x10" color or black and white photographs showing existing site conditions or surrounding area. These may be reproduced xerographically for application filing.
- Copies of any pertinent actions by the Zoning Board of Appeals or Historic District Commission.
- Drainage reports, traffic studies, environmental impact studies and/or real estate studies.
- State Department of Environmental Protection (DEP) or Coastal Area Management (CAM) reports.
- Aerial photographs of subject parcel and surrounding environment.

III. OPTIONAL EXHIBITS

The following items may be presented to the Commission at the time of the public hearing (16 copies not required) without need for filing on or before the agenda closing date:

- Color renderings (see Section II item) provided the Commission has received through the Clerk reduced photographic reproductions, or black and white versions of the renderings.
- Models of proposed building(s).
- Samples of materials and/or colors to be used in the proposed development.

Note: Staff reports or departmental correspondence (e.g. City Engineer, W.P.C.A., Fire Marshal, Design Review Coordinator, etc.) shall be received and distributed by the Clerk of the Commission on or before the date of the public hearing. **Whether such reports or correspondence is received before the agenda closing date shall not pose any penalty to the Petitioner and shall be the responsibility of the staff.**

STATEMENT OF DEVELOPMENT AND USE

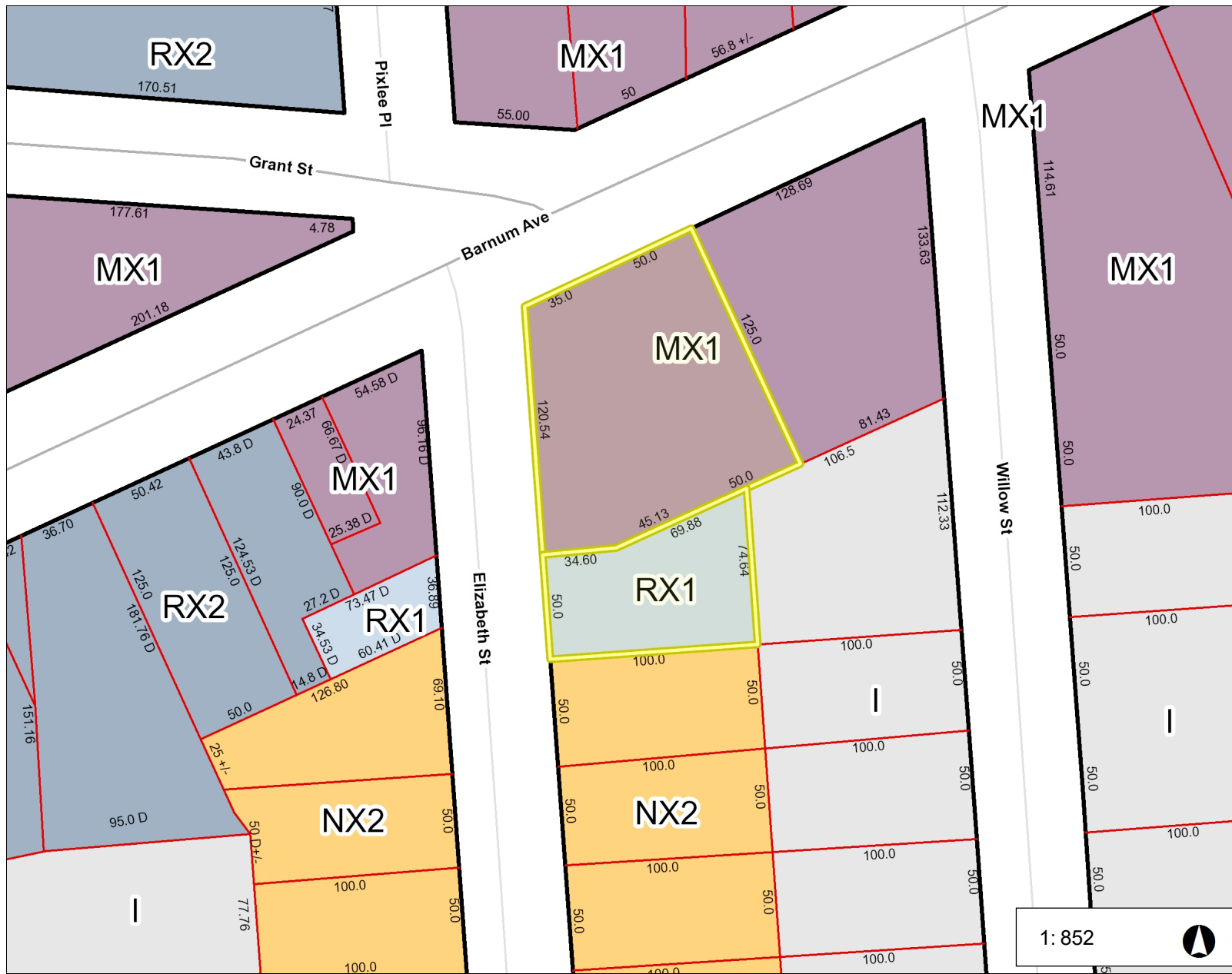
The Petitioner, Connecticut Retail Solutions LLC (the "Petitioner"), is the lessee of property located at 1640 Barnum Avenue ("Barnum") and 29 Elizabeth Street ("Elizabeth").

The Petitioner proposes interior and exterior renovations for a hybrid medical and retail cannabis store (the "Store") occupying the entirety of the existing 2,671 square foot building at Barnum. The Store is a permitted use in the MX1 zone with a Certificate of Location Approval.

The Petitioner seeks a change of zone for Elizabeth from RX1 to MX1 for the purpose of consolidating both parcels and to avoid the prohibition on split zoned parcels set forth in Zoning Regulation 1.20.3. This consolidation will create a unified and efficient building and parking area. In point of fact, both Barnum and Elizabeth have operated as one parcel for over sixty years with respect to prior banks and a medical clinic.

CONNECTICUT RETAIL SOLUTIONS, LLC
29 ELIZABETH STREET, BRIDGEPORT, CT
ABUTTING PROPERTY OWNERS & OWNERS
WITHIN 100 FEET OF SUBJECT PROPERTY

Property Description	Owner(s)	Mailing Address
1660 Barnum Avenue (Abutting)	Mahasi LLC et al	1660 Barnum Ave. Bridgeport, CT 06610
105 Willow Street (Abutting)	Ostberg, Karl E.	105 Willow Street Bridgeport, CT 06610
97 Willow Street #99	178 Palisade LLC	97-99 Willow Street Bridgeport, CT 06610
83 Willow Street #87	New Wave Holdings LLC	83-87 Willow Street Bridgeport, CT 06610
73-75 Willow Street	Now Entity Inc.	33 A Light Street Stratford, CT 06615
39 Elizabeth Street	Dobson, Marlon	39 Elizabeth Street Bridgeport, CT 06610
43-45 Elizabeth Street	Sanchez, Lauro	43-45 Elizabeth Street Bridgeport, CT 06610
1600 Barnum Avenue	Jakeel Daniels & Errol L. Daniels	1600 Barnum Avenue Bridgeport, CT 06610
1618 Barnum Ave. #1624	1618 Barnum Ave LLC	1618-1624 Barnum Ave. Bridgeport, CT 06610
1614-1616 Boston Avenue	Wu Jin Fe & Wu Jin Xin, et al	2063 Boston Avenue Bridgeport, CT 06610
1606 Barnum Ave., #1612	EOP Barnum Ave LLC	1606-1612 Barnum Ave. Bridgeport, CT 06610
40 Elizabeth Street	Sanford, McKinley	40 Elizabeth Street Bridgeport, CT 06610
56 Elizabeth Street	R H Charles Realty LLC	PO Box 828 Monroe, CT 06468
24 Elizabeth St., #26	Dierna, Marcus L.	24-26 Elizabeth St. Bridgeport, CT 06610
42 Elizabeth Street	Perez, Matthew	42 Elizabeth Street Bridgeport, CT 06610



Legend

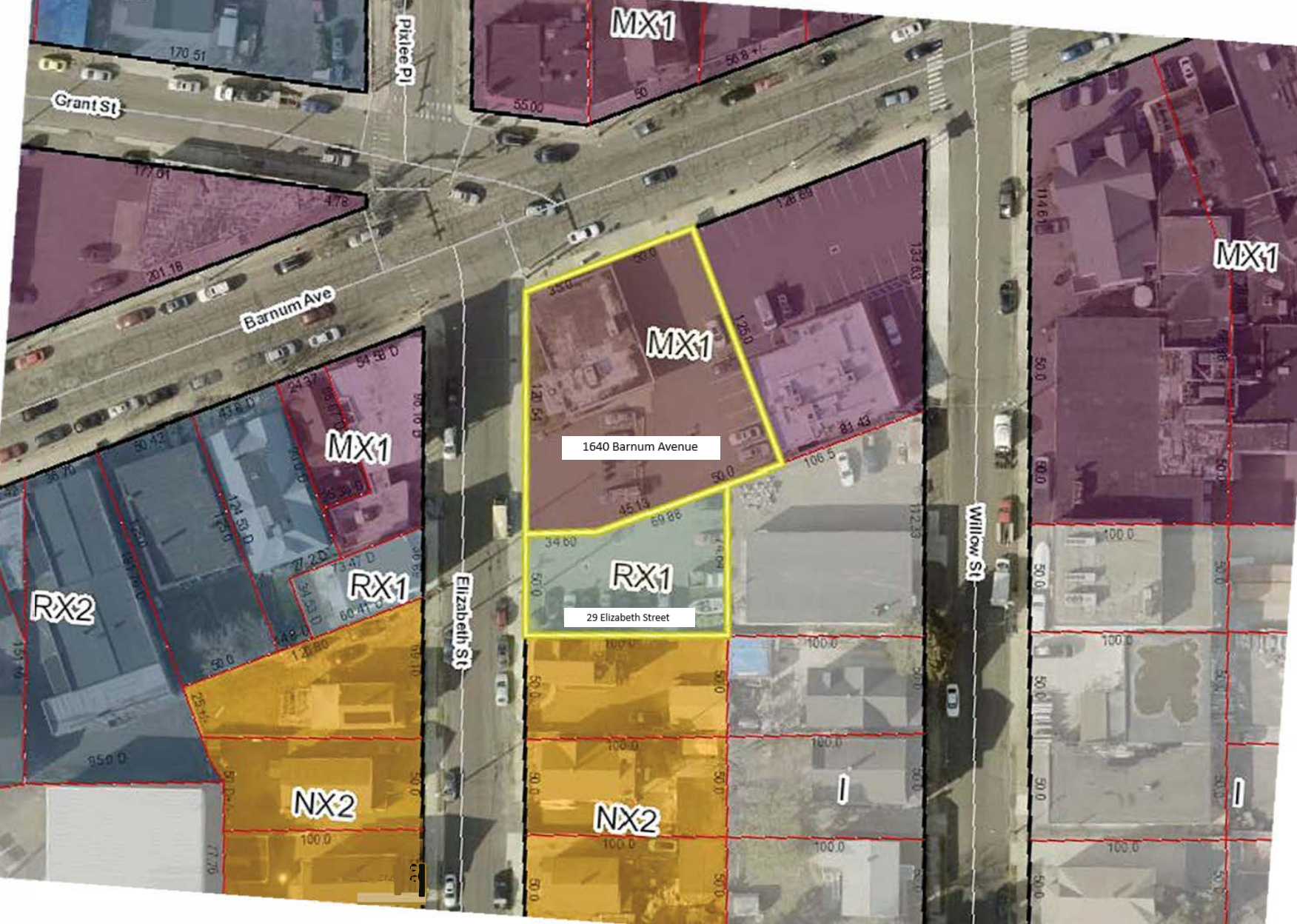
- Parcels
- Zoning
 - DX1, Downtown Core
 - DX2, Downtown Edge
 - MX1, Mixed-Use Corridor
 - MX2, Mixed-Use Centers
 - MXN, Mixed-Use Neighborhood
 - RX1, Residential-Office Corridor
 - RX2, Residential-Office Center
 - N1, Traditional Neighborhood
 - N2, Mid-Century Neighborhood
 - N3, Estates
 - N4, Suburban Neighborhood
 - NX1, Neighborhood Mix 1
 - NX2, Neighborhood Mix 2
 - NX3, Mixed Residential 1
 - NX4, Mixed Residential 2
 - CX, Heavy Commercial-Wholesale
 - IX, Office-Industrial Centers
 - I, Industrial
 - P1, Parks and Open Space
 - P2, Civic and Institutional
 - P4, Utility-Energy Infrastructure
 - P5, Detention-Correction Facilities
 - PDD, Legacy PDD/MU-W
- Streetname
- Roadways
 - Local
 - Collector
 - Minor Collector
 - Minor Arterial
 - Major Collector
 - PA Other

1: 852



141.9 0 70.97 141.9 Feet





Pixlee Pl

Grant St

Barnum Ave

Elizabeth St

Willow St

MX1

MX1

MX1

MX1

RX2

RX1

RX1

NX2

NX2

I

I

1640 Barnum Avenue

29 Elizabeth Street

170.51

177.01

201.19

54.58 D

43.8 D

35.70

30.72

124.63 D

125.0

124.63 D

77.20

143.0

1.3550

225.46

51.13

27.76

350 D

100.0

100.0

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55.00

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56.8 + 1

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38.0

121.54

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Elizabeth St

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120.54

1829-1A
1640 BARNUM AVENUE LLC
1640 BARNUM AV

1640 Barnum Avenue

MX1

125.0

1829-22A
MAHASI LLC ET AL
1660 BARNUM AV

50.0

106.5

45.13

69.88

34.60

RX1

74.64

50.0

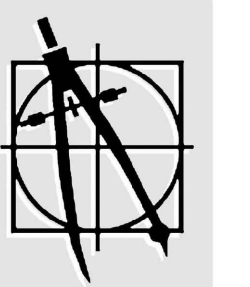
29 Elizabeth Street

1829-2
OSTBERG
105 WILLI

1829-3

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100.0

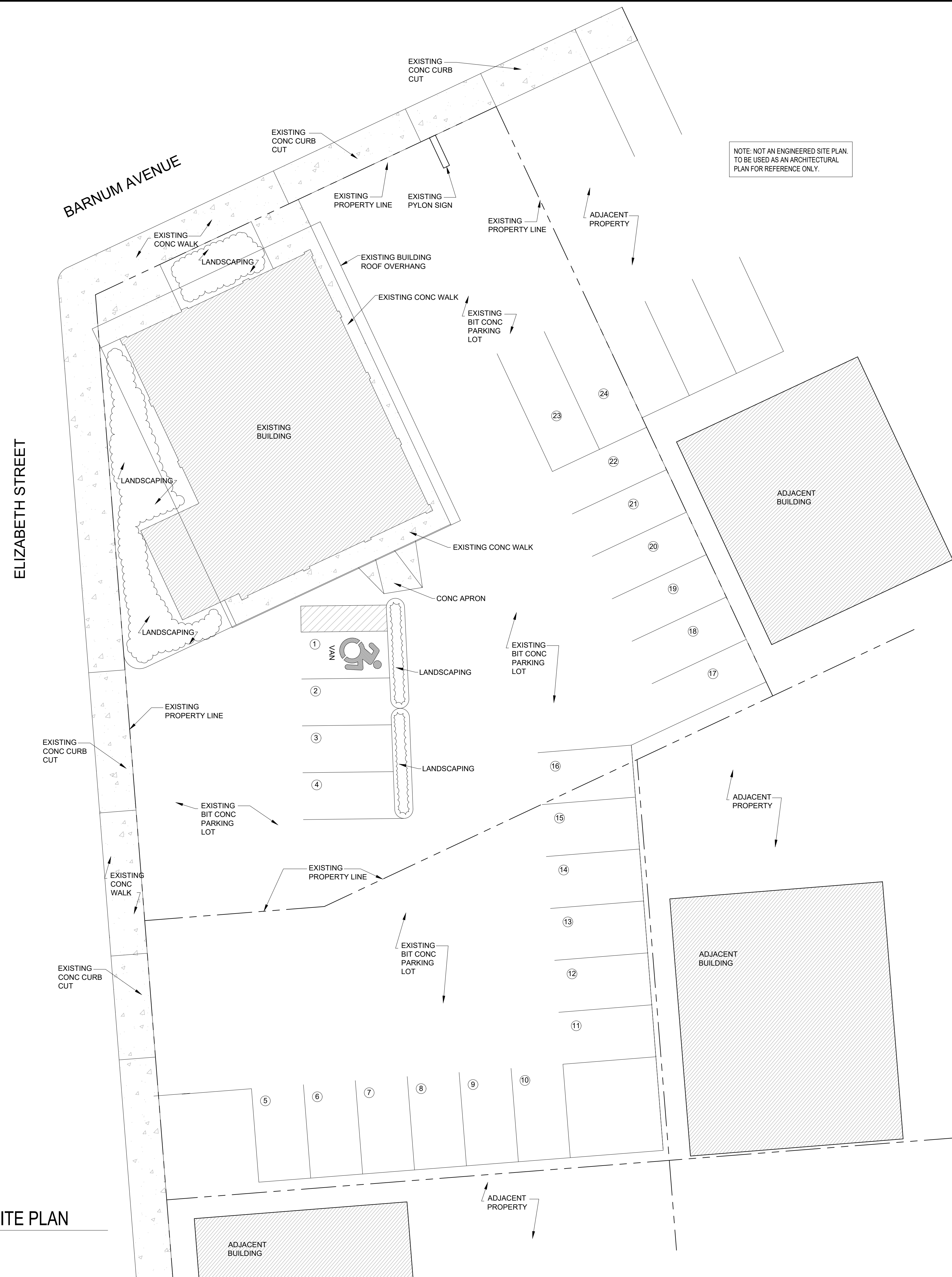


Dean Associates
Architects Incorporated
Architecture & Interior Design

7 Kimball Lane Suite E6
Lynnfield MA 01940
p: 781.397.8092 f: 781.397.8094
www.deanassoc.com

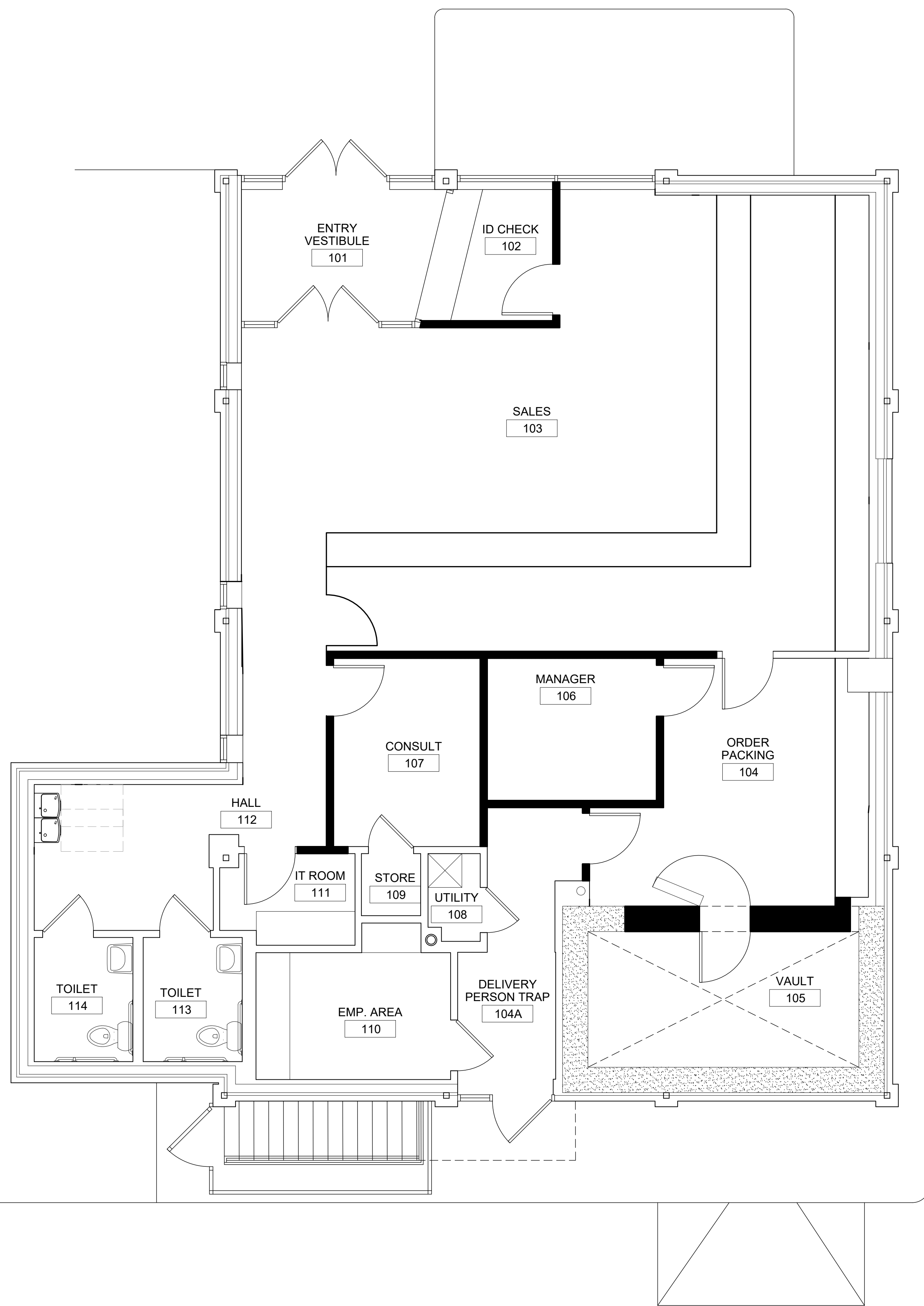


NOTE: NOT AN ENGINEERED SITE PLAN.
TO BE USED AS AN ARCHITECTURAL
PLAN FOR REFERENCE ONLY.

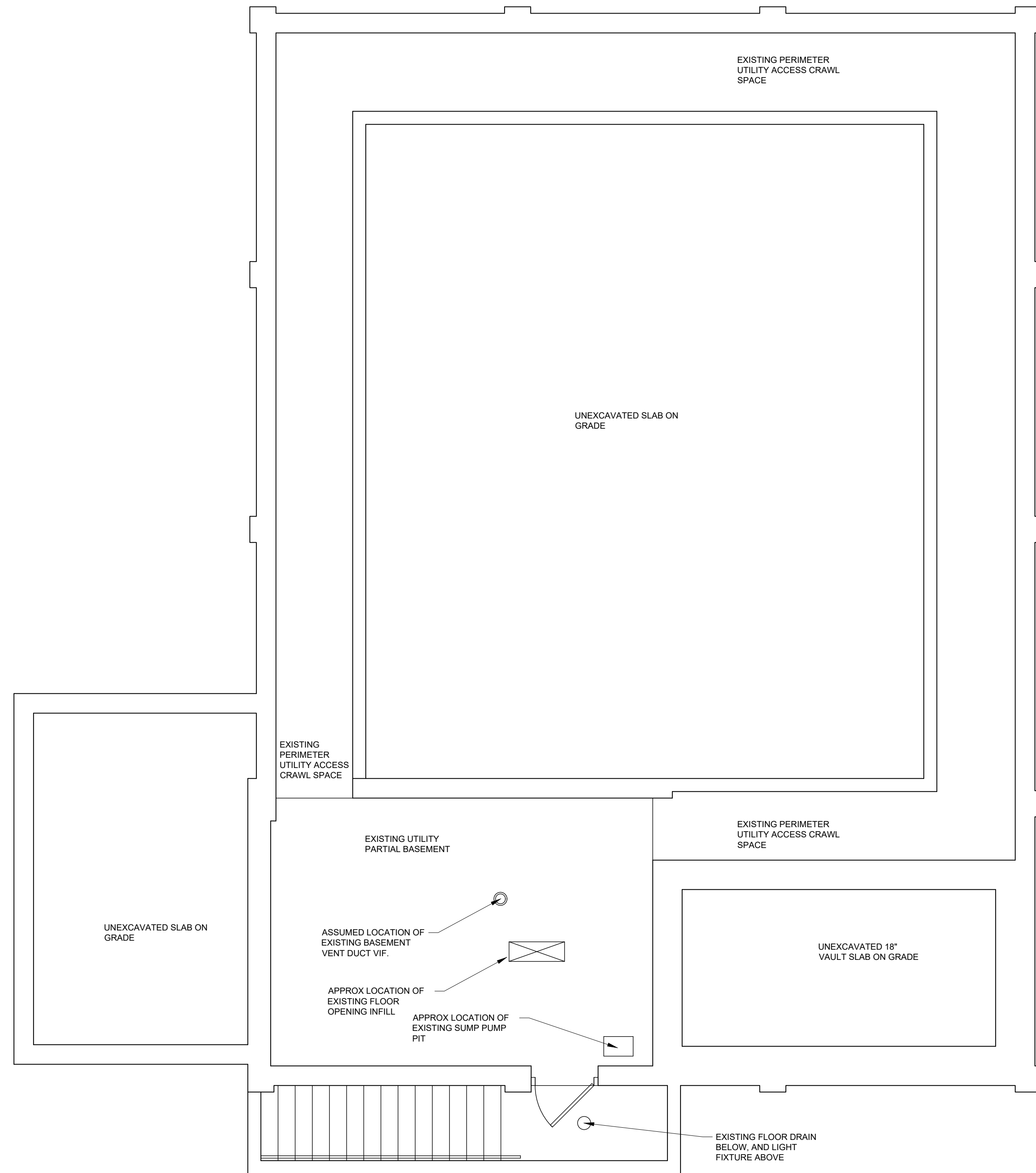


1 ARCHITECTURAL SITE PLAN
ASP1 3/32" = 1'-0"

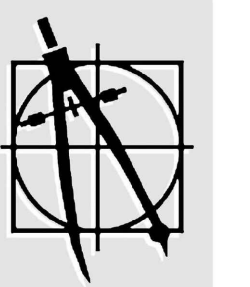
Description	Date
DWG ISSUE & REVISION HISTORY	
Stamp	
Project Title: DISPENSARY 1640 BARNUM AVE BRIDGEPORT, CT 06610	
Drawing Title: ARCHITECTURAL SITE PLAN	
Project Number	2024.29
Scale	AS NOTED
Drawn By	WAM
Checked By	JWD
Date	6/28/2024
Drawing Number	ASP1



1 FIRST FLOOR PLAN
A1 1/4" = 1'-0"



2 BASEMENT FLOOR PLAN
A1 1/4" = 1'-0"



Dean Associates
Architects Incorporated
Architecture & Interior Design

7 Kimball Lane Suite E6
Lynnfield MA 01940
p: 781.397.8092 f: 781.397.8094
www.deanassoc.com



Description	Date
DWG ISSUE & REVISION HISTORY	

Stamp

Project Title:
**DISPENSARY
1640 BARNUM AVE
BRIDGEPORT, CT 06610**

Drawing Title:
**PROPOSED
FIRST FLOOR AND
BASEMENT FLOOR
PLAN**

Project Number	2024.29
Scale	AS NOTED
Drawn By	WAM
Checked By	JWD
Date	6/28/2024

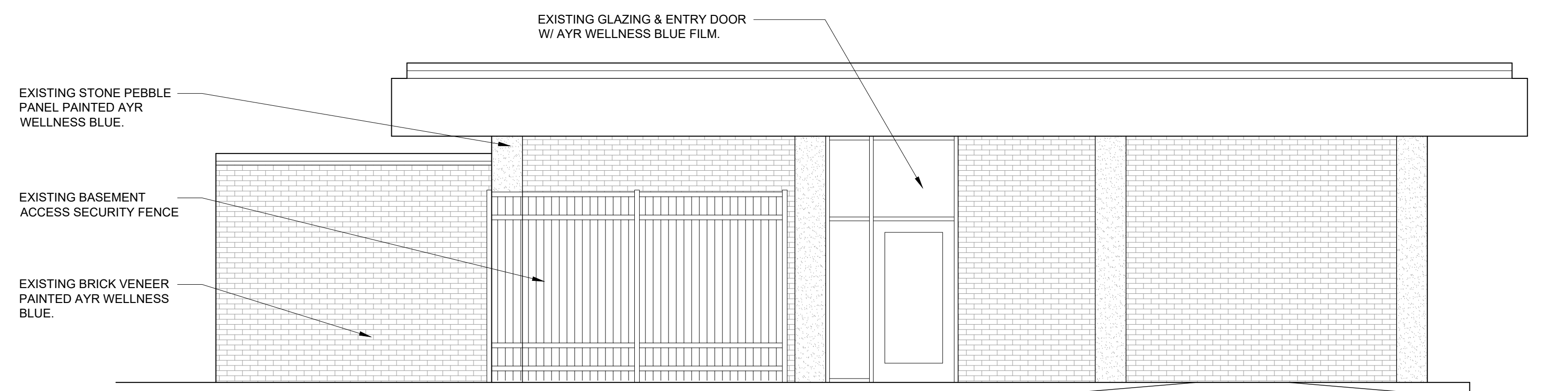
Drawing Number
A1



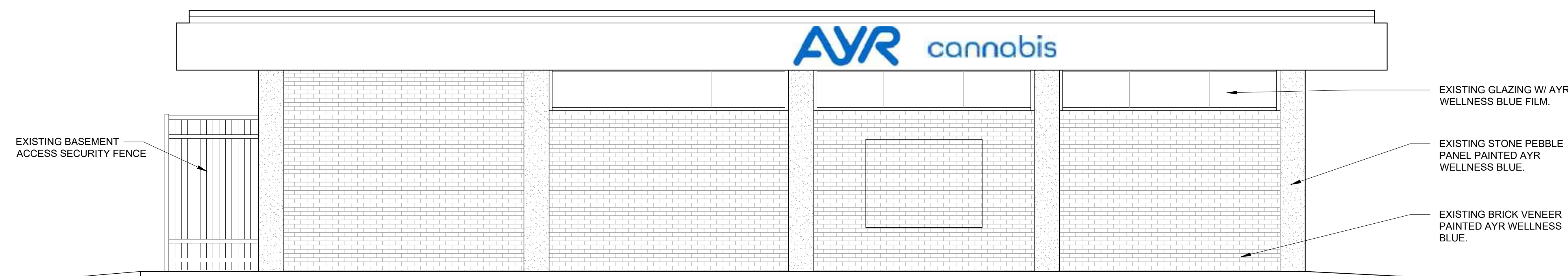
1 FRONT ELEVATION
A3 1/4" = 1'-0"



2 RIGHT ELEVATION
A3 1/4" = 1'-0"



3 REAR ELEVATION
A3 1/4" = 1'-0"



4 LEFT ELEVATION
A3 1/4" = 1'-0"



5 PROPOSED RENDERINGS
A3 NTS

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7 Kimball Lane Suite E6
Lynnfield MA 01940
p: 781.397.8092 f: 781.397.8094
www.deanassoc.com



Description	Date
DWG ISSUE & REVISION HISTORY	

Stamp

Project Title:
**DISPENSARY
1640 BARNUM AVE
BRIDGEPORT, CT 06610**

Drawing Title:
**PROPOSED
EXTERIOR
ELEVATIONS**

Project Number	2024.29
Scale	AS NOTED
Drawn By	WAM
Checked By	
Date	6/28/2024

Drawing Number
A3



Secretary of the State of Connecticut Certificate of Organization

Domestic Limited Liability Company

Filing Details

Filing Number: 0011764605

Filed On: 4/13/2023 2:38:52 PM

Primary Details

Name of Limited Liability Company: Connecticut Retail Solutions, LLC

Business ALEI: US-CT.BER:2768658

Business Email Address: ctreailllc@gmail.com

NAICS Information: All Other Miscellaneous Store Retailers (except Tobacco Stores) (453998)

Business Location

Principal Office Address: 33 Sargeant Avenue, Hartford, CT, 06105, United States

Mailing Address: 33 Sargeant Avenue, Hartford, CT, 06105, United States

Appointment of Registered Agent

Type: Business

Agent's Name: WINSHIP SERVICE CORPORATION

Agent's ALEI: US-CT.BER:0232953

Business Address: ONE CONSTITUTION PLAZA C/O SHIPMAN & GOODWIN
LLP, HARTFORD, CT, 06103, United States

Mailing Address: ONE CONSTITUTION PLAZA C/O SHIPMAN & GOODWIN
LLP, HARTFORD, CT, 06103, United States

Agent Appointment Acceptance

Agent Signature: Heather Lanzano

Title: Assistant Secretary

This signature has been executed electronically

Manager or Member Information



Secretary of the State of Connecticut Certificate of Organization

Domestic Limited Liability Company

<i>Name</i>	<i>Title</i>	<i>Business Address</i>	<i>Residence Address</i>
Sole Justice, LLC	Manager	33 Sargeant Avenue, Hartford, CT, 06105, United States	N/A

Acknowledgement

I hereby certify and state under penalties of false statement that all the information set forth on this document is true.

I hereby electronically sign this document on behalf of:

Name of Organizer: Tiana Hercules
Organizer Title: Organizer

Filer Name: Heather Lanzano
Filer Signature: Heather Lanzano
Execution Date: 04/13/2023

This signature has been executed electronically



Secretary of the State of Connecticut Annual Report

FILING DETAILS

Filing Number: 0012430387 Report Year: 03/31/2024
Filing Fee: \$80.00 Due Date:
Filed On: 5/20/2024 1:31:30 PM

PRIMARY DETAILS

Business Type: Domestic
Legal Structure: LLC
Business Name: Connecticut Retail Solutions, LLC
Business ALEI: US-CT.BER:2768658

	<i>Existing Information</i>	<i>Updated Information</i>
Business Email Address:	ctretailllc@gmail.com	tiana@ladyjanect.com
NAICS Information:	All Other Miscellaneous Store Retailers (except Tobacco Stores) (453998)	All Other Miscellaneous Retailers (459999)

BUSINESS LOCATION

	<i>Existing Information</i>	<i>Updated Information</i>
Principal Office Address:	33 Sargeant Avenue Hartford, CT 06105 United States	33 Sargeant St Hartford, CT 06105-1450 United States
Mailing Address:	33 Sargeant Avenue Hartford, CT 06105 United States	33 Sargeant St Hartford, CT 06105-1450 United States



Secretary of the State of Connecticut Annual Report

AGENT INFORMATION

Type: Business
 Agent's Name: WINSHIP SERVICE CORPORATION
 Agent's ALEI: US-CT.BER:0232953

	<i>Existing Addresses</i>	<i>Updated Addresses</i>
Business Address:	ONE CONSTITUTION PLAZA C/O SHIPMAN & GOODWIN LLP HARTFORD, CT 06103 United States	No update
Mailing Address:	ONE CONSTITUTION PLAZA C/O SHIPMAN & GOODWIN LLP HARTFORD, CT 06103 United States	No update

CURRENT PRINCIPAL INFORMATION

This section contains principals already on record who remained the same as part of this report; updates to address or title information is displayed as applicable.

Principal Name:	Sole Justice, LLC	
	<i>Existing Information</i>	<i>Updated Information</i>
Title:	Manager	No Update
Business Address:	33 Sargeant Avenue, Hartford, CT, 06105, United States	No Update
Residence Address:	None	No Update



Secretary of the State of Connecticut Annual Report

ACKNOWLEDGEMENT

I hereby certify and state under penalties of false statement that all the information set forth on this document is true.

I hereby electronically sign this document on behalf of:

Name of Authorizer: Sole Justice, LLC
Authorizer Title: Manager

Filer Name: Tiana Hercules
Filer Signature: Tiana Hercules
Execution Date: 05/20/2024

This signature has been executed electronically

PETITION TO THE BOARD OF APPEALS
City of Bridgeport, Connecticut

The undersigned presents the following petition for:

(Check all that Apply)

Variance Appeal from Zoning Officer Extension of Time Permit / Modification of Plan of Development Request for Re-hearing Change of Condition(s) of Approval; pursuant to the Zoning Regulations of the City of Bridgeport and/or the General Statutes of the State of Connecticut as to the premises located at:

371 & 378 East Main Street

Zone NX3 Row House
(Zone Classification)

On the South side of the Nichols street about 0 feet East & West from
(North, South, East, West) (North, South, East, West)

East Main Street

Block : 36/808
36/825

Lot: 2
21

Dimension of Lot in Question Nichols St. 483', Pembroke St. 45', State Highway Line, East Main St. 143' + Nichols St. 104', East Main St. 165', State Highway Line 184', State Highway Line 103'

1. NAME OF PETITIONER / BUSINESS Eaton Enterprises, LLC

(Print)

2. PETITIONERS INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Developer

3. HAS ANY PREVIOUS PETITION BEEN FILED? No IF SO, GIVE DATE OF HEARING _____

(Yes or No)

4. DESCRIBE PROPOSED DEVELOPMENT Sub-Divide site for Development of 29 lots for 2 bedroom

Townhouses

5. THIS PETITION RELATES TO: Check all that Apply

Setback Coverage Landscaping Lot Area and Width Floor Area Height Parking Extension or Enlargement of Non-Conforming Use and/or Building Coastal Area Management Approval Liquor Use Other: Primary Street Wall of 85% min. for 4 of the 29 lots

6. USE TO BE MADE OF PROPERTY Townhouses on individual lots

7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)? The 85% primary street wall is not practicable when a driveway or other unusable land is incorporated in to the lot.

PETITIONER *Patrick M. Rose* / Patrick M. Rose DATE 7/12/2024
(Signature) (Print)

If signed by agent, state capacity (lawyer, builder, etc) Architect / prose@rosetiso.com
(Email)

Mailing Address 35 Brentwood Avenue, Fairfield, CT 06825 203-610-6262
(Zip Code) (Phone #)

PROPERTY OWNERS ENDORSEMENT _____ Print _____
(If other than owner) (Signature)

Subscribe & Sworn to before me this _____ day of _____ 20_____
Notary Public in & for the County of Fairfield, State of Connecticut.

Note: READ CAREFULLY BEFORE FILLING OUT THIS PETITION

All questions must be answered in detail! (use separate sheet if necessary).

The Petitioner or Agent for, must adhere to the attached check list or it will not be possible for The Zoning Board of Appeals to process this petition.

NO PETITION RECEIVED BY MAIL CAN BE ACCEPTED.

**PLEASE MAKE CHECK PAYABLE TO ZONING BOARD OF APPEALS
(REFER TO ZONING DEPARTMENT AS TO FEES 203-576-7217)**

FEE RECEIVED: _____ DATE: _____, 20____ Clerk _____



ZONING BOARD OF APPEALS
APPLICATION CHECKLIST
CITY OF BRIDGEPORT
203-576-7217

Required Information

- All items must be submitted in sets of (11) Eleven
- All plans & drawings must be full size (24"x36"), drawn to scale and in a PROFESSIONAL manner and must include a title block noting the name, address & telephone number of preparer.
- Site Development Plan prepared in accordance with Sec. 14-2-3b of the Bridgeport Zoning Regulations. Include the Zone Development Standards table indicating both required as well as the proposed Standards.
- Elevation views of a proposed new structure or elevation views of an existing building where an addition or change is proposed.
- Floor plan of building(s) or section of building(s) being considered by the Board.
(All sets FOLDED DOWN to 8" x 12")
- A Design Standard submission for new developments.
- A written statement citing the specific provision(s) of the Regulations from which the variance is sought.
- A list of the names & addresses of all property owners within 100 ft of all property lines of the subject property. The Tax Assessor's Office (Room 105) can assist with this information or visit the COB website: <http://gis.cdm.com/BridgeportCT/map.htm>
- All applications must include the following:
 - a) Mailing address & zip code of petitioner or authorized agent.
 - b) Daytime telephone number of petitioner or authorized agent.
 - c) Signature of owner(s) & applicant(s)
 - d) Filing fee - cash, check or money order payable to the ZONING BOARD OF APPEALS or BPT. ZBA.
- All items submitted must be saved and properly installed on a USB flash drive. The information on the USB flash drive must include the application, site plans, and all other hard copy information (landscaping, floor elevations, etc) that will be submitted. It also must be labelled with the property address and the date of hearing. All plans and paper work that is submitted to the zoning office must be FOLDED (8"x12" or smaller) and Collated into 11 separate packets.

- Notes:
1. Applications that do not provide ALL of the above required information will be considered "incomplete" and will be not be accepted. Applications will be limited to the first 10 submitted, regardless of the submission deadline.
 2. No application will be assigned for a public hearing until such time as the City Engineering Department has reviewed and submitted comments to the Zoning Office.
 3. A Use Variance approval by the Z.B.A. requires a Site Plan Review by the Planning & Zoning Commission as set forth in Section 14-2-2. This approval may be in addition to other requirements of the Zoning Regulations. All required approvals must be obtained prior to the use and/or development of any parcel granted a Variance.
 4. Proposed signs are not accepted as part of any petition. Signage is regulated under Sec. 11-7 of the Zoning Regulations.

Applicant's Signature

Date

Reviewers Initials

Date



Multi-Family Housing, East Main Street & Nichols Street, Bridgeport, CT

Project Overview:

The project site is located in two parcels one at 378 East Main Street and one at 371 East Main Street in Bridgeport, Connecticut.

The proposed project involves the sub-division of the 1.769Ac. properties into 29 building lots for two bedroom Row Houses with common access to parking in the rear of the buildings. The Row Houses will be clustered in six, five, four and three unit Row House buildings. Development will include buildings, driveways, utilities and parking area. Project requires approval for Municipal Coastal Site Plan Review.

Current application:

The current Zone is NX3 Mixed Residential 1 Zone and the Building Type being used for Zone is Row Building. The Row House units shall have an entry at street level a minimum of 18" above grade, an entrance in the rear and garage entry in the rear. Each Row House shall be two bedroom, two and one half baths with a one car garage and parking space behind garage. Each lot shall be serviced by electrical, water, gas & sewer. Due to 3.70.4 Item 2 requires that 85% of the street frontage be occupied by a building we require a waiver for two townhouses that have a driveway adjacent and two townhouses that have extra land at the corner of East Main Street & Nichols Street due to the irregular shape of the lot in this location.

371 East Main Street

Parcel_ID	LOCATION	SLH_OWN_NA	SLH_CO_(SLH_OWN_AD	SLH_CITY	SLH_STT	SLH_ZIP
825-21	378 EAST MAIN ST	BLD-WF LLC	10 EAST MAIN ST STE 201	BRIDGEPORT	CT	06608
824-6	245 NICHOLS ST #247	RIVERA SAMUEL	245 NICHOLS ST #247	BRIDGEPORT	CT	06608-2708
824-3	432 EAST MAIN ST #438	432 EAST MAIN LLC	48 DELAWARE RD	EASTON	CT	06612
809-11A	439 EAST MAIN ST #449	2068 MAIN LLC	4403 15TH AVE SUITE 215	BROOKLYN	NY	11219
824-1	458 EAST MAIN ST #464	FOCUS POINTE LLC	24 LINDEN STREET	MANHASSETT	NY	11030

378 East Main Street

Parcel_ID	LOCATION	SLH_OWN_NA	SLH_CO_OWN	SLH_OWN_AD	SLH_CITY	SLH_STT	SLH_ZIP
839-3	353 NICHOLS ST #359	STILLMAN & NICHOLS LLC		565 ELLSWORTH AVE	NEW HAVEN	CT	06511
808-2	371 EAST MAIN ST #377	BLD-WF LLC		10 EAST MAIN STREET SUITE 201	BRIDGEPORT	CT	06608
839-2	444 PEMBROKE ST #446	RODRIGUEZ JOSE F JR	NATALIE ACEVEDO	444 PEMBROKE ST #446	BRIDGEPORT	CT	06608-2603
824-12	441 PEMBROKE ST	REBOIRA RAYMOND		441 PEMBROKE ST	BRIDGEPORT	CT	06608
809-10	411 EAST MAIN ST #425	EAST MAIN ST		320 QUINNIPIAC AVE SUITE 4F	NEW HAVEN	CT	06513
824-3	432 EAST MAIN ST #438	432 EAST MAIN LLC		48 DELAWARE RD	EASTON	CT	06612
824-7B	263 NICHOLS ST	HOUSING AUTHORITY CITY OF BPT		376 EAST WASHINGTON AVE	BRIDGEPORT	CT	06608
809-11A	439 EAST MAIN ST #449	2068 MAIN LLC		4403 15TH AVE SUITE 215	BROOKLYN	NY	11219
839/2A							

NOTES

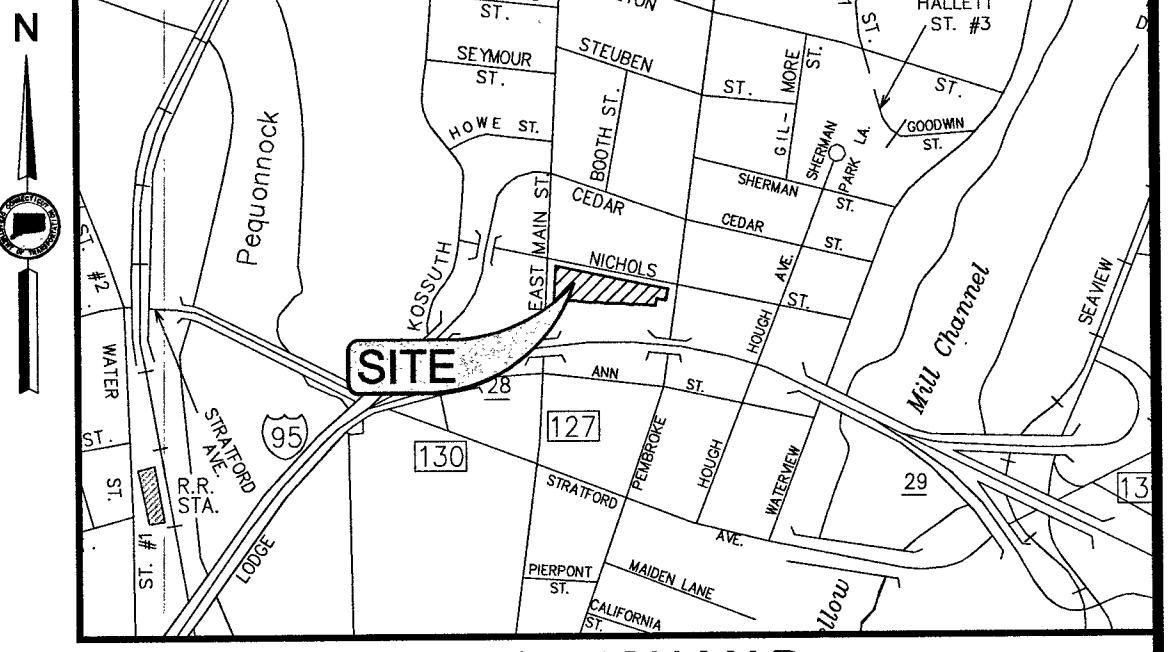
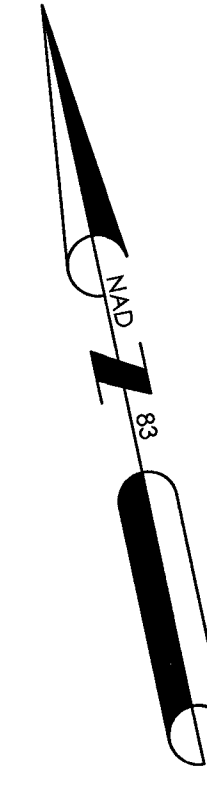
- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A **PROPERTY 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 **CONVEYANCE** PURPOSES.
- THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
- ALL IMPROVEMENTS SHOWN BASED ON FIELD EVIDENCE FOUND.
- HORIZONTAL COORDINATES REFER TO THE CONNECTICUT COORDINATE SYSTEM OF 1983 (NAD83). ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - MAP ENTITLED "CONNECTICUT, DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAYS, RIGHT OF WAY MAP, TOWN OF BRIDGEPORT, CONNECTICUT TURNPIKE FROM THE FAIRFIELD-BRIDGEPORT TOWN LINE EASTERLY TO THE BRIDGEPORT-STRATFORD TOWN LINE" SCALE: 1" = 80', DATED AUGUST 19, 1974; LAST REVISED 12/20/96 PREPARED BY THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION AS MAP NUMBER 15-03, SHEET 7 OF 9 AND FOUND ON FILE IN THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION DISTRICT 3 SURVEYS.
 - MAP ENTITLED "TOWN OF BRIDGEPORT, MAP SHOWING LAND ACQUIRED FROM LEONARD RICCIO ET ALS. BY THE STATE OF CONNECTICUT, GREENWICH-KILLINGLY EXPRESSWAY, SCALE: 1" = 40', DATED JANUARY 1955, PREPARED BY THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION AS MAP NUMBER 15, PROJECT 31, SHEET 1 OF 1 AND FOUND ON FILE IN THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION DISTRICT 3 SURVEYS.
 - CITY OF BRIDGEPORT ENGINEERING PIN SHEET DEPICTING **BLOCK 825**

NOTES-Continued

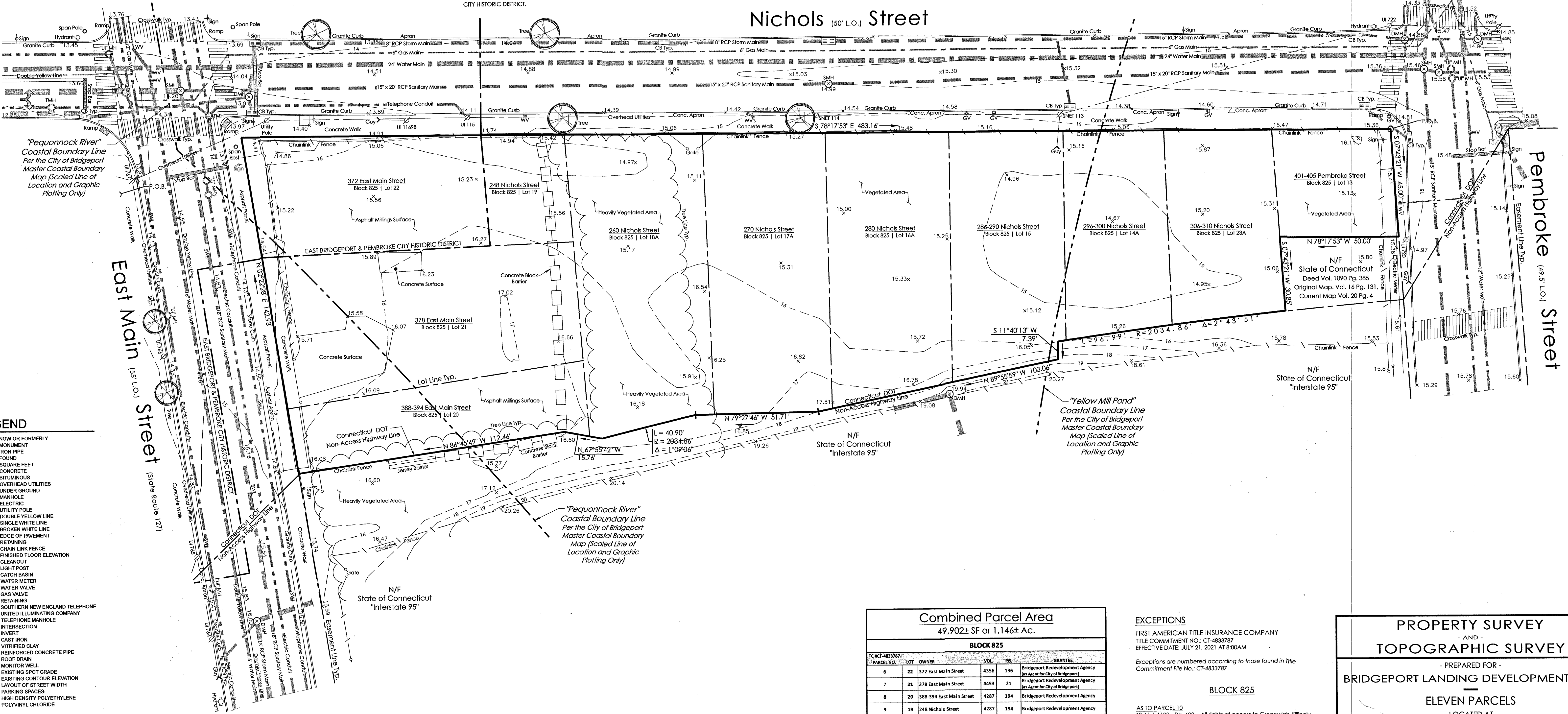
- REFERENCE TO OTHER INSTRUMENTS:
 - BLOCK 825**
VOL. 1123 PG. 623 260 NICHOLS STREET - WAIVE AND RELINQUISHES ALL RIGHTS OF ACCESS... (MAP VOL. 20 PG. 60) (LOT 18A)
VOL. 1113 PG. 29 270 NICHOLS STREET - DENIAL OF ACCESS TO EXPRESSWAY BY CERTIFICATE OF CONDEMNATION... (MAP VOL. 19 PG. 15) (LOT 17A)
VOL. 1120 PG. 537 280 NICHOLS STREET - WAIVE AND RELINQUISHES ALL RIGHTS OF ACCESS... (MAP VOL. 19 PG. 14) (LOT 16A)
VOL. 1122 PG. 65 296-300 NICHOLS STREET - WAIVE AND RELINQUISHES ALL RIGHTS OF ACCESS... (MAP VOL. 18 PG. 92) (LOT 14A)
VOL. 1145 PG. 630 306-310 NICHOLS STREET - DENIAL OF ACCESS TO EXPRESSWAY BY CERTIFICATE OF CONDEMNATION... (MAP VOL. 18 PG. 96) (LOT 23A)
 - ASSESSOR'S REFERENCE:
MAP 36 | BLOCK 825 | LOTS 13, 14A, 15, 16A, 17A, 18A, 19, 20, 21, 22, 23A
 - PARCEL IS LOCATED WITHIN THE **O-R** ZONING DISTRICT.
 - SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 441G OF 626, COMMUNITY BRIDGEPORT, CITY OF NUMBER 090002 PANEL 0411 SUPPLX G, MAP NUMBER 0901C041G, MAP REVISED JULY 8, 2013. THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS **TONE X (UNSHADED)**.

NOTES-Continued

- PARCELS DEPICTED HEREON ARE LOCATED WITHIN THE PEQUONNOK RIVER AND THE YELLOW MILL CHANNEL COASTAL BOUNDARY - RESIDENTIAL ZONE. SEE COASTAL MASTER PLAN OF BRIDGEPORT, CONNECTICUT SHEET 3 OF 4, SCALE: 1"=500', DATED AUGUST 1982, LAST REVISED NOVEMBER 18, 1982 AND PREPARED BY KASPER ASSOCIATES, INC.
- RECORD MAPS, DEEDS, AND OTHER DRAWINGS IN THE FILES OF VARIOUS DEPARTMENTS OF THE CITY OF BRIDGEPORT EVIDENCE DISCREPANCIES, IN SOME CASES SIGNIFICANT, WITH RESPECT TO LINES OF TITLE (INCLUDING STREET LINES) DISCREPANCIES HAVE BEEN FOUND WITH THE LINES OF TITLE EVIDENCED IN THE DOCUMENTS REFERENCED HEREIN AND DO NOT NECESSARILY AGREE WITH PINS, PIPES, MONUMENTS, ETC., FOUND OR WITH OTHER PHYSICAL EVIDENCE FOUND. THE CITY OF BRIDGEPORT HAS ESTABLISHED STREET LINES IN THE SUBJECT AREA; HOWEVER, ORIGINAL MONUMENTATION HAS BEEN REMOVED OR NOT FOUND. THE PROPERTY LINES, INCLUDING THE STREET LINES DEPICTED AND NOTED HEREON REPRESENT THE APPARENT "BEST FIT" OF THESE CONFLICTING ELEMENTS AND ARE CONSIDERED TO BE THOSE WHICH ARE TO BE MOST LIKELY CORRECT AND ARE SUBJECT TO ANY REVISION OR CORRECTION WHICH MAY BE REQUIRED BY APPROPRIATE LEGAL PROCEEDINGS OR BY DISCOVERY OF ADDITIONAL INFORMATION.
- IT IS UNDERSTOOD THE PARCEL(S) DEPICTED HEREON MAY BE SUBJECT, BUT NOT LIMITED TO, ADDITIONAL EASEMENTS, COVENANTS, DECLARATIONS, RESTRICTIONS OF ANY KIND AND RIGHTS TO OTHERS AS MAY APPEAR ON RECORD AND/OR IN PRIVATE.
- LOT 22 IN BLOCK 825 IS LOCATED WITHIN THE EAST BRIDGEPORT AND PEMBROKE CITY HISTORIC DISTRICT.



LOCATION MAP
SCALE: 1" = 800'



LEGEND

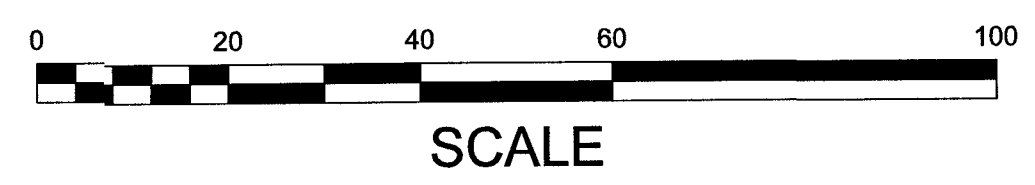
N/F	NOW OR FORMERLY
MON.	MONUMENT
I.P.	IRON PIPE
FND.	FOUND
S.F.	SQUARE FEET
CONC.	CONCRETE
BIT.	BITUMINOUS
OHU	OVERHEAD UTILITIES
UG	UNDER GROUND
MH	MANHOLE
ELEC.	ELECTRIC
U	UTILITY POLE
DYL	DOUBLE YELLOW LINE
SWL	SINGLE WHITE LINE
BWL	BROKEN WHITE LINE
EDP	EDGE OF PAVEMENT
RET.	RETAINING
CLF	CHAIN 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
MW	MONITOR WELL
x 8.65	EXISTING SPOT GRADE
-100-	EXISTING CONTOUR ELEVATION
L.O.	LAYOUT OF STREET WIDTH
(2)	PARKING SPACES
HDPE	HIGH DENSITY POLYETHYLENE
PVC	POLYVINYLCHLORIDE
(T)	EXISTING DECIDUOUS TREE
(C)	EXISTING CONIFER TREE

SCALE: 1"=20'
FIELD FILE: steelpointe_north_survey.rw5
PROJECT NO.: CD1478
DATE: February 2, 2021
CAD FILE: Steelpointe North PS.dwg
SHEET 1 OF 1
REV: Attorney Comments 09-22-2021



CERTIFICATION TO
This survey is made for the benefit of:
Title Company: First American Title Insurance Company
Additional Parties: Bridgeport Landing, LLC and BLD-WF, LLC
To the best of my knowledge and belief this map is substantially correct as noted here.

WASHINGTON CABEZAS, JR. PEL 70210



Combined Parcel Area
49,902± SF or 1.146± Ac.

BLOCK 825					
PARCEL NO.	LOT	OWNER	VDL	PG.	GRANTEE
6	22	372 East Main Street	4356	136	Bridgeport Redevelopment Agency (as Agent for City of Bridgeport)
7	21	378 East Main Street	4453	21	Bridgeport Redevelopment Agency (as Agent for City of Bridgeport)
8	20	388-394 East Main Street	4287	194	Bridgeport Redevelopment Agency
9	19	248 Nichols Street	4287	194	Bridgeport Redevelopment Agency (as Agent for City of Bridgeport)
10	18A	260 Nichols Street	4323	96	Bridgeport Redevelopment Agency (as Agent for City of Bridgeport)
11	17A	270 Nichols Street	4310	69	Bridgeport Redevelopment Agency
12	16A	280 Nichols Street	4299	197	Bridgeport Redevelopment Agency
13	15	286-290 Nichols Street	4299	195	Bridgeport Redevelopment Agency
14	14A	296-300 Nichols Street	4299	190	Bridgeport Redevelopment Agency
15	23A	306-310 Nichols Street	4299	188	Bridgeport Redevelopment Agency
16	13	401-405 Pembroke Street	4323	90	Bridgeport Redevelopment Agency (as Agent for City of Bridgeport)

- EXCEPTIONS**
- FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT NO.: CT-4833787
EFFECTIVE DATE: JULY 21, 2021 AT 8:00AM
- Exceptions are numbered according to those found in Title Commitment File No.: CT-4833787
- BLOCK 825**
- AS TO PARCEL 10**
13, Vol. 1123 PG. 623 All rights of access to Greenwich-Killingly Expressway relinquished (dated June 20, 1956)
- AS TO PARCEL 11**
14, Vol. 1113 PG. 29 Denial of access to Expressway by Certificate of Condemnation (dated June 6, 1956)
- AS TO PARCEL 12**
15, Vol. 1120 PG. 537 Denial of access (dated June 6, 1956)
- AS TO PARCEL 14**
16, Vol. 1122 PG. 65 Rights of access denied (dated August 22, 1956)
- AS TO PARCEL 15**
17, Vol. 1145 PG. 630 Denial of access to Greenwich-Killingly Expressway (dated August 20, 1957)

PROPERTY SURVEY
- AND -
TOPOGRAPHIC SURVEY

- PREPARED FOR -
BRIDGEPORT LANDING DEVELOPMENT, LLC

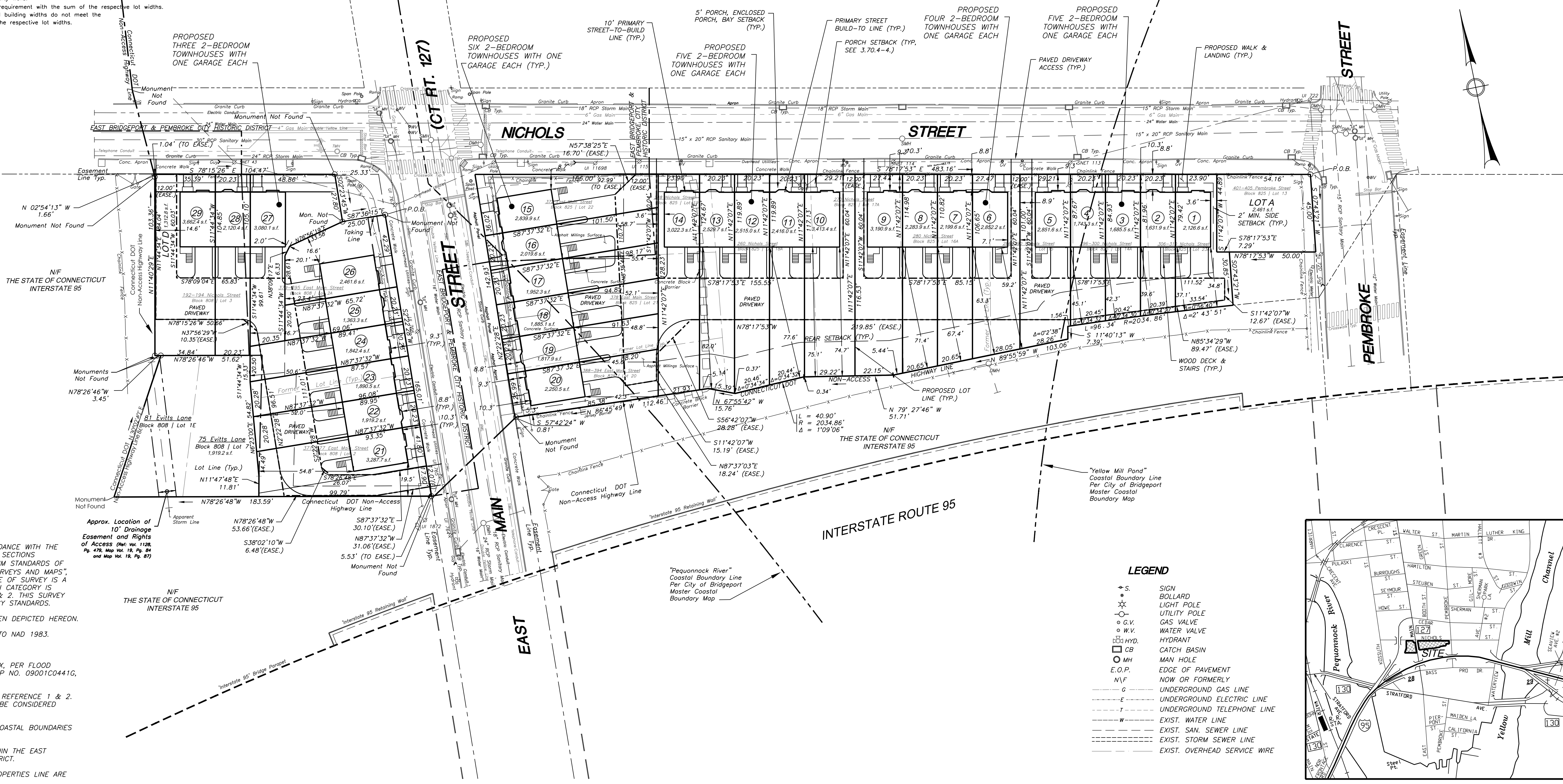
- LOCATED AT -
"STEELPOINTE NORTH"
EAST MAIN STREET (STATE ROUTE NO. 127),
NICHOLS STREET & PEMBROKE STREET
BRIDGEPORT, CONNECTICUT

- ASSESSOR'S REFERENCE -
MAP 36 | BLOCK 825 | LOTS 22, 21, 20, 19, 18A, 17A, 16A, 15, 14A, 23A & 13

SHEET 1 OF 1
FEBRUARY 2, 2021 WASHINGTON CABEZAS, JR., PE, LS SCALE: 1" = 20'

ZONE NX3 - ROWBLDG.	STANDARDS	LOT A PROPOSED	LOT 1 PROPOSED	LOT 2 PROPOSED	LOT 3 PROPOSED	LOT 4 PROPOSED	LOT 5 PROPOSED	LOT 6 PROPOSED	LOT 7 PROPOSED	LOT 8 PROPOSED	LOT 9 PROPOSED	LOT 10 PROPOSED	LOT 11 PROPOSED	LOT 12 PROPOSED	LOT 13 PROPOSED	LOT 14 PROPOSED	LOT 15 PROPOSED	LOT 16 PROPOSED	LOT 17 PROPOSED	LOT 18 PROPOSED	LOT 19 PROPOSED	LOT 20 PROPOSED	LOT 21 PROPOSED	LOT 22 PROPOSED	LOT 23 PROPOSED	LOT 24 PROPOSED	LOT 25 PROPOSED	LOT 26 PROPOSED	LOT 27 PROPOSED	LOT 28 PROPOSED	LOT 29 PROPOSED	
3.70.4 BUILDING LOCATION	—																															
1.) LOT WIDTH	14 ft. min.*	45.00 ft.	23.90 ft.	20.23 ft.	20.23 ft.	20.23 ft.	29.21 ft.*	27.47 ft.	20.23 ft.	20.23 ft.	27.47 ft.	29.21 ft.	20.23 ft.	20.23 ft.	20.23 ft.	23.90 ft.	36.02 ft.	20.23 ft.	20.23 ft.	20.23 ft.	20.23 ft.	25.99 ft.	41.8 ft.	20.23 ft.	20.23 ft.	20.23 ft.	20.23 ft.	42.29 ft.	23.90 ft.	20.23 ft.	35.39 ft.	
2.) PRIMARY STREETWALL	85% min.	No Bldg.	85.1%	100.0%	100.0%	100.0%	69.6%***	74.0%***	100.0%	100.0%	74.0%***	69.6%***	100.0%	100.0%	100.0%	85.1%	56.5%***	100.0%	100.0%	100.0%	100.0%	78.3%***	48.7%***	100.0%	100.0%	100.0%	100.0%	48.1%***	41.6%***	100.0%	57.5%***	
3.) FACADE WIDTH PER STREET FRONTAGE	3 min. 10 max units	No Bldg.	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)	5 Units per Building with Lots 1-5 (101.38', 89.1% Total Streetwall)		
4.) PRIMARY STREET TO BUILD LINE	10 ft.	No Bldg.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	10.3 ft.	
5.) PORCH, ENCLOSED PORCH, BAY SETBACK	5 ft. min.	No Bldg.	9.3 ft.	8.8 ft.	9.3 ft.	8.8 ft.	9.3 ft.	8.8 ft.	9.3 ft.	8.8 ft.	9.3 ft.	8.8 ft.	9.3 ft.	8.8 ft.	9.3 ft.	8.8 ft.	9.3 ft.	8.8 ft.	9.3 ft.	8.8 ft.	9.3 ft.	8.8 ft.	9.3 ft.	8.8 ft.	9.3 ft.	8.8 ft.	9.3 ft.	8.8 ft.	9.3 ft.	8.8 ft.	9.3 ft.	
6.) NON-PRIMARY STREET SETBACK	5 ft. min.	No Bldg.	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
7.) SIDE SETBACK	2 ft. min.**	No Bldg.	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**	0 ft.**
8.) SPACE BETWEEN ADJACENT BUILDINGS	6 ft. min.**	No Bldg.	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
9.) REAR SETBACK	20 ft. min.	No Bldg.	34.8 ft.	37.1 ft.	39.6 ft.	42.3 ft.	45.1 ft.	59.2 ft.	63.3 ft.	67.4 ft.	71.4 ft.	74.7 ft.	75.1 ft.	77.6 ft.	81.7 ft.	81.7 ft.	58.7 ft.	55.4 ft.	52.1 ft.	48.8 ft.	45.6 ft.	42.3 ft.	54.8 ft.	52.0 ft.	50.6 ft.	46.7 ft.	23.4 ft.	20.1 ft.	53.5 ft.	62.7 ft.	62.8 ft.	
10.) SITE COVERAGE	80% max.	3.8%	63.7%	79.0%	79.3%	66.8%	71.8%	66.8%	64.3%	62.1%	59.6%	60.0%	58.7%	56.2%	56.1%	52.4%	55.1%	79.3%	78.9%	80.0%	79.7%	60.5%	70.8%	74.0%	75.0%	76.9%	79.4%	43.6%	53.2%	67.0%	62.8%	
3.70.5 PARKING & ACCESSORY STRUCTURES	—																															
1.) PARKING & DRIVEWAY ACCESS	non-primary street	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
2.) IF NO NON-PRIMARY STREET	primary street	No Bldg.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.	Three access points provided on Nichols Street for four buildings.		
3.) DRIVE WIDTH AT SIDEWALK	12 ft. max	n/a	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.
4.) ATTACHED GARAGE SETBACK	rear, min. 15 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	31.7 ft.	
5.) ALLOWED GARAGE DOOR LOCATION (FACADE)	rear, not visible	No Gor.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	Rear Bldg.	
6.) PARKING LOT SIDE & REAR SETBACK	3 ft. min.	No Gor.	17.1 ft.	20.3 ft.	22.0 ft.	25.6 ft.	27.6 ft.	43.3 ft.	46.0 ft.	51.5 ft.	54.2 ft.	56.7 ft.	57.2 ft.	60.5 ft.	64.2 ft.	65.2 ft.	41.2 ft.	39.0 ft.	34.6 ft.	32.5 ft.	28.1 ft.	25.9 ft.	36.6 ft.	36.3 ft.	35.0 ft.	33.8 ft.	3.7 ft.	35.7 ft.	44.8 ft.	44.8 ft.		

*Amendment to §3-70-4(1). Minimum lot width of 14' for row building subdivision where property line is divided by a party wall.
 **Proposed buildings to be divided into individual lots along party walls.
 ***Total building width meets the minimum primary streetwall requirement with the sum of the respective lot widths.
 ****Lots 21, 26, 27, and 29 will need a variance as the total building widths do not meet the minimum primary streetwall requirement with the sum of the respective lot widths.



NOTES:

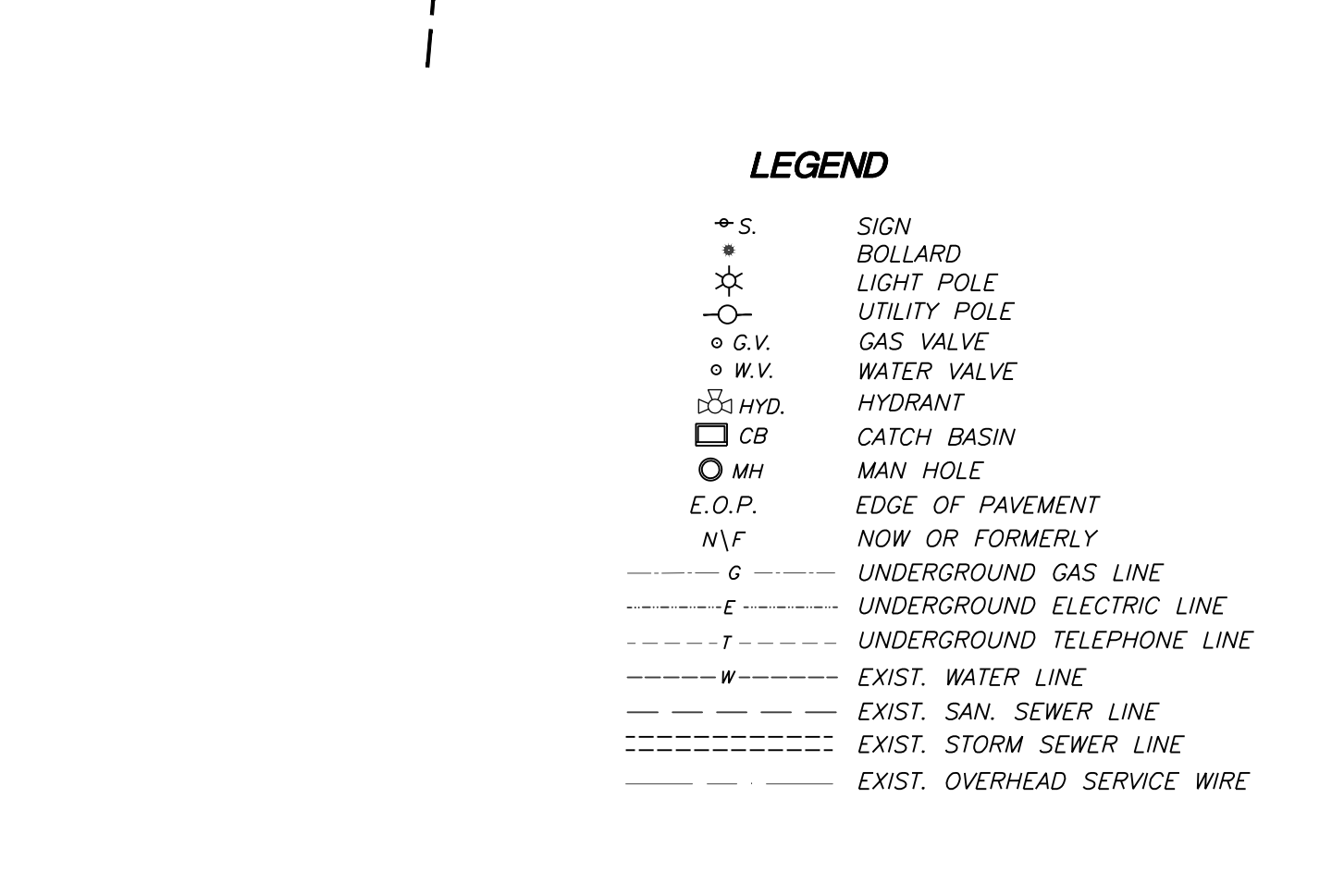
- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THE MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS AS AMENDED ON OCTOBER 26, 2018. THE TYPE OF SURVEY IS A SUBDIVISION MAP. THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY OF MAP REFERENCES 1 & 2. THIS SURVEY CONFORMS TO CLASS A-2 HORIZONTAL ACCURACY STANDARDS.
- ALL MONUMENTATION FOUND OR SET HAS BEEN DEPICTED HEREON.
- HORIZONTAL COORDINATES ARE REFERENCED TO NAD 1983.
- PROPERTIES ARE IN A O-R ZONE DISTRICT.
- PROPERTIES ARE SITUATED IN A FEMA ZONE X, PER FLOOD INSURANCE RATE MAP PANEL 441G, OF 626, MAP NO. 09001C0441G, MAP REVISED JULY 8, 2013.
- UNDERGROUND UTILITIES ARE BASED ON MAP REFERENCE 1 & 2. LOCATIONS OF UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE.
- PORTIONS OF PROPERTIES ARE LOCATED IN COASTAL BOUNDARIES AS DEPICTED HEREON.
- PORTIONS OF PROPERTIES ARE SITUATED WITHIN THE EAST BRIDGEPORT AND PEMBROKE CITY HISTORIC DISTRICT.
- ALL IMPROVEMENTS DEPICTED WITHIN THE PROPERTIES LINE ARE PROPOSED.
- FORMER 379-395 EAST MAIN ST. PARCEL IS SUBJECT TO AN EASEMENT TO SOUTHERN CONNECTICUT GAS COMPANY RECORDED IN VOL. 2702, PG. 131, FOR SERVICE TO A 6 STORY APARTMENT BUILDING, WHICH NO LONGER EXISTS.
- PROPERTY IS SUBJECT TO A "DECLARATION OF RESTRICTIVE USE COVENANT", RECORDED IN VOL. 10657, PG. 171.

MAP REFERENCES:

- "PROPERTY SURVEY AND TOPOGRAPHIC SURVEY, PREPARED FOR BRIDGEPORT LANDING DEVELOPMENT, LLC, ELEVEN PARCELS, LOCATED AT "STEELPOINT NORTH", EAST MAIN STREET, (STATE ROUTE NO. 127), NICHOLS STREET & PEMBROKE STREET, BRIDGEPORT, CONNECTICUT, ASSESSORS REFERENCE MAP 36, BLOCK 825, LOTS 22, 21, 20, 19, 17A, 16A, 15, 14A, 23A, & 13, SHEET 1 OF 1, FEBRUARY 2, 2021, WASHINGTON CABEZAS, JR. PE, LS, SCALE 1" = 20', CABEZAS DEANGELIS, LLC, ENGINEERS & SURVEYORS.
- "PROPERTY SURVEY AND TOPOGRAPHIC SURVEY, PREPARED FOR BRIDGEPORT LANDING DEVELOPMENT, LLC, FIVE PARCELS, LOCATED AT "STEELPOINT NORTH", EAST MAIN STREET, (STATE ROUTE NO. 127), & NICHOLS STREET BRIDGEPORT, CONNECTICUT, ASSESSORS REFERENCE MAP 36, BLOCK 808, LOTS 3, 2A, 2, 1E, & 7 SHEET 1 OF 1, FEBRUARY 2, 2021, WASHINGTON CABEZAS, JR. PE, LS, SCALE 1" = 20', CABEZAS DEANGELIS, LLC, ENGINEERS & SURVEYORS.

LEGEND

- SIGN
- BOLLARD
- LIGHT POLE
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- HYDRANT
- CATCH BASIN
- MAIN HOLE
- EDGE OF PAVEMENT
- N/O.P. NOW OR FORMERLY
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- EXIST. WATER LINE
- EXIST. SAN. SEWER LINE
- EXIST. STORM SEWER LINE
- EXIST. OVERHEAD SERVICE WIRE



PHILIP L. TISO, L.S.
 CONN. LIC. NO. 12324
 NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE SIGNATURE AND THE EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

NO.	REVISIONS	DATE



SUBDIVISION MAP
 OF PROPERTY LOCATED AT
371 & 378 EAST MAIN STREET
 AND BOUNDED ON NICHOLS STREET
BRIDGEPORT, CONNECTICUT
 PREPARED FOR
EATON ENTERPRISES, LLC

ROSE TISO & CO. LLC.
 ARCHITECTS & SURVEYORS & ENGINEERS
 33 BRIGHTON AVENUE, FAIRFIELD, CT 06424
 TEL: (203) 251-0222 FAX: (203) 251-0404
 DATE: DECEMBER 7, 2023
 SCALE: 1" = 30'
 DRAWN BY: PKG
 CHECKED BY: PLT
 SHEET 1 OF 1
 DWG: 2772-M1
 PATH: S:\2772-Rpt.-Nich.dwg

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 **PROPERTY SURVEY** AND **TOPOGRAPHIC SURVEY** BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS 1-2 AND IS INTENDED FOR **CONVEYANCE PURPOSES**.
- THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
- ALL IMPROVEMENTS SHOWN BASED ON FIELD EVIDENCE FOUND.
- HORIZONTAL COORDINATES REFER TO THE CONNECTICUT COORDINATE SYSTEM OF 1983 (NAD83). ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - A. MAP ENTITLED "PLOT PLAN PREPARED FOR AFFORDABLE HOUSING/CHAPMAN LIMITED PARTNERSHIP," SCALE: 1" = 10', DATED JANUARY 8, 1990; LAST REVISED 11/29/1990 PREPARED BY CODESPOT1 & ASSOCIATES.
 - B. MAP ENTITLED "CONNECTICUT, DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAYS, RIGHT OF WAY MAP, TOWN OF BRIDGEPORT, CONNECTICUT TURNPIKE FROM THE FAIRFIELD-BRIDGEPORT TOWN LINE EASTERLY TO THE BRIDGEPORT-STRAITFORD TOWN LINE," SCALE: 1" = 80', DATED AUGUST 19, 1974; LAST REVISED 12/20/96 PREPARED BY THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION AS **MAP NUMBER 15-03, SHEET 7 OF 9** AND FOUND ON FILE IN THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION DISTRICT 3 SURVEYS.
 - C. MAP ENTITLED "TOWN OF BRIDGEPORT MAP SHOWING LAND ACQUIRED FROM THE CITY OF BRIDGEPORT BY THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION FOR STEELPOINTE HARBOR ROADWAY IMPROVEMENTS," SCALE 1"=20', DATED SEPT. 20, 2011; LAST REVISED 4/9/12 PREPARED BY THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION AS **PROJECT NO. 015-000, SERIAL NO. 067, SHEET 9 OF 9** AND FOUND ON FILE IN THE CITY OF BRIDGEPORT ENGINEERING DEPARTMENT.
 - D. MAP ENTITLED "TOWN OF BRIDGEPORT MAP SHOWING LAND EASEMENT & RIGHTS OF ACCESS ACQUIRED FROM EMPIRE REALTY CORP. BY THE STATE OF CONNECTICUT, GREENWICH-KILLINGSBY EXPRESSWAY," SCALE: 1"=40', DATED JUNE 1955; LAST REVISED JULY 1956 PREPARED BY THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION AS PROJECT NO. 31, SERIAL NO. 149, SHEET 1 OF 1 AND SHEET 2 OF 2 AND FOUND ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS **MAP VOL. 19 PG. 84** AND **VOL. 19 PG. 87** RESPECTIVELY.
 - E. CITY OF BRIDGEPORT ENGINEERING PIN SHEET DEPICTING **BLOCK 808**
- REFERENCE TO OTHER INSTRUMENTS:
 - BLOCK 808 ROAD INDEX** "EVITS LANE" - PRIVATE ROAD AS NOTED IN THE ROAD INDEX FOUND IN THE CITY OF BRIDGEPORT ENGINEERING DEPARTMENT.
 - VOL. 4287 PG. 196 75 & 81 EVITS LANE - PARCELS CONVEYED TOGETHER WITH FEE TO EVITS LANE AND RIGHT OF WAY FOR ALL PURPOSES OVER SAID EVITS LANE (LOT 7 & 1E)
 - VOL. 1292 PG. 422 75 & 81 EVITS LANE - PARCELS CONVEYED TOGETHER WITH FEE TO EVITS LANE AND RIGHT OF WAY FOR ALL PURPOSES OVER SAID EVITS LANE (LOT 7 & 1E)
 - VOL. 1121 PG. 323 81 EVITS LANE - TAKING AND DRAINAGE RIGHT OF WAY
 - VOL. 1128 PG. 479 81 EVITS LANE - FULL AND PERPETUAL DRAINAGE EASEMENT
 - VOL. 8587 PG. 115 379 EAST MAIN STREET - TAKING BY STATE OF CONNECTICUT
- ASSESSOR'S REFERENCE: MAP 36 | BLOCK 808 | LOTS 1E, 2, 2A, 3 & 7
- PARCEL IS LOCATED WITHIN THE **O-R** ZONING DISTRICT.
- SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL **441G** OF **426**, COMMUNITY **BRIDGEPORT**, CITY OF. NUMBER **090022** PANEL **041** SUFFIX **G**, MAP NUMBER **090010041G**, MAP REVISED **JULY 8, 2013**. THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS **ZONE X (UNSHADED)**.
- ALL PARCELS DEPICTED HEREON ARE LOCATED WITHIN THE PEQUONNOK RIVER COASTAL BOUNDARY - RESIDENTIAL ZONE. SEE COASTAL MASTER PLAN OF BRIDGEPORT, CONNECTICUT SHEET 3 OF 4, SCALE: 1"=500', DATED AUGUST 1982, LAST REVISED NOVEMBER 18, 1982 AND PREPARED BY KASPER ASSOCIATES, INC.
- RECORD MAPS, DEEDS, AND OTHER DRAWINGS IN THE FILES OF VARIOUS DEPARTMENTS OF THE **CITY OF BRIDGEPORT** EVIDENCE DISCREPANCIES, IN SOME CASES SIGNIFICANT, WITH RESPECT TO LINES OF TITLE (INCLUDING STREET LINES). DISCREPANCIES HAVE BEEN FOUND WITH THE LINES OF TITLE EVIDENCED IN THE DOCUMENTS REFERENCED HEREIN AND DO NOT NECESSARILY AGREE WITH PINS, PIPES, MONUMENTS, ETC. FOUND OR WITH OTHER PHYSICAL EVIDENCE FOUND. THE **CITY OF BRIDGEPORT** HAS ESTABLISHED STREET LINES IN THE SUBJECT AREA; HOWEVER, ORIGINAL MONUMENTATION HAS BEEN REMOVED OR NOT FOUND. THE PROPERTY LINES, INCLUDING THE STREET LINES DEPICTED AND NOTED HEREON REPRESENT THE APPARENT "BEST FIT" OF THESE CONFLICTING ELEMENTS AND ARE CONSIDERED TO BE THOSE WHICH ARE TO BE MOST LIKELY CORRECT AND ARE SUBJECT TO ANY REVISION OR CORRECTION WHICH MAY BE REQUIRED BY APPROPRIATE LEGAL PROCEEDINGS OR BY DISCOVERY OF ADDITIONAL INFORMATION.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. CABEZAS DEANGELIS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CABEZAS DEANGELIS FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT IS CERTIFIED THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CABEZAS DEANGELIS HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL BEFORE YOU DIG, INC. (1-800-922-4455).
- PARCEL(S) DEPICTED HEREON MAY BE SUBJECT, BUT NOT LIMITED TO, ADDITIONAL EASEMENTS, COVENANTS, DECLARATIONS, RESTRICTIONS OF ANY KIND AND RIGHTS TO OTHERS AS MAY APPEAR ON RECORD AND/OR IN PRIVATE.
- LOT 2 AND LOT 2A IN BLOCK 808 ARE LOCATED WITHIN THE EAST BRIDGEPORT AND PEMBROKE CITY HISTORIC DISTRICT.

LEGEND

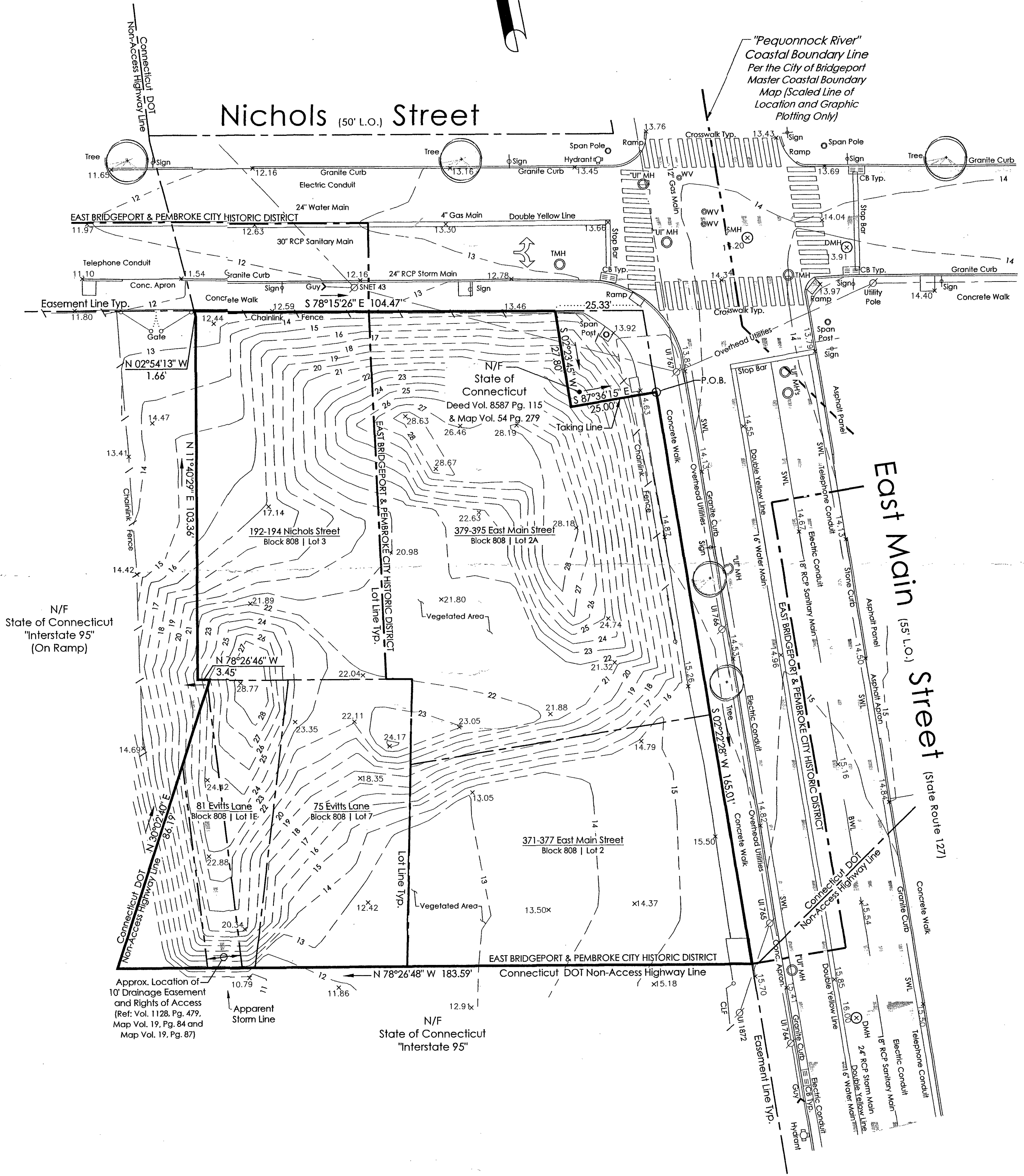
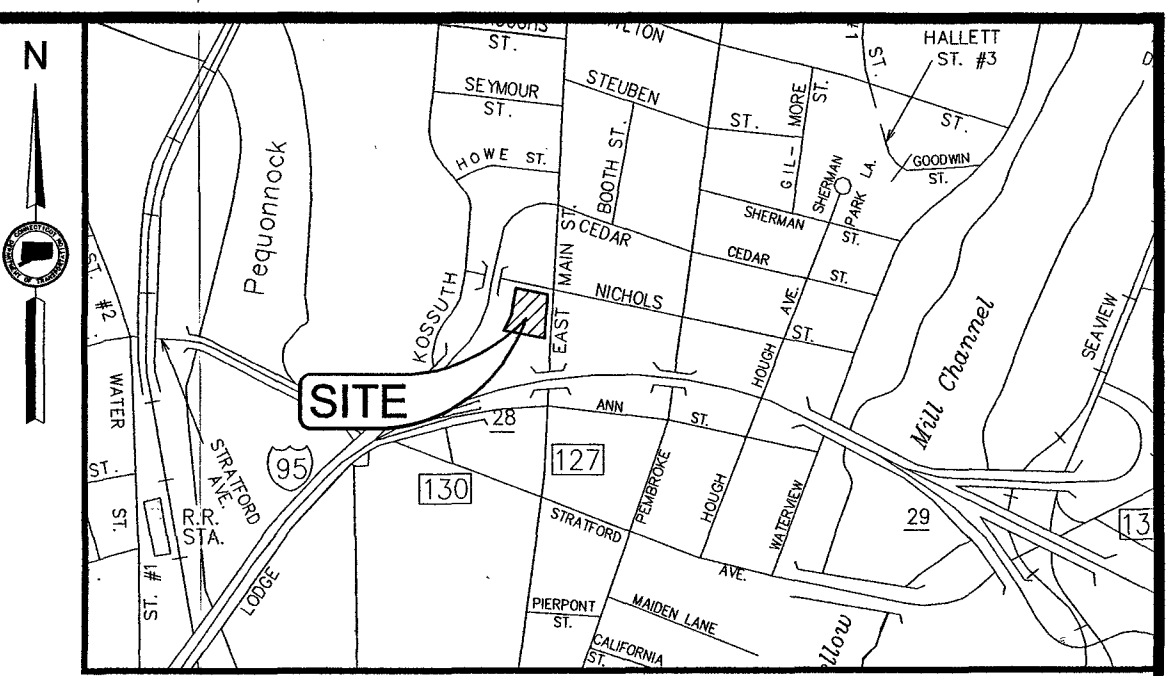
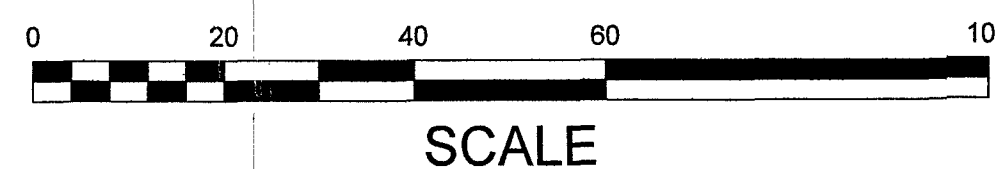
N/F	NOW OR FORMERLY	CB	CATCH BASIN
MON	MONUMENT	WM	WATER METER
IP	IRON PIPE	WV	WATER VALVE
FND	FOUND	GV	GAS VALVE
S.F.	SQUARE FEET	RET.	RETAINING
CONC.	CONCRETE	SNET	SOUTHERN NEW ENGLAND TELEPHONE
BIT.	BITUMINOUS	UL	UNITED ILLUMINATING COMPANY
OHU	OVERHEAD UTILITIES	TMH	TELEPHONE MANHOLE
UG	UNDER GROUND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

SCALE: 1"=20'
 FIELD FILE: steelpointe north survey.rw5
 PROJECT NO. CD1478
 DATE: February 2, 2021
 CAD FILE: Steelpointe North PS.dwg
 SHEET 1 OF 1
 REV: Attorney Comments 09-22-2021

CERTIFICATION TO

This survey is made for the benefit of:
Title Company: First American Title Insurance Company
Additional Parties: Bridgeport Landing, LLC and BLD-WF, LLC
 To the best of my knowledge and belief this map is substantially correct as noted here.

Washington Cabezas, Jr.
 WASHINGTON CABEZAS, JR. PEL 70210



LOCATION MAP
 SCALE: 1" = 800'

Combined Parcel Area
 27,154± SF or 0.623± Ac.

BLOCK 808					
PARCEL NO.	LOT	ADDRESS	VOL.	PG.	GRANTEE
1	3	192-194 Nichols Street	1782	313	City of Bridgeport
2	2A	379-395 East Main Street	4323	102	Bridgeport Redevelopment Agency (as Agent for City of Bridgeport)
3	1E	81 Evits Lane	4287	194	Bridgeport Redevelopment Agency
4	7	75 Evits Lane	4287	194	Bridgeport Redevelopment Agency
5	2	371-377 East Main Street	4323	99	Bridgeport Redevelopment Agency (as Agent for City of Bridgeport)

EXCEPTIONS
 FIRST AMERICAN TITLE INSURANCE COMPANY
 TITLE COMMITMENT NO. CT-4833787
 EFFECTIVE DATE: JULY 21, 2021 AT 8:00AM
 Exceptions are numbered according to those found in Title Commitment File No.: CT-4833787

- BLOCK 808**
- AS TO PARCEL 2
 10. Vol. 2702 Pg. 131 Easement to Southern Connecticut Gas Company (dated January 17, 1997)
 - AS TO PARCEL 3 & 4
 Vesting deed contains appurtenant language regarding Evits Lane. Evits Lane has not been searched
 - AS TO PARCEL 5
 11. Vol. 2619 Pg. 153 Variance - waive regulation prohibiting a residential use in a Light Industrial Zone (dated January 30, 1989)

8-10

DATE APPROVED: 1-7-21
 CITY PLANNING & ZONING COMMISSION BPT, CT.
 ATTEST: *WAB*
 LUCR DIR. [] ZONING ADMIN. []

APPROVED BY: *[Signature]* CITY ENGINEER

APPROVED FOR ZONING COMPLIANCE ONLY
 ZONING DEPARTMENT
 CITY OF BRIDGEPORT, CT
 BY: *[Signature]* DATE: 12-2-21

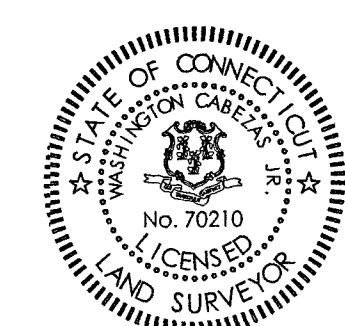
PROPERTY SURVEY
 - AND -
TOPOGRAPHIC SURVEY

- PREPARED FOR -
BRIDGEPORT LANDING DEVELOPMENT, LLC

- LOCATED AT -
"STEELPOINTE NORTH"
 EAST MAIN STREET (STATE ROUTE NO. 127) & NICHOLS STREET
 BRIDGEPORT, CONNECTICUT

- ASSESSOR'S REFERENCE -
 MAP 36 | BLOCK 808 | LOTS 3, 2A, 2, 1E & 7

SHEET 1 OF 1
 FEBRUARY 2, 2021 WASHINGTON CABEZAS, JR., PE, LS SCALE: 1" = 20'





PLANNING & ZONING COMMISSION APPLICATION

1. NAME OF APPLICANT: Budr Holding 3 LLC
 2. Is the Applicant's name Trustee of Record? Yes _____ No X
If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.
 3. Address of Property: N/A
(number) (street) (state) (zip code)
 4. Assessor's Map Information: Block No. N/A Lot No. _____
 5. Amendments to Zoning Regulations: (indicate) Article: 3.140 Section: _____
(Attach copies of Amendment)
 6. Description of Property (Metes & Bounds): _____
 7. Existing Zone Classification: P2
 8. Zone Classification requested: N/A
 9. Describe Proposed Development of Property: The Applicant proposes to amend Sec. 3.140 of the Regulations to permit Cannabis Sales with a maximum floor area of 3,500 SF on properties in the P2 Zone abutting a DX Zone
- Approval(s) requested: Amendment to the Zoning Regulations

Signature: _____ Date: _____
 Print Name: _____

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

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

\$ _____ Fee received Date: _____ Clerk: _____

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

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

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

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

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Tel 203-309-5500

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

July 25, 2024

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

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

Dear Mr. Boucher:

Please accept the following narrative as part of an application to the Bridgeport Planning & Zoning Commission for a text amendment to amend Sec. 3.140.9 of the Bridgeport Zoning Regulations (“Regulations”) regarding Allowed Uses under the Civic Building Type in the P2 Zone to permit the Cannabis Sales Use subject to Certificate of Location Approval on properties abutting a DX Zone where a cannabis sales use is not located on the abutting property and the proposed use does not occupy more than 3,500 SF of floor area and 25% of the building floor area.

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

3.140.9 ALLOWED USES

(Under the “P2” in the row for “Cannabis Sales”) oCLo**

KEY: ** = On property abutting DX Zone where no cannabis sales use is located to be limited to no more than 3,500 SF of floor area and 25% of the building floor area.

Narrative

The Applicant proposes an amendment to the Zoning Regulations to permit the Cannabis Sales use within the Civic Building Type in the P2 Zone subject to Certificate of Location Approval. However, the amendment requires that the property on which the Cannabis Sale use is proposed about a property located in the DX Zone and that said property in the DX Zone does not contain a cannabis sales use. This restricts the potential locations for the Cannabis Sales use in the P2 Zone to the Downtown area. The DX1 zone allows the Storefront Building Type and permits Cannabis Sales use. The DX2 Zone allows the General Building type and permits Cannabis Sales use as well. So, the proposed amendment permits a cannabis sales use where it is already permitted, but it ensures that the cannabis sales establishments are not next to each other. In addition, the text amendment requires that the Cannabis Sales use is limited to no more than 3,500 SF of floor area, which ensures said use will not dominate either a General Building or Civic Building which may be located in the P2 Zone.

The Civic Building Type is probably the most unique and wide-ranging building type. It permits buildings from churches to amphitheaters and arenas, which are obviously extremely different types of uses. In the P2 Zone, the Civic Building Type permits the Civic, Large use, which includes amphitheaters and arenas via a Special Permit. These uses are permitted to have accessory retail uses. The proposed text amendment merely permits another retail use that is complementary to other existing accessory retail uses. The P2 Zone is the only zone that permits stadiums and concert halls, which consist of a number of accessory retail stores - whether it's for food, drink and/or clothing etc. The Petitioner proposes another retail use that is permitted in the City's other retail zones. The limitation for the Cannabis Sales use to occupy no more than 25% of the building footprint and no more than 3,500 SF ensures that the use will not dominate the other uses. It essentially turns the cannabis sales use into another retail concession stand in support of the principal use.


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

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

those locations, while still limiting their footprint, so that it does not dominate the principal civic use.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'CR', is written over the printed name.

Christopher Russo



PLANNING & ZONING COMMISSION APPLICATION

1. NAME OF APPLICANT: A.J.V. LLC
2. Is the Applicant's name Trustee of Record? Yes _____ No X
If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.
3. Address of Property: 4890 Main Street, 25 & 45 Sequoia Road and 2587 Old Town Road, Bridgeport, CT 06606
(number) (street) (state) (zip code)
4. Assessor's Map Information: Block No. 89/2600 Lot No. 4/C, 4/B, B/5, B/4
5. Amendments to Zoning Regulations: (indicate) Article: N/A Section: _____
(Attach copies of Amendment)
6. Description of Property (Metes & Bounds): 120' x 136.62' x 65.02' x 176.62' x 185' x 23.56' x 30.35' x 141'
7. Existing Zone Classification: N4
8. Zone Classification requested: MX2
9. Describe Proposed Development of Property: The Application proposes to change the Property from the N4 Zone to the MX2 Zone

Approval(s) requested: Zone Change

Signature: _____ Date: 08/12/2024
Print Name: _____

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

Mailing Address: 10 Sasco Hill Rd, Fairfield, CT 06824
Phone: 203-255-9928 Cell: 203-255-9928 Fax: 203-576-6626
E-mail Address: Chris@russorizio.com

\$ _____ Fee received Date: _____ Clerk: _____

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

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

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

<u>A.J.V. LLC</u>		<u>08/12/2024</u>
Print Owner's Name	Owner's Signature	Date
_____	_____	_____
Print Owner's Name	Owner's Signature	Date

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Jane@russorizio.com

Vanessa R. Wambolt
Vanessa@russorizio.com

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

August 12, 2024

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

Re: Petition for Zone Change – 4890 Main St., 2587 Old Town Rd. and 25 & 45 Sequoia Rd.

Dear Mr. Boucher:

Please accept the following narrative and enclosed application materials as part of an application for a zone change under the Bridgeport Zoning Regulations (the “Regulations”) for the properties located at 4890 Main Street and 25 Sequoia Road (the “Site”) to change the zone from N4 Zone to the MX2 Zone.

Narrative

The Site is currently located in the N4 Zone. The Applicant proposes to convert the Site to the MX2 Zone, which is located along the same commercial corridor of Main Street. The Site is located south of the Merritt Parkway and the City’s border with Trumbull and contains three street frontages – Main Street, Sequoia Road and Old Town Road. There is a TD Bank located across Main Street and a large medical office building located across Old Town Road.

The Site is located in a transition area with a mix of uses of zones in the area, including the RX1, RX2, MX1 and MX2 Zones. Commercial properties are located directly across and north of the Site, while residential uses are located to the rear and south of the Site. The Site is obviously also located on one of the main commercial corridors in the City. Significant commercial uses are located in the area. Main Street is a vehicle-heavy corridor, but it does have an infrastructure of bus stops and sidewalks that can promote pedestrian activity.

Zone Change

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 MX2 Zone to which it conforms under the

Regulations. Commercial zones are located directly across from the Site and the MX2 Zone is in close proximity. The Regulations have put these zones under the umbrella of Mixed-Use & Commercial Zones. The properties along Main Street switch between the zones under this same umbrella. In addition, the Site contains enough lot area to provide a significant buffer between any use of the Site and the neighboring residential areas. Under the Regulations, the MX2 Zone is intended for a mixed-use center, which can serve the region. With its location on Main Street, the Site is easily accessible by City residents as well as regional residents by vehicle. It also makes the Site easily accessible by pedestrian means. The nearby bus stops and sidewalks promote the pedestrian activity that is desired in the City's Plan of Conservation and Development ("POCD"). One of the POCD's Guiding Principles for Bridgeport as a "Livable City" holds that the commercial corridors have to remain "safe and attractive places for walking and bicycling." Currently, there are no sidewalks on the Site because it is a residential zone that breaks up the sidewalks that exist to the north and south of the Site. It disrupts the connectivity desired in the POCD. The Application will help provide this connection. The POCD also acknowledges that economic activity in the City has slowed over the decades that have left Bridgeporters "wanting for businesses that support their daily needs as well as an occasional shopping trip." The Application will promote a continuous commercial corridor that can have the Site host one of these businesses to support the daily needs of Bridgeporters.

For the above-stated reasons, the Application satisfies all the applicable standards for a change in zone under the Regulations and the Applicant respectfully requests its approval.

Sincerely,



Chris Russo
Attorney for Applicant

4890 MAIN ST 2587 OLD TOW ROAD, 25 & 45 SEQUOIA RD - 100 ABUTTERS LIST

LOCATION	OWNER	OWNER ADDRESS	CITY	STATE	ZIP
25 SEQUOIA RD	MFD LLC	6527 MAIN ST 2ND FLR	TRUMBULL	CT	06611
4865 MAIN ST	PT MAIN STREET LLC	252 ROBBY LANE	MANHASSET HILLS	NY	11040
45 SEQUOIA RD	MFD LLC	6527 MAIN ST 2ND FLR	TRUMBULL	CT	06611
4890 MAIN ST	A J V LLC	PO BOX 110384	TRUMBULL	CT	06611
2587 OLD TOWN RD	A J V LLC	PO BOX 110384	TRUMBULL	CT	06611
2571 OLD TOWN RD	ST. GERMAIN MARIE	2571 OLD TOWN RD	BRIDGEPORT	CT	06606
4920 MAIN ST	CENTURION HOLDINGS 1 INC	4920 MAIN ST	BRIDGEPORT	CT	06606
	FERRANTE JOSEPHINE C/O				
16 MINTURN RD	VICTOR M FERRANTE	1087 BROAD STREET STE 202	BRIDGEPORT	CT	06604
4840 MAIN ST #4842	MAIN SEQUOIA LLC	P O BOX 110384	TRUMBULL	CT	06611
44 SEQUOIA RD	J G V BUILDERS	P O BOX 110384	TRUMBULL	CT	06611
	VANSCOY LAVETTE PAUL &				
60 SEQUOIA RD	MARIA VANSCOY	60 SEQUOIA RD	BRIDGEPORT	CT	06606
61 SEQUOIA RD	NOLE COLETTE	61 SEQUOIA RD	BRIDGEPORT	CT	06606-1352
2555 OLD TOWN RD	MACHADO JUVENTINA	2555 OLD TOWN RD	BRIDGEPORT	CT	06606
2543 OLD TOWN RD	OSORIO DAVID & ELIZABETH	2543 OLD TOWN ROAD	BRIDGEPORT	CT	06606
77 SEQUOIA RD	DA COSTA EVANDRO L	77 SEQUOIA ROAD	BRIDGEPORT	CT	06606
	ADARKWA ADWOA AKOTO				
76 SEQUOIA RD	NYAMEK	76 SEQUOIA RD	BRIDGEPORT	CT	06606

A.J.V. LLC ACTIVE

6527 MAIN STREET TOP FLOOR, TRUMBULL, CT, 06611, United States

BUSINESS DETAILS

Business Details

General Information

Business Name
A.J.V. LLC

Business status
ACTIVE

Citizenship/place of formation
Domestic/Connecticut

Business address
6527 MAIN STREET TOP FLOOR, TRUMBULL, CT, 06611, United States

Annual report due
3/31/2025

NAICS code
Other Activities Related to Real Estate (531390)

Business ALEI
0550595

Date formed
12/23/1996

Business type
LLC

Mailing address
PO BOX 110384 TOP FLOOR, TRUMBULL, CT, 06611, United States

Last report filed
2024

NAICS sub code
531390

Principal Details

Principal Name
ANTOINETTE P VOLL

Principal Title
Member

Principal Business address
6527 MAIN STREET, TOP FLOOR, TRUMBULL, CT, 06611, United States

Principal Residence address
17 COLONIAL DRIVE, MONROE, CT, 06468, United States

Agent details



Agent name
JOSEPH G. VOLL

Agent Business address
6527 MAIN STREET, TOP FLOOR, TRUMBULL, CT, 06611, United States

Agent Mailing address
6527 MAIN STREET TOP FLOOR, TRUMBULL, CT, 06611, United States

Agent Residence address
17 COLONIAL DRIVE , MONROE, CT, 06468, United States

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Filing time:

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Volume
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Start page
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12/23/1996

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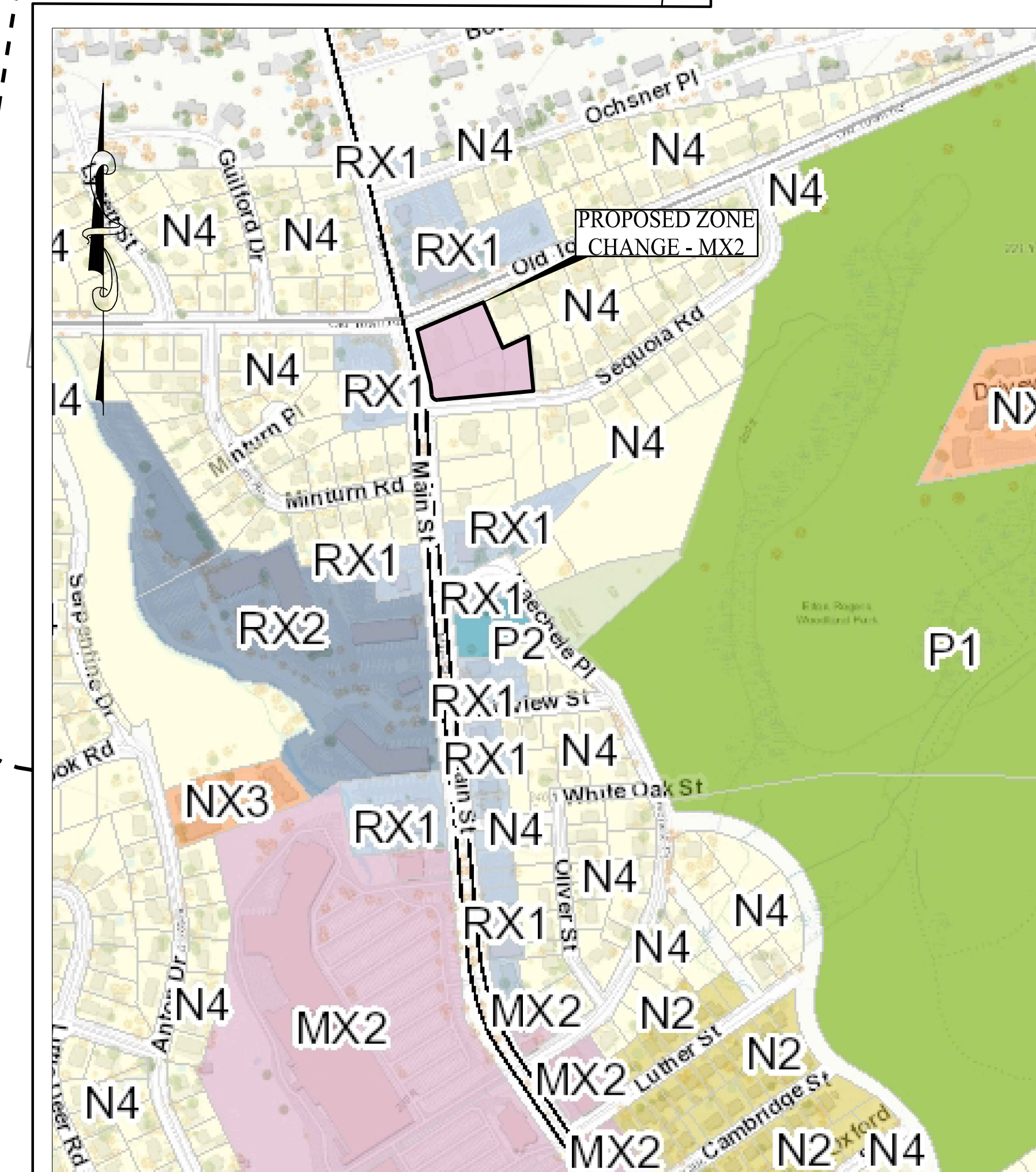
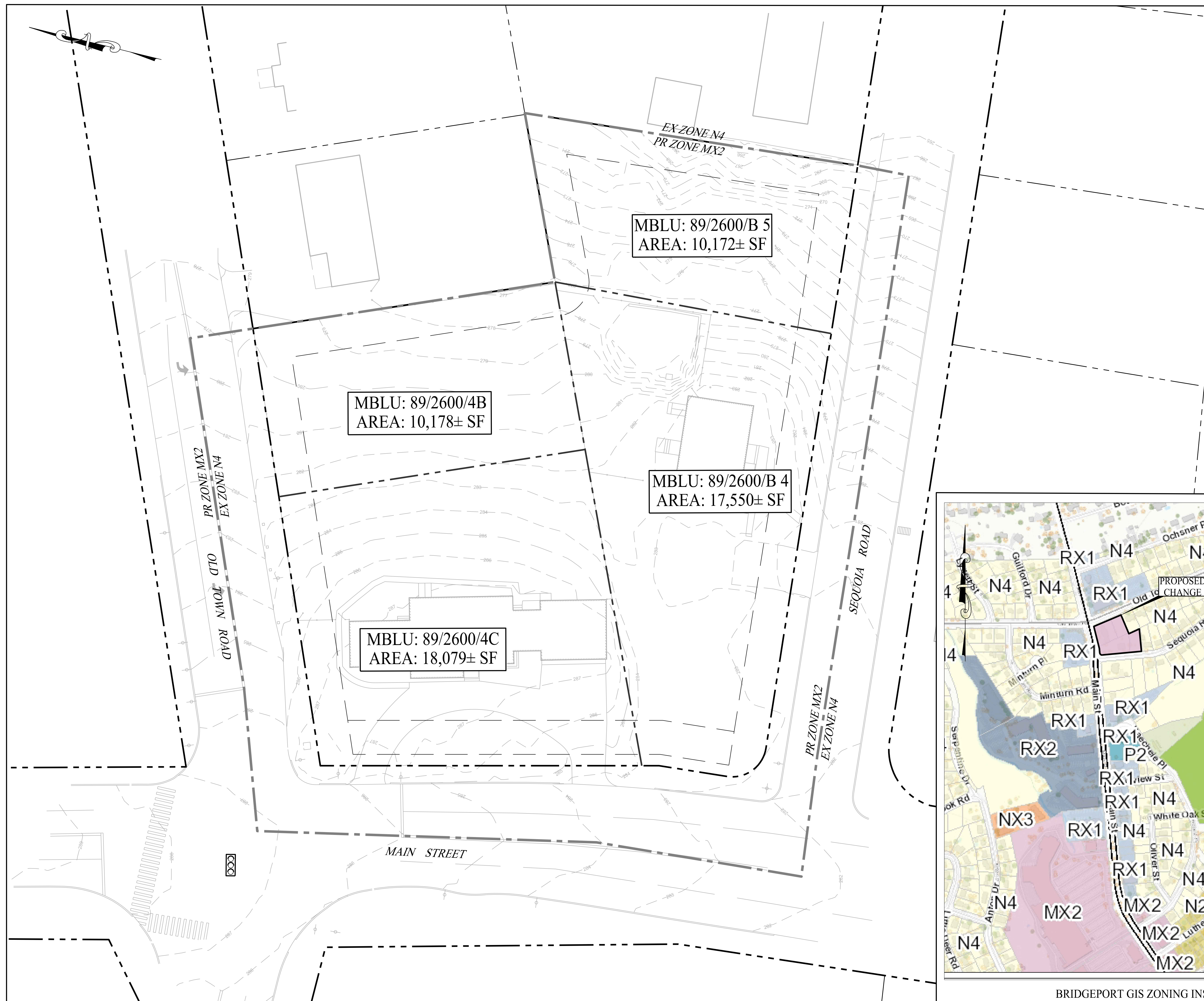
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GENERAL NOTES

1. THIS FIGURE IS FOR PERMITTING PURPOSES ONLY AND HAS BEEN CREATED FOR VISUAL AIDE TO SUPPORT THE PROPOSED ZONE CHANGE. THE ACCURACY OF THE PROPOSED ZONE LINES SHOULD BE CONSIDERED APPROXIMATE.
2. BOUNDARY INFORMATION: EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION TAKEN FROM A PLAN TITLED "EXISTING CONDITIONS SURVEY AND TOPOGRAPHIC SURVEY", DATED DECEMBER 2023, SCALE: 1" = 20', PREPARED BY CABEZAS DEANGELIS ENGINEERS & SURVEYORS.
3. THE SUBJECT SITE CONSISTS OF FOUR (4) PARCELS OF LAND: TAX BLOCK 2600 LOTS 4B & 4C, TAX BLOCK 2600B LOTS 4 & 5. THE TOTAL AREA OF LAND IS APPROXIMATELY 1.828 ± ACRES. THE LAND IS CURRENTLY WITHIN THE NEIGHBORHOOD SUBURBAN (N4) ZONING DISTRICT OF THE CITY OF BRIDGEPORT, CT.

ZONING COMPLIANCE TABLE

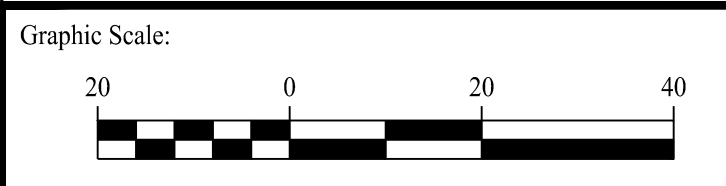
ZONING COMPLIANCE TABLE				
ZONE: PROPOSED ZONE: MIXED-USE 2 (MX2) EXISTING ZONE: NEIGHBORHOOD SUBURBAN (N4)				
ZONING REQUIREMENT	MX2 REQUIREMENT	N4 REQUIREMENT	EXISTING CONDITIONS	
MIN LOT WIDTH	0 FT	60 FT	173± FT	
PRIMARY STREETWALL	75%	N/A	N/A	
PRIMARY STREET BUILD-TO-ZONE MIN / MAX	5 FT / 20 FT	20 FT (MIN)	N/A	
NON-PRIMARY STREET BUILD-TO-ZONE MIN / MAX	0 FT / 15 FT	10 FT (MIN)	N/A	
MIN SIDE YARD SETBACK	5 FT	6 FT	N/A	
MIN REAR YARD SETBACK *(NEXT TO N ZONE)	15 FT*	20 FT	N/A	
MAX SITE COVERAGE	95%	65%	N/A	
BUILDING HEIGHT (STORIES) MIN / MAX	2 / 3	1 / 2	N/A	



BRIDGEPORT GIS ZONING INSET MAP

SCALE: 1" = 300'

Rev. #:	Date	Description



Drawn By:	PDS	Kevin Solli, P.E. CT 25759
Checked By:	STM	
Approved By:	KMS	
Project #:	1607901	
Plan Date:	08/1/24	
Scale:	1" = 20'	

Project: **PROPOSED COMMERCIAL REDEVELOPMENT**
4890 MAIN STREET
BRIDGEPORT, CONNECTICUT

Sheet Title:	ZONING MAP	Sheet #:	ZM-1
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