



ZONING BOARD OF APPEALS APPLICATION

The undersigned presents the following application 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:

4675 Main Street Zone RX2

On the West side of the street about 284 feet South from

Minturn Road Block : 89/2530 Lot: 20/J

Dimension of Lot in Question See attached

1. NAME OF APPLICANT / BUSINESS Commerce Park Associates, L.L.C.

2. APPLICANT INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Owner

3. HAS A PREVIOUS APPLICATION BEEN FILED? No IF SO, GIVE DATE OF HEARING

4. DESCRIBE PROPOSED DEVELOPMENT The Applicant proposes to demolish two (2) existing office and retail buildings to construct a one-story retail grocery store building with associated parking, landscaping and site improvements on the southern half of the Property.

5. THIS APPLICATION 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 Streetwall & Transparency

6. USE TO BE MADE OF PROPERTY Retail grocery store under the Retail and Entertainment category for the General Building type in the RX2 Zone.

7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)? See attached

APPLICANT [Signature] / DATE 03/20/2024

If signed by agent, state capacity (lawyer, builder, etc) / Chris@rossorizio.com

Mailing Address

PROPERTY OWNERS ENDORSEMENT Print

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 APPLICATION

All questions must be answered in detail (use separate sheet if necessary). The Applicant, 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 application. NO APPLICATION 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

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April 5, 2024

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

**Re: Application for Variances – 4675 Main Street**

Dear Mr. Boucher:

Please accept this Application to the Bridgeport Zoning Board of Appeals for variances for the property located at 4675 Main Street (the “Site”) in the RX2 Zone.

**Dimension of Lot in Question**

484.97' x 272.70' x 85.59' x 139.46' x 47.26' x 83.31' x 25.74' x 12.00' x 100.54' x 164.63' x 204.58' x 43.18' x 79.88' x 33.62' x 43.41' x 252.33' x 34.99' x 73.00' x 88.41' x 98.57' x 51.37' x 60.66' x 111.94' x 64.70' x 128.20'

**Variances Requested**

1. Variance of Section 3.50.4.2 of the Bridgeport Zoning Regulations (the “Regulations”) to reduce the minimum Primary Streetwall from eighty percent (80%) to zero percent (0%), zero percent (0%) existing;
2. Variance of Section 3.50.4.3 of the Regulations to increase the maximum Primary Street Build-to Zone from twenty-five feet (25') to ninety-two and 10/00 feet (92.1');
3. Variance of Section 3.50.5.3 of the Regulations to locate surface parking in the front yard closer to the street lot line than the principal building;

4. Variance of Sec. 3.50.6.1 of the Regulations to reduce the minimum stories from two (2) to (1) stories;
5. Variance of Sec. 3.50.6.2 of the Regulations to increase the maximum ground story height from eighteen feet (18') to twenty-eight feet ten inches (28'10"); and
6. Variance of Sec. 3.50.8.1 of the Regulations to permit a section greater than 15' wide without transparency.

### **Proposed Development & Use**

The Applicant proposes to construct a one-story retail Aldi grocery store on the Site under the General Building type in the RX2 Zone. The Site is an extremely large site on Main Street at 305,002 SF, which is fully developed and has been known for decades as Commerce Park. The Site currently contains several buildings with a variety of professional and medical office uses. It contains three (3) separate full-movement driveways. The southernmost driveway is controlled by a traffic light. This development is focused on the southern portion of the Site. The Applicant will demolish an existing office building located the furthest south on the Site as well as a separate retail building, which was formerly occupied by Bank of America.

The Applicant proposes to construct a one-story building to contain an Aldi grocery store. Said use is permitted under the General Building type in the RX2 Zone under the Retail Sales subcategory of the Retail & Entertainment Use Category. The existing southern driveway will be utilized for the main access to the building, which will be located along the southern property line of the Site. Again, this driveway is controlled by a traffic light, which makes it an ideal location for this use. The Applicant is proposing a parking area around three sides of the proposed grocery store to provide easy access to patrons. The area is already a parking area, so the Applicant will simply reconfigure the existing parking area. Unfortunately, due to the location of the existing driveway and traffic light in relation to the southern property line, that portion of the Site does not have the necessary width to locate the building closer to Main Street, which drives several variances. The proposed building will contain 21,831 SF including the proposed canopy. The reconfigured parking area will contain one hundred and thirty-six (136) spaces, but it should be noted that there is significant additional parking on the northern half of the Site to support the existing buildings to remain. A loading dock will be located at the rear of the proposed building, which screens it from Main Street. The Application will also increase landscaping around Horse Tavern Brook, which is located at the rear of the Site.

The Applicant has designed a very attractive façade along Main Street featuring extensive windows, varying materials, rooflines and a rooftop architectural feature. The side entrance also features transparency around the entrance. The facades will feature both horizontal and vertical division lines. The proposed use will be a tremendous amenity to area residents in a convenient location with competitive pricing. The traffic light at the southern

entrance will control traffic in and out of the Site. While the Application requires variances, it provides a rehabilitation to a Site that has become dated. The Site is unique on Main Street due to its large size and is one of the few locations that could support a new grocery store.

### Hardship

Granting the Applicant the above-stated variances will not substantially affect the comprehensive zoning plan of the City of Bridgeport and strict adherence to the Regulations would cause a unique hardship to the Applicant as the Site is a fully developed multi-building property with an existing traffic light access that restricts the location of the proposed building. Commerce Park was constructed back in the 1960s and features multiple office buildings. It was designed as a single destination for patients and clients to be able to access with their vehicles. A traffic light was installed to control the main access to the property. While the Site is very large for Main Street, the location of the traffic light severely restricts the street frontage from the traffic light entrance to the southern property line of the Site. There is only about 130' of street frontage in that area, which is too narrow for the proposed grocery store. The Applicant has also expanded the driveway at the traffic light to create an additional right-turn only exit to assist in traffic flow. This further reduces the street frontage. These existing conditions drive the primary streetwall, primary street build-to-zone and parking variances. This is not an entire redevelopment of the Site. Existing buildings and tenants will remain, so the Applicant is unable to start from scratch on the Site and redevelop the entire layout. Regarding the primary streetwall variance, it should be noted that the Site currently has a standard of zero percent (0%). However, through the Application, the Applicant is significantly increasing the transparency facing Main Street to create a welcoming presence along the streetscape to meet the intent of the Regulations. Similarly, the existing buildings are not within the build-to zone. However, the former Bank of America building is angled from Main Street and the existing office building does not contain significant transparency towards Main Street. Again, the Application better conforms to the intent of the Regulations than existing conditions. The location of off-street parking is simply to utilize the space at the front of the Site, which can not be utilized by the proposed building. Its location in proximity to the front entrance will provide terrific access for patrons to the store entrance. For those reasons, four (4) handicapped parking spaces are located in this area.

Regarding the variances related to height, as is typical for grocery stores, the proposed building is one story. However, the height of the building exceeds the height limit for a single story, so the building will have a size greater than a single story. In fact, the overall height would exceed the height for two minimum stories thereby meeting the intent of the Regulations. The minimum height for a story in the General Building type is ten feet (10'). So, a two-story building under the Regulations could be twenty feet (20'). The proposed building is twenty-eight feet ten inches (28'10"), so it almost reaches the height of a three-story building. In addition, the proposed facades have multiple vertical and horizontal divisions with shadow lines and varying materials that achieves the visual intent of the maximum ground story height restriction. Finally, the proposed primary façade features

extensive windows, but the nature of the use requires a portion of the building to be utilized for storage of products for sale and this area does not have transparency. However, this location prevents a great opportunity to locate landscaping, so the primary façade will be dominated by transparency and landscaping. This will be a significant improvement to the façade of the Site. Therefore, the Application meets the intent of the height and transparency standards despite needing variances.

For these reasons, we respectfully request approval of the above-stated variances for the Site.

Sincerely,



Christopher Russo

**LIST OF PROPERTIES WITHIN 100' OF 4675 MAIN STREET**

LOCATION	OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP
4531 MAIN ST #4575	BROOKSIDE IMPROVEMENTS LLC	565 TAXTER RD	ELMSFORD	NY	10523
4652 MAIN ST	CAPOZZI LOUIS F	4652 MAIN ST	BRIDGEPORT	CT	06606
4637 MAIN ST #01	PT HOLDINGS LLC	630 BOOTH HILL ROAD	TRUMBULL	CT	06611
4637 MAIN ST #04	COMUNIDAD DIVINA LLC	10 WINTERGREEN LN	SHELTON	CT	06484
4637 MAIN ST #03	SID PEMBERTON REALTY LLC	22 WESTWOOD DRIVE	EASTON	CT	06612
4637 MAIN ST #05	HSAK PROPERTIES LLC	4637 MAIN STREET UNIT 5	BRIDGEPORT	CT	06606
4637 MAIN ST #06	PT HOLDINGS LLC	630 BOOTH HILL ROAD	TRUMBULL	CT	06611
4637 MAIN ST #07	MOSS REAL ESTATE LLC	4637 MAIN STREET #7	BRIDGEPORT	CT	06606
4637 MAIN ST #02	WILLIAMS ROBINSON SCHENELL	193 CLOVER CIRCLE	STRATFORD	CT	06614
372 ANTON DR #15	ROCK HALL GARDENS LLC	49 SEALY DR	LAWRENCE	NY	11559
382 ANTON DR #10	JAEGER LAURIE	382 ANTON DRIVE	BRIDGEPORT	CT	06606
386 ANTON DR #08	SPENCER TIFFANY N	386 ANTON DRIVE	BRIDGEPORT	CT	06606
398 ANTON DR #02	MILLER LEZA	398 ANTON DRIVE #02	BRIDGEPORT	CT	06606
374 ANTON DR #14	OBRIEN MARY CLARE	374 ANTON DR	BRIDGEPORT	CT	06606
378 ANTON DR #12	GOINS PENNEY D	378 ANTON DRIVE UNIT 12	BRIDGEPORT	CT	06606
380 ANTON DR #11	PIGGOTT DAMANI & TIPHANI	380 ANTON DR #11	BRIDGEPORT	CT	06606
394 ANTON DR #04	ORTIZ BERIAM Y	394 ANTON DR #04	BRIDGEPORT	CT	06606-1738
368 ANTON DR #17	THE DEJONGE FAMILY TRUST	368 ANTON DR #17	BRIDGEPORT	CT	06606-1700
376 ANTON DR #13	CHAVEZ MIGUEL A	376 ANTON DR #13	BRIDGEPORT	CT	06606-1700
384 ANTON DR #09	MEJIA RUBEN & ROSA	384 ANTON DR #09	BRIDGEPORT	CT	06606-1700
390 ANTON DR #06	HOWTON TOBY O	390 ANTON DR #06	BRIDGEPORT	CT	06606-1738
392 ANTON DR #05	VAHORA ASMA & MATIN	392 ANTON DR #05	BRIDGEPORT	CT	06606-1738
396 ANTON DR #03	LUSARDO LISA	396 ANTON DR #03	BRIDGEPORT	CT	06606-1738
400 ANTON DR #01	PALMER SCHRENE	400 ANTON DRIVE UNIT 1	BRIDGEPORT	CT	06606
370 ANTON DR #16	WILDER DARRYL E & STEPHEN M & BRENT K & GARY O NELSON	6821 WILLOWBROOK DR #3	FAYETTEVILLE	NC	28314
388 ANTON DR #07	CALKA ANTHONY J	338 ANTON DR	BRIDGEPORT	CT	06606
4650 MAIN ST	PHOENICIAN LLC	4666 MAIN STREET	BRIDGEPORT	CT	06606
4666 MAIN ST	PHOENICIAN LLC	4666 MAIN ST	BRIDGEPORT	CT	06606-1839
4702 MAIN ST	4702 BPT REAL ESTATE LLC	461 ROLLING HILLS DR	FAIRFIELD	CT	06824
4718 MAIN ST	LE AN HONG ET AL	4718 MAIN ST	BRIDGEPORT	CT	06606-1823

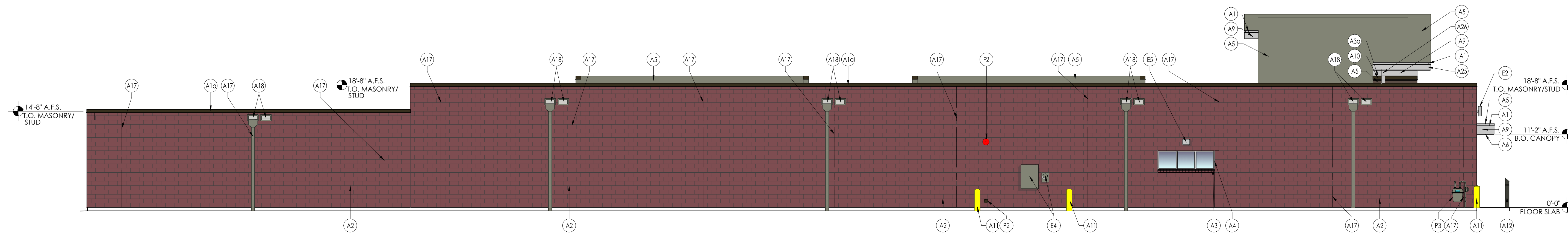
4722 MAIN ST	CONN LIGHT & POWER COMPANY	PO BOX 270	HARTFORD	CT	06141
4750 MAIN ST	WORLDWIDE PROPERTIES LLC	P O BOX 110384	TRUMBULL	CT	06611
4761 MAIN ST	A PLUS INVESTMENTS LLC	4761 MAIN STREET	BRIDGEPORT	CT	06606
4775 MAIN ST	4775 MAIN ST LLC	22 GOLEC AVENUE	SHELTON	CT	06484
4675 MAIN ST	COMMERCE PARK ASSOC LLC	PO BOX 6128	BRIDGEPORT	CT	06606
4786 MAIN ST	COMMERCE HILL RADOZYCKI HOLDINGS LLC	4786 MAIN ST	BRIDGEPORT	CT	06606
69 MINTURN RD	PACE LATREESE V	69 MINTURN RD	BRIDGEPORT	CT	06606
55 MINTURN RD	RODRIGUEZ SONIA	55 MINTURN RD	BRIDGEPORT	CT	06606
83 MINTURN RD	BRESLIN MADELEINE E	83 MINTURN ROAD	BRIDGEPORT	CT	06606-1253
43 MINTURN RD	FARINA MICHAEL A & LIZZA G	43 MINTURN RD	BRIDGEPORT	CT	06606
29 MINTURN RD	VAZUEZ NELSON	29 MINTURN RD	BRIDGEPORT	CT	06606-1253
4795 MAIN ST	CHEN QI N & LI Y	4795 MAIN ST	BRIDGEPORT	CT	06606
91 MINTURN RD	PADILLA LUIS	91 MINTURN ROAD	BRIDGEPORT	CT	06606
103 MINTURN RD	SAHA MONOSWITA	14 CLOVER HILL RD	TRUMBULL	CT	06611
420 ANTON DR	PALMETTO L L C	6527 MAIN STREET	TRUMBULL	CT	06611
4699 MAIN ST	RUSSO ROBERT D III	PO BOX 6128	BRIDGEPORT	CT	06606
4699 MAIN ST	ROSA MARCOS	4699 MAIN ST	BRIDGEPORT	CT	06606
4699 MAIN ST #1B5	PALHETE ANA ET AL	4699 MAIN ST #1B5	BRIDGEPORT	CT	06606
4699 MAIN ST #1B4	SANA PROPERTIES LLC	77 PARK LANE	WOODBRIIDGE	CT	06525
4699 MAIN ST	CMG ASSOCIATES	4 CORPORATE DR SUITE 290	SHELTON	CT	06484
4699 MAIN ST #2B3	PENELOPE GENEVIEVE	4699 MAIN ST #202	BRIDGEPORT	CT	06606
4699 MAIN ST #2B3 1	PENELOPE GENEVIEVE	4699 MAIN ST #202	BRIDGEPORT	CT	06606
4699 MAIN ST	LATORRE JOSE L JR	53 COLUMBINE DR	TRUMBULL	CT	06611
4699 MAIN ST #2B5	CARRENA LUIS	24 TUCKAHOE RD	EASTON	CT	06612
4699 MAIN ST #2B6	COMMERCE LLC	4699 MAIN ST STE 203	BRIDGEPORT	CT	06606
4699 MAIN ST #2B7	WEISMAN SVETLANA	73 STURBRIDGE LN	TRUMBULL	CT	06611
4699 MAIN ST #2B8	WEISMAN SVETLANA	73 STURBRIDGE LN	TRUMBULL	CT	06611
4699 MAIN ST #1A3	M A J REALTY LLC C/O EYE GROUP OF CONNECTICUT	4699 MAIN ST #1A3	BRIDGEPORT	CT	06606-1830
4699 MAIN ST	JU JENNIFER M ET AL	22 SARANAC RD	MILFORD	CT	06461
4699 MAIN ST	NEICHIN RANDALL H & JUDITH	4699 MAIN ST	BRIDGEPORT	CT	06606
4699 MAIN ST #1B6	369 HEALTH T LLC	16 HILL ST UNIT #20	MILFORD	CT	06460
4699 MAIN ST #1B2	RUSSO ROBERT D JR	PO BOX 6128	BRIDGEPORT	CT	06606
4699 MAIN ST #1B3	FAMILY AND CHILDRENS AID	75 WEST ST	DANBURY	CT	06810
4699 MAIN ST #2B2	MICHALKA LLC	344 GARDER RD	MONROE	CT	06468

4699 MAIN ST	ALEALI SEYED H MD 20% & MARJAN	4699 MAIN ST #S204	BRIDGEPORT	CT	06606
4699 MAIN ST	PESCE KATHERINE J	4699 MAIN ST	BRIDGEPORT	CT	06606
4699 MAIN ST	REDEEM WELLNESS CENTER LLC	4699 MAIN ST	BRIDGEPORT	CT	06606-1830
4699 MAIN ST	RUSSO WANDA	PO BOX 6128	BRIDGEPORT	CT	06606
4699 MAIN ST #1A1	4699-101MAIN ST LLC	4699 MAIN ST SUITE 101	BRIDGEPORT	CT	06606



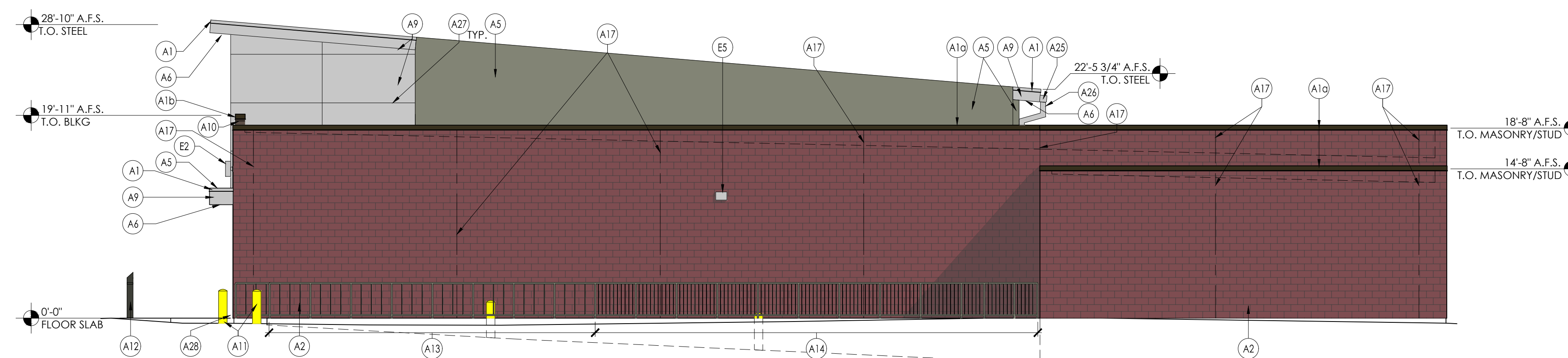
EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	PREFINISHED METAL COPING	A1- SILVER - AT HIGH ROOF & CANOPY A1a - AGED BRONZE - AT BRICK A1b - AGED BRONZE - AT NICHIIHA TOWERS	SEE SPEC FOR ADDITIONAL INFO; NOTE AGED BRONZE IS CUSTOM COLOR PAINT (VALSPAR (SW) AGED BRONZE # 437R2398) ON POST FORMED ALUMINUM.
A2	BASE BID (BRICK 'A') SPEC-BRICK CONCRETE MASONRY VENEER	4WXBH16L, 8WXBH16L (CART WALL ONLY) STANTION BLEND w/ HOLCIM "ATLANTA RED" MORTAR MORTAR ALT: SOLOMON 40A RED	CONTACT THE CONCRETE PRODUCTS GROUP AT 800-789-0872 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
A2	ALTERNATE No. 2 (BRICK 'B') QUIK-BRICK CONCRETE MASONRY VENEER	4WXBH16L, 8WXBH16L (CART WALL ONLY) PROMENADE BLEND w/ HOLCIM "ATLANTA RED" MORTAR MORTAR ALT: SOLOMON 40A RED	CONTACT ECHELON MASONRY AT 800-899-8455 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
A2	ALTERNATE No. 3 (BRICK 'C') BELDEN BRICK	MODULAR COMMODORE BLEND w/ HOLCIM "ATLANTA RED" MORTAR MORTAR ALT: SOLOMON 40A RED	CONTACT THE BELDEN BRICK COMPANY AT 330-451-2031 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
A3	PREFINISHED ALUM. SILL	A3- BRIGHT SILVER A3a - PETERSEN ALUMINUM - 'AGED BRONZE'	SEE SPEC FOR ADDITIONAL INFO; NOTE AGED BRONZE IS CUSTOM COLOR PAINT ON POST FORMED ALUMINUM.
A4	ALUMINUM STOREFRONT SYSTEM	ANODIZED ALUM.	RE: DWG. A602
A5	MEMBRANE ROOFING	GRAY	TOP OF SLOPED ROOF, CANOPY ROOF, AND BACK OF RAISED ROOF PROJECTIONS - SEE SPECIFICATIONS APPENDIX 'B'
A6	METAL SOFFIT PANELS	SOLID PANELS - SILVER METALLIC	RE: DWG. A301-A304
A7	EXTERIOR PAINT		RE: DWG. A603
A8	NOT USED		
A9	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A10	NICHIIHA FIBER CEMENT EXTERIOR CLADDING	VINTAGEWOOD 'BARK'	CONTACT NICHIIHA AT 770-805-9466 FOR ORDERING. SEE SPEC FOR TRIM REQUIREMENTS AND ADDITIONAL INFO. ALL INCLUDED TRIM ('H', 'J', 'L', CORNER, ETC) TO MATCH FCP
A11	BLRD-2	PT-19 / CL-4	RE: DWG A603
A12	BLRD-4		RE: DWG A603
A13	GUARD RAIL TYPE "A"	GALVANIZED STEEL	RE: DETAIL B2/A507
A14	GUARD RAIL TYPE "B"	GALVANIZED STEEL	RE: DETAIL B2/A507
A15	BLRD-3	GALVANIZED	RE: DWG A603
A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	RE: DETAIL 9/A610 FOR CONDITION BEHIND SEAL
A17	MASONRY CONTROL JOINT		MAX 20' OC
A18	14" SCUPPER, OVERFLOW SCUPPER, COLLECTOR & DOWN SPOUT (SEE PLUMBING DWGS)	MATCH COPING ABOVE	RE: DWG A2/A507
A19	ARCHITECTURAL CAST STONE	TANNERSTONE: AG-1 - STANDARD WHITE	SEE SPEC FOR ADDITIONAL INFORMATION - MORTAR COLOR TO MATCH CAST STONE RE: DETAIL D1/A503
A20	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w. x 9'-5 1/2" h.; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING SEE DETAIL C1/A504
A21	CRTB	NATURAL	RE: DWG A603 - SEE STRUCTURAL DWGS
A22	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL

EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A23	AUTO DOOR SYSTEM & TRANSOM	ANODIZED ALUMINUM	RE: DWG A601 & A602
A24	NOT USED		
A25	8" X 8" PRE-FINISHED ALUM GUTTER	MATCH PREFINISHED METAL COPING	RE: DETAIL C3/A501
A26	8" X 8" PRE-FINISHED ALUM DOWNSPOUT	MATCH PREFINISHED METAL COPING	RE: DETAIL C3/A501 TERMINATE AT CONC. SPLASH BLOCK
A27	ACP H/J TRIM / JOINT COVER		TYPICAL AT EDGES AND BUTT JOINTS OF ACP
A28	NICHIIHA FIBER CEMENT PANEL BASE FLASHING	PETERSEN ALUMINUM - 'AGED BRONZE'	SEE SPEC FOR ADDITIONAL INFO; NOTE AGED BRONZE IS CUSTOM COLOR PAINT ON POST FORMED ALUMINUM.
A29	NOT USED		
A30	NOT USED		
A31	NICHIIHA CONTROL JOINT WITH "H" CLIP		
A32	NOT USED		
A33	NOT USED		
E1	NOT USED		
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 14'-8" A.F.S.; RE: DWG. A111 FOR DIMENSIONS
E3	JUNCTION BOX WITH COVER FOR FUTURE CARD READER		MOUNT CENTERED @ 46" A.F.S., SEE ELEC DWGS
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MAN DOORS - MOUNT @ 8'-0" A.F.S., BREAK ROOM WINDOW @ 10'-0" A.F.S. TRUCK WELL - MOUNT @ 12'-0" A.F.S. (SIDE DOCK ONLY)
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.S. IN 4" SQUARE J-BOX
E7	NOT USED		
E8	EXTERIOR UPLIGHTING FIXTURES	FACTORY FINISH	SEE ELEC DWGS
F1	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F2	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
P1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
P2	RPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
P3	GAS METER	FACTORY FINISH	SEE PLUMBING DWGS
XX	GLAZING KEY		RE: DWG A602
XX	ALIGN KEY		A: ALIGN NICHIIHA PANEL JOINTS AND WINDOW MULLIONS B: ALIGN ALUMINUM COMPOSITE PANEL JOINTS AND NICHIIHA PANEL JOINTS C: ALIGN NICHIIHA PANEL JOINTS, ALUMINUM COMPOSITE PANEL JOINTS, AND WINDOW MULLIONS



SIDE ELEVATION WINDOW AREA	
WALL AREA	3821.8 SQ. FT.
WINDOW AREA	24.9 SQ. FT.
GLASS %	0.6%

2 Side Elevation  
SCALE: 1/8" = 1'-0"



REAR ELEVATION WINDOW AREA	
WALL AREA	2262.3 SQ. FT.
WINDOW AREA	0 SQ. FT.
GLASS %	0%

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

Please note that the colors shown here are a graphical representation to show contrast in materials only. Due to the nature of electronic media, colors may vary depending on computer or printer used.

For review of actual colors, a material sample board should be created on a project specific basis.

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			

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02/29/2024

Drawing Alteration

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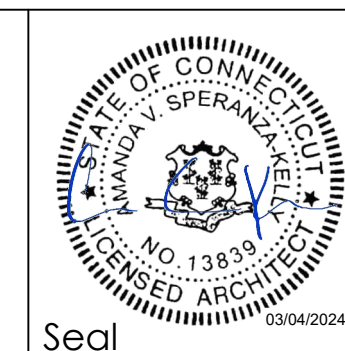
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Revisions:

Revisions:	Date:
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PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE



Seal Seal

ALDI Inc.  
295 Rye Street  
South Windsor, CT 06074  
(860) 293-2900

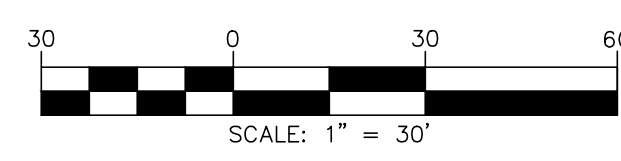
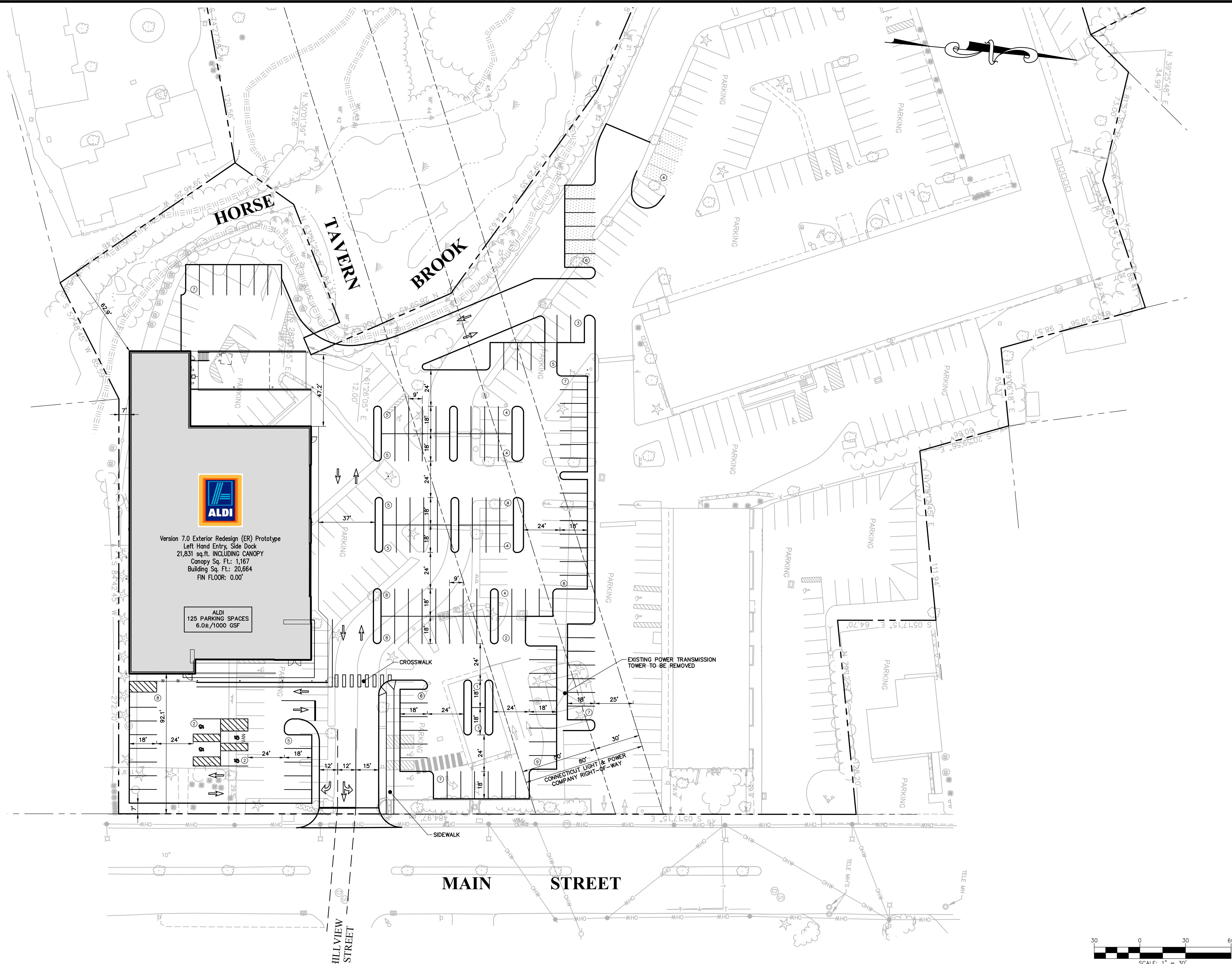
ALDI Inc. Store #: XX  
Bridgeport CT  
4675-4747 Main St  
Bridgeport, CT 06606  
Fairfield County  
Project Name & Location:

Exterior Elevations  
Drawing Name:  
Prototype: Project No.  
v7.0  
Type: 24-0204  
GROUND UP  
Drawn By: MBD  
Scale: A-202  
As Noted Drawing No.

ZONING DATA TABLE		
GENERAL BUILDING TYPE - RX2 ZONE		
STANDARDS	REQUIRED	PROPOSED
<b>3.50.4. BUILDING LOCATION.</b>		
Multiple Principal Buildings	Allowed	-
Lot Width	-	-
Primary Streetwall	80% min.	0%
Primary Street Build-to Zone	0 ft. min.	-
Stoop, Bay Encroachment	25 ft. max.	92.1 ft.
Non-Primary Street Build-to Zone	0 ft. min.	-
Side Setback	25 ft. max.	-
Space between Adjacent Buildings	3 ft.	7 ft.
Rear Setback	12 ft. min.	-
Site Coverage	20 ft. min.	47.2 ft.
	85% max.	80%
<b>3.50.5. Parking &amp; Accessory Structures.</b>		
Parking & Driveway Access	(1)	39 ft.
Attached Garage Setback / Allowed Garage Door Location	(2)	-
Surface Parking Location	Rear yard, limited side yard	-
Street Setback	(3)	7 ft.
Side & Rear Setback	3 ft. min.	7 ft.
<b>ALLOWED ACCESSORY STRUCTURES</b>		
Backyard Cottage	-	-
Outbuildings & Garages	Allowed	-
Drive-Through Facilities	Allowed	-
Fuel Pumps	-	-
Parking Structure	Allowed	-
Temporary Storage Container	Allowed	-
Building-Mounted Utilities	Allowed	-
Ground-Mounted Utilities	Special Permit	-
<b>3.50.6. HEIGHT.</b>		
Height	2 stories min. 5.5 stories max	-
Additional High-Rise or Stepped-Back Height	(4)	-
Ground Story Height	10 ft. min. 18 ft. max	-
All Other Stories Height	10 ft. min. 14 ft. max	-

- NOTES:
1. Non-primary street; if no non-primary street, primary street; max. 22 ft. width at sidewalk; max. 1 driveway access point per building. See 8.0 parking.
  2. 20 ft. min. behind primary facade in rear of building, Rear, interior side, and side facades.
  3. No closer to lot line than principal building.
  4. Additional stories allowed with special permit.

LOT AREA = 305,002± S.F.



**PEREIRA**  
ENGINEERING, LLC  
Civil • Environmental • Land Surveying  
One Enterprise Drive, Suite 312 Phone: (203) 944-9944  
Shelton, CT 06484 Fax: (203) 944-9945

REVISIONS			
NO.	BY	DATE	REMARKS

DES: JPR  
DWN: JPR  
CKD: JCP

PREPARED FOR  
**COMMERCE PARK ASSOCIATES, LLC**  
FOR PROPERTY LOCATED AT  
4675-4747 MAIN STREET  
BRIDGEPORT, CONNECTICUT

**PROPOSED SITE DEVELOPMENT PLAN**  
**SITE PLAN**

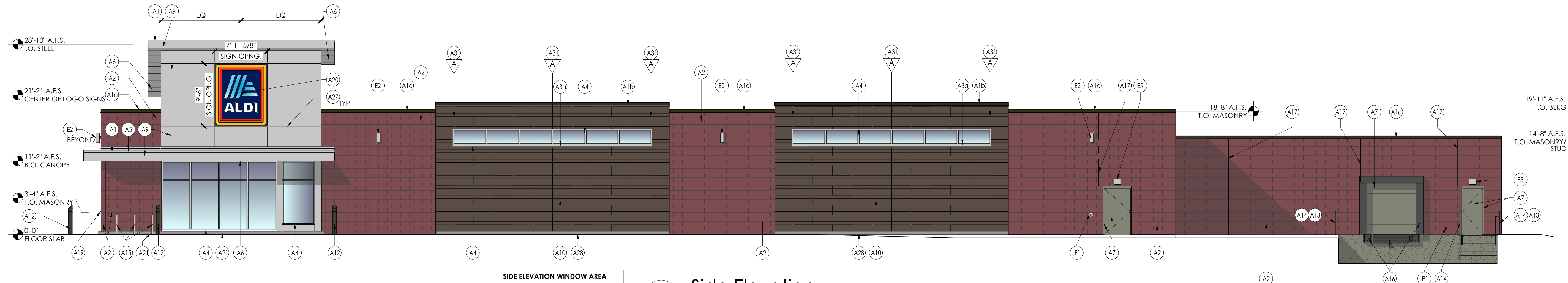
SCALE: 1"=30'

COPYRIGHT © 2024  
DATE: FEBRUARY 1, 2024  
C SHEET 1 OF 1  
CAD REF. NO. 0986SP01

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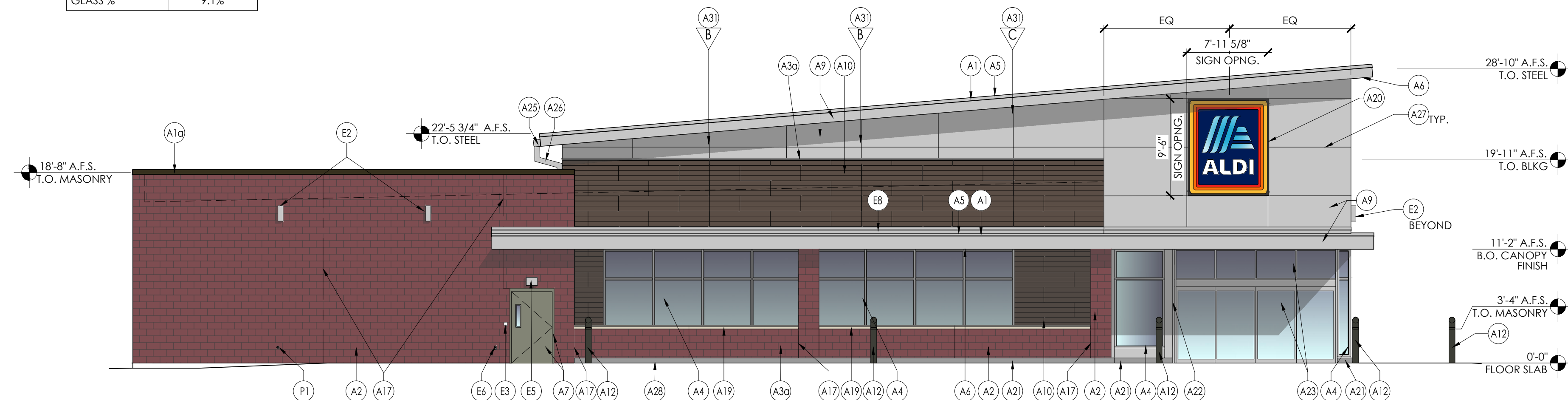
EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	PREFINISHED METAL COPING	A1- SILVER - AT HIGH ROOF & CANOPY A1a - AGED BRONZE - AT BRICK A1b - AGED BRONZE - AT NICHIHA TOWERS	SEE SPEC FOR ADDITIONAL INFO; NOTE AGED BRONZE IS CUSTOM COLOR PAINT (VALSPAR (SW) AGED BRONZE #437R2398) ON POST FORMED ALUMINUM.
A2	<b>BASE BID (BRICK 'A')</b> SPEC-BRIK CONCRETE MASONRY VENEER	4Wx8Hx16L 8Wx8Hx16L (CART WALL ONLY) STANTON BLEND w/ HOLCIM 'ATLANTA RED' MORTAR ALT: SOLOMON 40A RED	CONTACT THE CONCRETE PRODUCTS GROUP AT 800-789-0872 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
A2	<b>ALTERNATE No. 2 (BRICK 'B')</b> QUIK-BRIK CONCRETE MASONRY VENEER	4Wx8Hx16L 8Wx8Hx16L (CART WALL ONLY) PROMENADE BLEND w/ HOLCIM 'ATLANTA RED' MORTAR ALT: SOLOMON 40A RED	CONTACT ECHELON MASONRY AT 800-899-8455 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
A2	<b>ALTERNATE No. 3 (BRICK 'C')</b> BELDEN BRICK	MODULAR COMMODORE BLEND w/ HOLCIM 'ATLANTA RED' MORTAR MORTAR ALT: SOLOMON 40A RED	CONTACT THE BELDEN BRICK COMPANY AT 330-451-2031 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
A3	PREFINISHED ALUM. SILL	A3- BRIGHT SILVER A3a - PETERSEN ALUMINUM - 'AGED BRONZE'	SEE SPEC FOR ADDITIONAL INFO; NOTE AGED BRONZE IS CUSTOM COLOR PAINT ON POST FORMED ALUMINUM.
A4	ALUMINUM STOREFRONT SYSTEM	ANODIZED ALUM.	RE: DWG. A602
A5	MEMBRANE ROOFING	GRAY	TOP OF SLOPED ROOF, CANOPY ROOF, AND BACK OF RAISED ROOF PROJECTIONS - SEE SPECIFICATIONS APPENDIX 'B'
A6	METAL SOFFIT PANELS	SOLID PANELS - SILVER METALLIC	RE: DWG. A301-A304
A7	EXTERIOR PAINT		RE: DWG. A603
A8	NOT USED		
A9	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A10	NICHIHA FIBER CEMENT EXTERIOR CLADDING	VINTAGEWOOD 'BARK'	CONTACT NICHIHA AT 770-805-9464 FOR ORDERING. SEE SPEC FOR TRIM REQUIREMENTS AND ADDITIONAL INFO. ALL INCLUDED TRIM ('H', 'J', 'L', CORNER, ETC) TO MATCH FCP
A11	BLRD-2	PT-19 / CL-4	RE: DWG A603
A12	BLRD-4		RE: DWG A603
A13	GUARD RAIL TYPE 'A'	GALVANIZED STEEL	RE: DETAIL B2/A507
A14	GUARD RAIL TYPE 'B'	GALVANIZED STEEL	RE: DETAIL B2/A507
A15	BLRD-3	GALVANIZED	RE: DWG A603
A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	RE: DETAIL 9/A610 FOR CONDITION BEHIND SEAL
A17	MASONRY CONTROL JOINT		MAX 20' OC
A18	16" SCUPPER, OVERFLOW SCUPPER, COLLECTOR & DOWN SPOUT (SEE PLUMBING DWGS)	MATCH COPING ABOVE	RE: DWG A2/A507
A19	ARCHITECTURAL CAST STONE	TANNERSTONE: AG-1 - STANDARD WHITE	SEE SPEC FOR ADDITIONAL INFORMATION - MORTAR COLOR TO MATCH CAST STONE RE: DETAIL D1/A503
A20	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w. x 9'-5 1/2" h.; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING SEE DETAIL C1/A504
A21	CRTB	NATURAL	RE: DWG A603 - SEE STRUCTURAL DWGS
A22	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL

EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A23	AUTO DOOR SYSTEM & TRANSOM	ANODIZED ALUMINUM	RE: DWG A601 & A602
A24	NOT USED		
A25	8" X 8" PRE-FINISHED ALUM GUTTER	MATCH PREFINISHED METAL COPING	RE: DETAIL C3/A501
A26	8" X 8" PRE-FINISHED ALUM DOWNSPOUT	MATCH PREFINISHED METAL COPING	RE: DETAIL C3/A501 TERMINATE AT CONC. SPLASH BLOCK
A27	ACP H/J TRIM / JOINT COVER		TYPICAL AT EDGES AND BUTT JOINTS OF ACP
A28	NICHIHA FIBER CEMENT PANEL BASE FLASHING	PETERSEN ALUMINUM - 'AGED BRONZE'	SEE SPEC FOR ADDITIONAL INFO; NOTE AGED BRONZE IS CUSTOM COLOR PAINT ON POST FORMED ALUMINUM.
A29	NOT USED		
A30	NOT USED		
A31	NICHIHA CONTROL JOINT WITH 'H' CLIP		
A32	NOT USED		
A33	NOT USED		
E1	NOT USED		
E2	WALL SCOFF	FACTORY FINISH	MOUNT @ 14'-8" A.F.S.; RE: DWG. A111 FOR DIMENSIONS
E3	JUNCTION BOX WITH COVER FOR FUTURE CARD READER		MOUNT CENTERED @ 46" A.F.S. SEE ELEC DWGS
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MAN DOORS - MOUNT @ 8'-0" A.F.S.; BREAK ROOM WINDOW @ 10'-0" A.F.S. TRUCK WELL - MOUNT @ 12'-0" A.F.S. (SIDE DOCK ONLY)
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 11'-6" A.F.S. IN 4' SQUARE J-BOX
E7	NOT USED		
E8	EXTERIOR UPLIGHTING FIXTURES	FACTORY FINISH	SEE ELEC DWGS
F1	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F2	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
P1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
P2	RPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
P3	GAS METER	FACTORY FINISH	SEE PLUMBING DWGS
XX	GLAZING KEY		RE: DWG A602
XX	ALIGN KEY		A: ALIGN NICHIHA PANEL JOINTS AND WINDOW MULLIONS B: ALIGN ALUMINUM COMPOSITE PANEL JOINTS AND NICHIHA PANEL JOINTS C: ALIGN NICHIHA PANEL JOINTS, ALUMINUM COMPOSITE PANEL JOINTS, AND WINDOW MULLIONS



SIDE ELEVATION WINDOW AREA	
WALL AREA	4112.8 SQ. FT.
WINDOW AREA	377.03 SQ. FT.
GLASS %	9.1%

2 Side Elevation  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION WINDOW AREA	
WALL AREA	2803.4 SQ. FT.
WINDOW AREA	576.64 SQ. FT.
GLASS %	20.5%

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

Please note that the colors shown here are a graphical representation to show contrast in materials only. Due to the nature of electronic media, colors may vary depending on computer or printer used.

For review of actual colors, a material sample board should be created on a project specific basis.

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			

Amanda Speranza-Kelly,  
AIA, NCARB  
615 Fishers Run Victor, NY 14564  
585.742.2222 - www.apd.com

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Amanda Speranza Kelly, AIA, NCARB  
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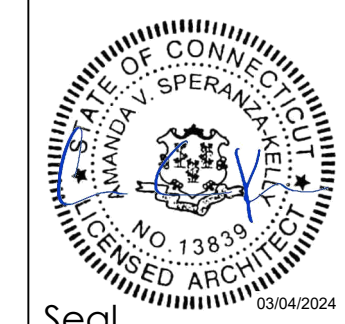
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Revisions:	Date:
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12	

PROJECT ARCHITECT/ENGINEER	DATE

PROJECT LEAD	DATE



Seal Seal

**ALDI Inc.**  
295 Rye Street  
South Windsor, CT 06074  
(860) 293-2900

ALDI Inc. Store #: XX  
Bridgeport CT  
4675-4747 Main St  
Bridgeport, CT 06606  
Fairfield County  
Project Name & Location:

Exterior Elevations	
Drawing Name:	
Prototype:	Project No.
v7.0	24-0204
Type:	
GROUND UP	
Drawn By:	
MBD	A-201
Scale:	Drawing No.
As Noted	



# ZONING BOARD OF APPEALS APPLICATION

The undersigned presents the following application 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:

129 Black Rock Avenue Zone NX2  
(Number) (Street) (Zone Classification)

On the South side of the street about 204 feet East from  
(North, South, East, West) (North, South, East, West)

Couse Street Block : 21/611 Lot: 20  
(Street)

Dimension of Lot in Question 50.17' x 178.13' x 48.82' x 179.76'  
(Specify)

1. NAME OF APPLICANT / BUSINESS 129 Black Rock LLC  
(Print)

2. APPLICANT INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Owner

3. HAS A PREVIOUS APPLICATION BEEN FILED? N/A IF SO, GIVE DATE OF HEARING N/A  
(Yes or No)

4. DESCRIBE PROPOSED DEVELOPMENT Proposed conversion of first floor of existing dwelling to create an additional dwelling unit, which will result in the existing building to contain twelve (12) dwelling units.

5. THIS APPLICATION 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: \_\_\_\_\_

6. USE TO BE MADE OF PROPERTY Multi-family residential dwelling to contain twelve (12) dwelling units.

7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)? See attached

APPLICANT [Signature] / I DATE 03/15/2024  
(Signature) (Print)

If signed by agent, state capacity (lawyer, builder, etc) \_\_\_\_\_ / \_\_\_\_\_  
(Email)

Mailing Address Russo & Rizio, 10 Sasco Hill Rd, Fairfield, CT 06824 203-528-0590  
(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 APPLICATION

All questions must be answered in detail (use separate sheet if necessary).  
The Applicant, 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 application.**  
**NO APPLICATION 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 \_\_\_\_\_

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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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Vanessa R. Wambolt  
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\* Also Admitted in NY

• Also Admitted in VT

+ Of Counsel

March 20, 2024

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

**Re: Petition for Variances – 129 Black Rock Avenue**

Dear Mr. Boucher:

Please accept, on behalf of my client, 129 Black Rock LLC (the “Petitioner”), the following narrative and enclosed application materials as part of a Petition for variances of the Bridgeport Zoning Regulations (the “Regulations”) for the property located at 129 Black Rock Avenue (the “Site”) to convert a portion of the existing first floor to create an additional dwelling unit to result in a total number of twelve (12) dwelling units within the building in the NX2 Zone.

**Variances Requested**

Variance of Section 3.60.9 of the Regulations to permit twelve (12) residential dwelling units under the Small General Building Type in the NX2 Zone.

**Narrative**

The Petitioner requests a variance to convert a portion of the existing building to create an additional dwelling unit on the first floor. The creation of an additional dwelling unit will result in twelve (12) units total within the building. The Site contains an existing three-story dwelling. Each floor is almost exactly similar with four (4) units per floor. The first floor has a slight variation with a mechanical room in one corner. The Applicant merely proposed for each floor to contain four (4) units. There will be no changes to the exterior of the Site. Each of the units are one-bedroom units with a kitchen and full bath. The proposed

unit will be slightly smaller with no living room. The mechanical room diminishes the size of this particular unit.

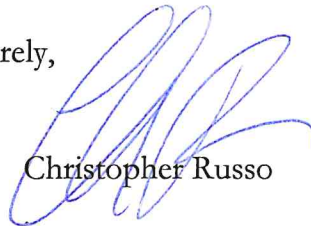
The existing building is significantly set back from Black Rock Avenue at 95.9'. The existing parking area is located in front of the building. The Site and building are pre-existing nonconforming under the Regulations. Under Sec. 13.40.4 of the Regulations, a nonconforming structure may be used for any use allowed in the zone in which the structure is located. The household living use is permitted in the NX2 Zone with no maximum density. So, the proposed conversion complies with the intent of the Regulations. The Applicant is merely converting a portion of the existing building to a use and density that is permitted in the NX2 Zone.

### Hardship

Granting the Petitioner the above-stated variance will not substantially affect the comprehensive zoning plan of the City of Bridgeport and strict adherence to the Regulations (the "Regulations") would cause a unique hardship to the Applicant as the household living use with no maximum density is a permitted use within the NX2 Zone. So, the Applicant is proposing a use, which is permitted in the zone. The existing structure is nonconforming as to the Regulations and, therefore, Sec. 13.40.4 of the Regulations is relevant. The Applicant proposes no exterior changes to the property. It is simply a conversion of one section of the first floor to create an additional dwelling unit. Said unit will be the smallest within the building due to the location of a mechanical room, which diminishes the size of the dwelling unit in this location. The Application will have no impact on the surrounding neighborhood and will be unnoticeable to abutting properties.

For the reasons stated above, the Applicant respectfully requests approval of the Petition for the above-stated variances.

Sincerely,



Christopher Russo

**LIST OF PROPERTIES WITHIN 100' OF 129 BLACK ROCK AVENUE**

<b>PROPERTY ADDRESS</b>	<b>OWNERS NAME</b>	<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP CODE</b>
170 GARDEN ST	NEW BEGINNINGS FAMILY ACADEMY INC	170 GARDEN ST	BRIDGEPORT	CT	06605
40 COUSE ST	DEJESUS EMILEY	40 COUSE STREET	BRIDGEPORT	CT	06605
120 GARDEN ST	PALMER BRIDGEPORT LLC	46 CHELSEA ST	FAIRFIELD	CT	06824
136 GARDEN ST #138	LOMBARDI KENNETH GERARD	2 DAISY DR	SHELTON	CT	06484
159 BLACK ROCK AV	OGUNDE ABIMBOLA	159 BLACK ROCK AVENUE	BRIDGEPORT	CT	06605
145 BLACK ROCK AV #149	JABLONSKI WIESLAW ET AL	74-13 64TH ST	GLENDALE	NY	11385
	WILLIAMS B C & G CAUTHEN JR DEBORAH A				
137 BLACK ROCK AV	BRADFORD	137 BLACK ROCK AV	BRIDGEPORT	CT	06605-1202
129 BLACK ROCK AV	129 BLACK ROCK LLC	4403 15TH AVE #215	BROOKLYN	NY	11219
103 BLACK ROCK AV	BELTRAN EDGAR D & BESY K BELTRAN	103 BLACK ROCK AVE	BRIDGEPORT	CT	06605
150 BLACK ROCK AV	BALDWIN HOLDINGS INC	150 HIGHLAND AVENUE	BRIDGEPORT	CT	06604
140 BLACK ROCK AV	ZUNIGA RAMIRO G & PERPETUA S	140 BLACK ROCK AVE	BRIDGEPORT	CT	06605
128 BLACK ROCK AV	BRYAN PETRONA	128 BLACK ROCK AVE	BRIDGEPORT	CT	06605
114 BLACK ROCK AV #116	CORREA EMILIA ETAL GOULART ROBERTO	114 BLACK ROCK AVE	BRIDGEPORT	CT	06605
695 PARK AV #1A	HOUSING AUTHORITY CITY OF BRIDGEPORT	150 HIGHLAND AV	BRIDGEPORT	CT	06604
695 PARK AV #1B	HOUSING AUTHORITY CITY OF BRIDGEPORT	150 HIGHLAND AV	BRIDGEPORT	CT	06604
64 BLACK ROCK AV #A	OPTIMUS HEALTH CARE INC	982 EAST MAIN STREET	BRIDGEPORT	CT	06608
64 BLACK ROCK AV #B	OPTIMUS HEALTH CARE INC	64 BLACK ROCK AVE	BRIDGEPORT	CT	06605

# 129 BLACK ROCK LLC ACTIVE

4403 15TH AVE STE 215, BROOKLYN, NY, 11219, United States

**BUSINESS DETAILS** ▼

---

**Business Details** ▲

---

**General Information** —

---

**Business Name**  
129 BLACK ROCK LLC

**Business status**  
ACTIVE

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

**Business address**  
4403 15TH AVE STE 215, BROOKLYN, NY, 11219, United States

**Annual report due**  
3/31/2025

**NAICS code**  
Lessors of Other Real Estate Property (531190)

**Business ALEI**  
1380776

**Date formed**  
3/4/2021

**Business type**  
LLC

**Mailing address**  
4403 15TH AVE STE 215, BROOKLYN, NY, 11219, United States

**Last report filed**  
2024

**NAICS sub code**

---

**Principal Details** —

---

**Principal Name**  
HENDEL RAWICKI

**Principal Title**



MEMBER

Principal Business address

217 HELEN ST, 217 HELEN ST, BRIDGEPORT, CT, 06608, United States

Principal Residence address

217 HELEN ST, 217 HELEN ST, BRIDGEPORT, CT, 06608, United States

Agent details

Agent name

HENDEL RAWICKI

Agent Business address

217 HELEN ST, BRIDGEPORT, CT, 06608, United States

Agent Mailing address

217 HELEN ST, BRIDGEPORT, CT, 06608, United States

Agent Residence addresss

217 HELEN ST , BRIDGEPORT, CT, 06608, United States

Filing History



([https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000023upB/5\\_bbNDs2oJkKbPOwA4RbfiFXqu5uF\\_MI7loRGTMdrel](https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000023upB/5_bbNDs2oJkKbPOwA4RbfiFXqu5uF_MI7loRGTMdrel))

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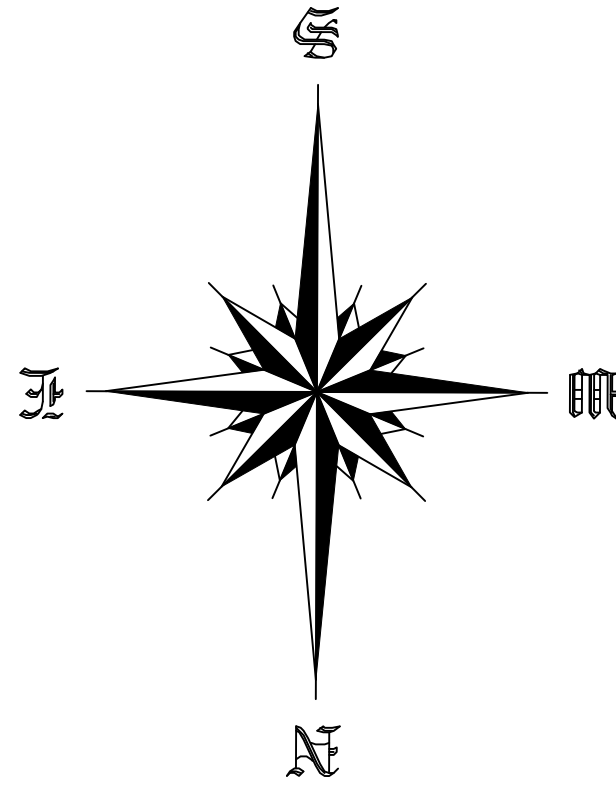
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STANDARD	MINIMUM/REQUIRED MAXIMUM/ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS
Minimum Lot Area	N/A	8,855± SF.		
Minimum Lot Width	50'	50.2'		
Maximum Primary Streetwall	85'	33.3'		
Primary Street Build-to Line	14' MIN / 20' MAX	95.9'		
Minimum Porch, Enclosed Porch, Bay Setback	7'	N/A		
Minimum Non-Primary Street Setback	8.0'	N/A		
Minimum Side Setback	2.0'	6.1'		
Minimum Combined Side Setbacks	10.0'	15.4'		
Minimum Space Between Adjacent Buildings	6.0'	N/A		
Minimum Rear Setback	20.0'	16.5'		
Maximum Height From First Floor El. To Eave	N/A	28.6'±		
Maximum Number of Stories Per Building	3	3		
Maximum Site Coverage Percentage	80%	84.6'		

BUILDING ZONE: NX2 SMALL GENERAL BUILDING



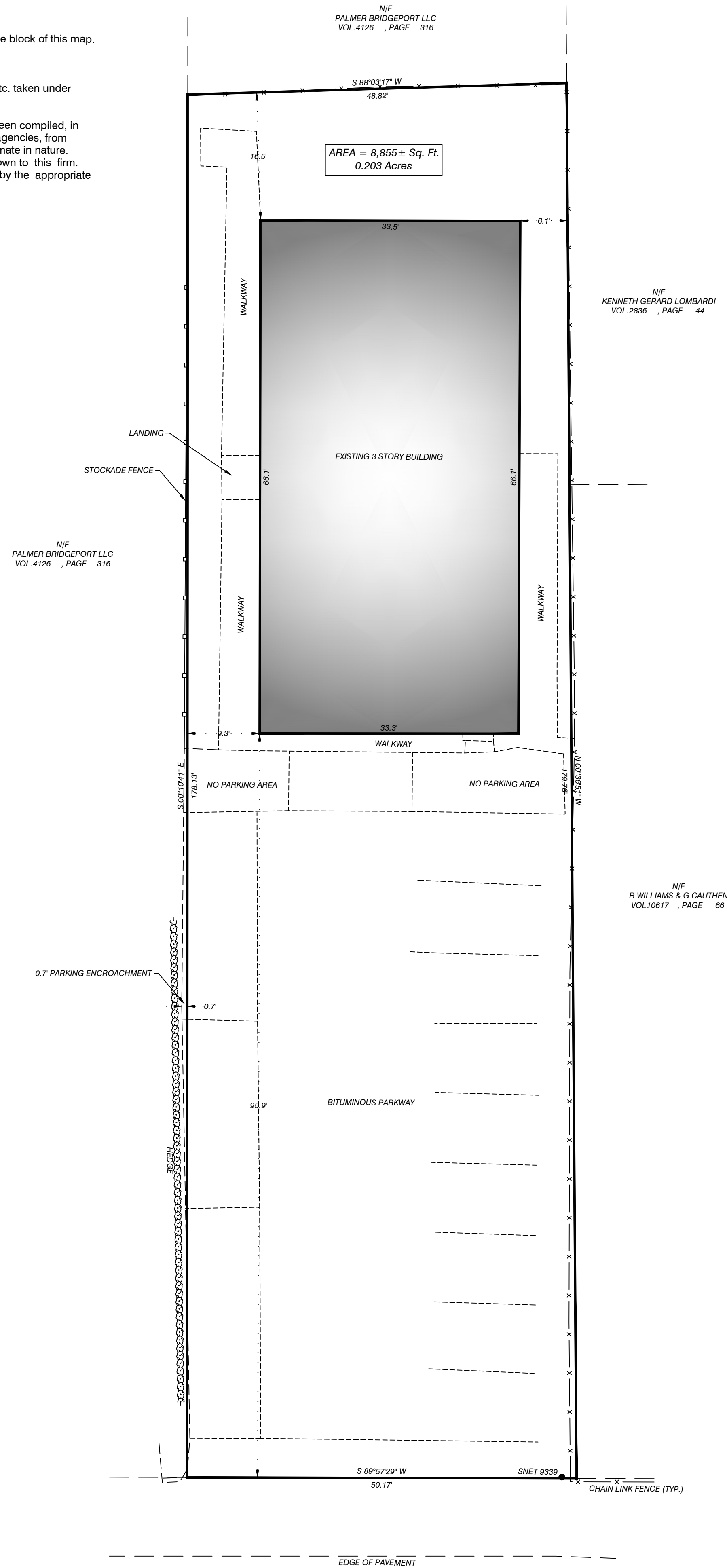
LOCATION MAP

**GENERAL NOTES:**

- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.
- This Survey conforms to Class A-2.
- The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Existing Building Location Survey.
- Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds.)
- North Arrow is based on MAP REFERENCE 2.
- This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
- This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.
- Property Lines Established According to Record Deeds as exist
- Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
- Underground Utility, Structure and facility Locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or government agencies, from parole testimony and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The size, Location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.
- Lot served by town sewer system and public water supply.

**MAP REFERENCES:**

- RECORD MAP # 1159-1160
- RECORD MAP # 1161
- RECORD MAP # 1162
- RECORD MAP # 1163
- RECORD MAP # 5785



BLACK ROCK AVENUE

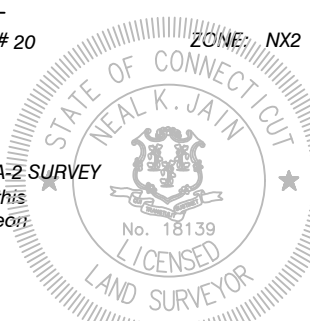


**LAND SURVEYING SERVICES, LLC**  
 1275 POST ROAD, SUITE A-20  
 FAIRFIELD, CONNECTICUT 06824  
 TEL. (203) 522-4177  
 FAX. (203) 615-0123  
 EMAIL: info@a2survey.com

**TITLE BLOCK**  
 ASSESSORS MAP # 1161, PARCEL # 20  
 APPLICANT: SAME AS CLIENT

DESCRIPTIVE TITLE: CLASS A-2 SURVEY  
 To the best of my knowledge and belief this map is substantially correct as noted hereon.

NEAL K. JAIN L.S. # 18139



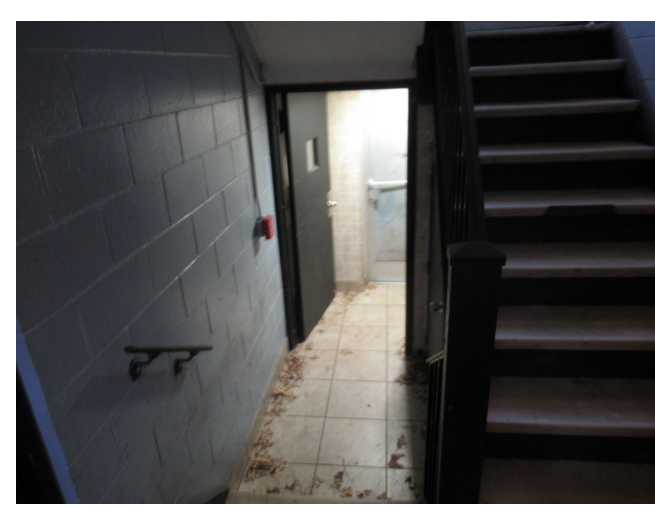
DATE	DESCRIPTION

IMPROVEMENT LOCATION SURVEY  
 PREPARED FOR  
**YOSSI RAWICKI**  
 129 BLACK ROCK AVENUE, BRIDGEPORT, CONNECTICUT

SCALE: 1" = 10'  
 DATE: FEB. 19, 2024



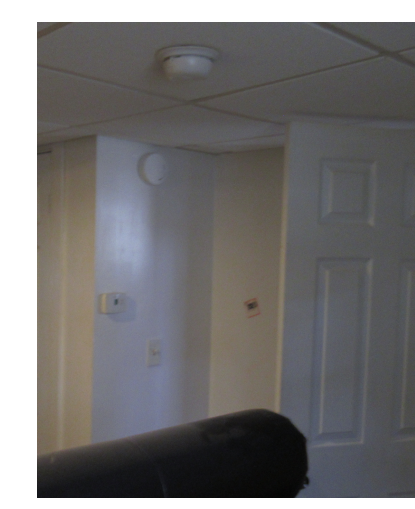
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REVISIONS					



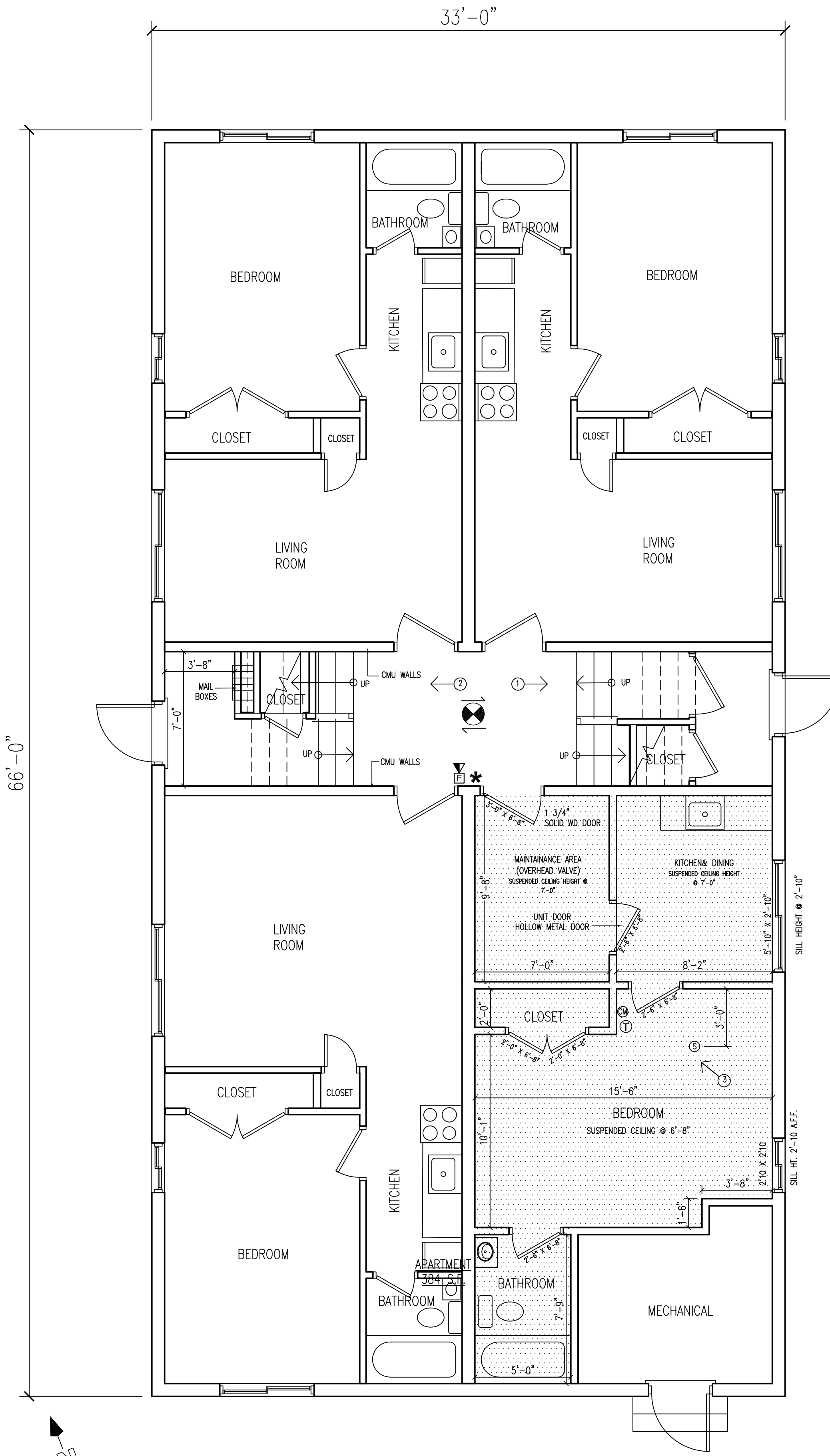
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2 PHOTO



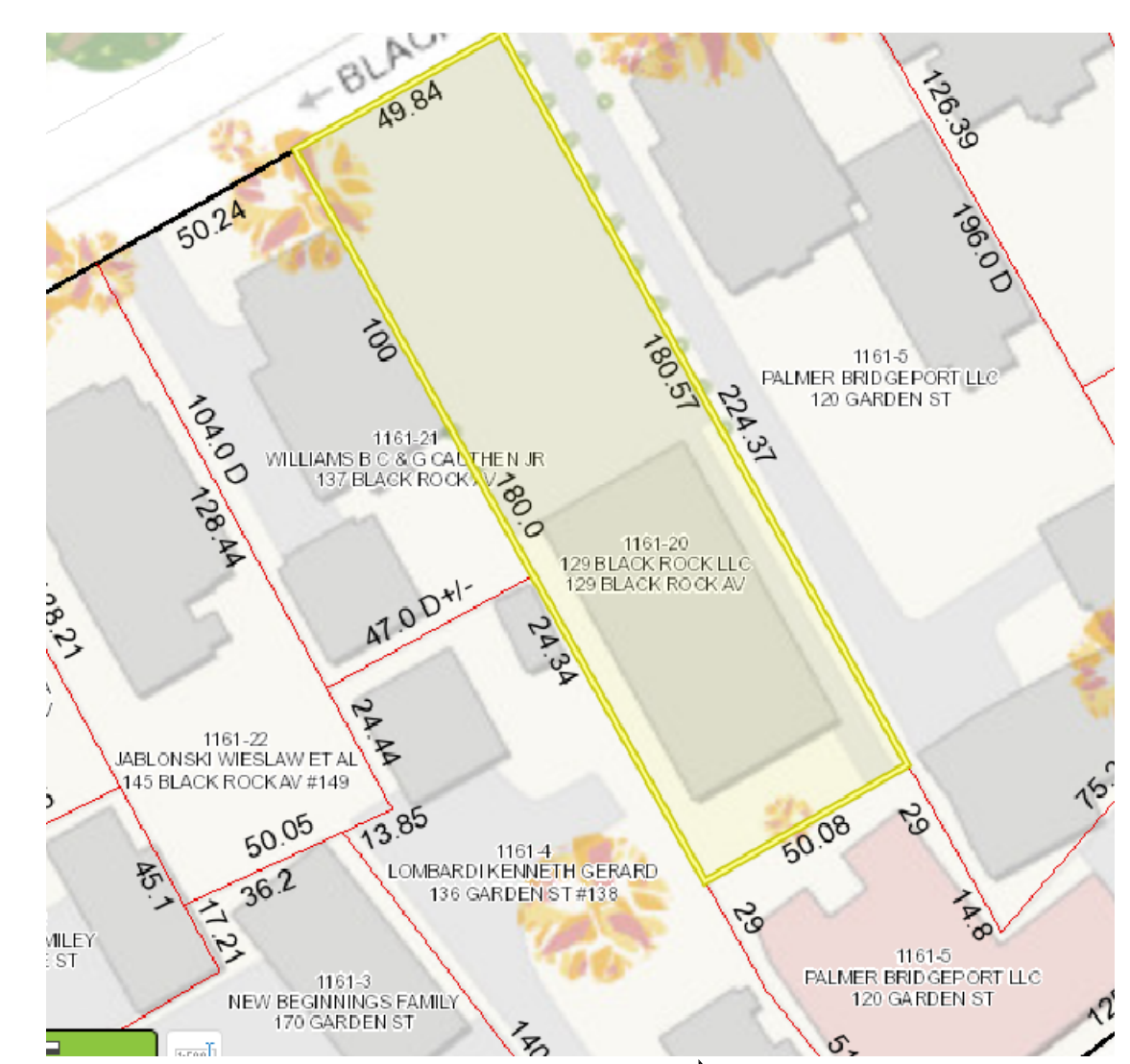
3 PHOTO



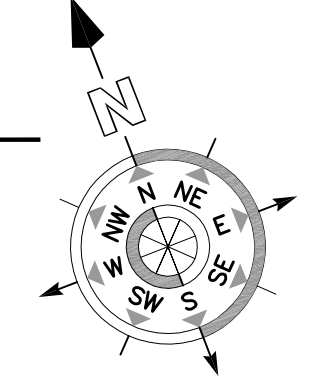
**1 EXISTING FLOOR PLAN**  
 SCALE - 1/4" = 1'-0"  
 ———— EXISTING PARTITIONS & WALLS  
 [Hatched Area] SURVEY APARTMENT -384 S.F.



**STREET VIEW 129 BLACK ROCK AVENUE**  
 NOT TO SCALE



**SITE LOCATION PLAN**  
 NOT TO SCALE



SYMBOLS	
(T)	THERMOSTAT
(S)	SMOKE DETECTOR
(CM)	SMOKE / CARBON MONOXIDE DETECTOR (COMBO)
(E)	EXIT SIGN - SINGLE OR DOUBLE FACE W/ BATTERY BACK-UP
(F)	AUDIBLE & VISIBLE ALARM DEVICE
*	FIRE EXTINGUISHER



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

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

ASBUILT SURVEY FOR PROPERTY LOCATED AT  
 129 BLACK ROCK AVE.  
 BRIDGEPORT CT. 06605

EXISTING FLOOR PLAN

scale: AS NOTED  
 date: 12-28-2023  
 project #: [blank]  
 drawn: TEXT

**A-1**



ZONING BOARD OF APPEALS APPLICATION

The undersigned presents the following application 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:

4675 Main Street Zone RX2

On the West side of the street about 284 feet South from

Minturn Road Block : 89/2530 Lot: 20/J

Dimension of Lot in Question See attached

1. NAME OF APPLICANT / BUSINESS Commerce Park Associates, L.L.C.

2. APPLICANT INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Owner

3. HAS A PREVIOUS APPLICATION BEEN FILED? No IF SO, GIVE DATE OF HEARING

4. DESCRIBE PROPOSED DEVELOPMENT The Applicant proposes to demolish two (2) existing office and retail buildings to construct a one-story retail grocery store building with associated parking, landscaping and site improvements on the southern half of the Property.

5. THIS APPLICATION 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 Streetwall & Transparency

6. USE TO BE MADE OF PROPERTY Retail grocery store under the Retail and Entertainment category for the General Building type in the RX2 Zone.

7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)? See attached

APPLICANT [Signature] / DATE 03/20/2024

If signed by agent, state capacity (lawyer, builder, etc) / Chris@rossorizio.com

Mailing Address (Zip Code) (Phone #)

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

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 APPLICATION

All questions must be answered in detail (use separate sheet if necessary). The Applicant, 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 application. NO APPLICATION 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

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

April 5, 2024

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

**Re: Application for Variances – 4675 Main Street**

Dear Mr. Boucher:

Please accept this Application to the Bridgeport Zoning Board of Appeals for variances for the property located at 4675 Main Street (the "Site") in the RX2 Zone.

**Dimension of Lot in Question**

484.97' x 272.70' x 85.59' x 139.46' x 47.26' x 83.31' x 25.74' x 12.00' x 100.54' x 164.63' x 204.58' x 43.18' x 79.88' x 33.62' x 43.41' x 252.33' x 34.99' x 73.00' x 88.41' x 98.57' x 51.37' x 60.66' x 111.94' x 64.70' x 128.20'

**Variances Requested**

1. Variance of Section 3.50.4.2 of the Bridgeport Zoning Regulations (the "Regulations") to reduce the minimum Primary Streetwall from eighty percent (80%) to zero percent (0%), zero percent (0%) existing;
2. Variance of Section 3.50.4.3 of the Regulations to increase the maximum Primary Street Build-to Zone from twenty-five feet (25') to ninety-two and 10/00 feet (92.1');
3. Variance of Section 3.50.5.3 of the Regulations to locate surface parking in the front yard closer to the street lot line than the principal building;

4. Variance of Sec. 3.50.6.1 of the Regulations to reduce the minimum stories from two (2) to (1) stories;
5. Variance of Sec. 3.50.6.2 of the Regulations to increase the maximum ground story height from eighteen feet (18') to twenty-eight feet ten inches (28'10"); and
6. Variance of Sec. 3.50.8.1 of the Regulations to permit a section greater than 15' wide without transparency.

### **Proposed Development & Use**

The Applicant proposes to construct a one-story retail Aldi grocery store on the Site under the General Building type in the RX2 Zone. The Site is an extremely large site on Main Street at 305,002 SF, which is fully developed and has been known for decades as Commerce Park. The Site currently contains several buildings with a variety of professional and medical office uses. It contains three (3) separate full-movement driveways. The southernmost driveway is controlled by a traffic light. This development is focused on the southern portion of the Site. The Applicant will demolish an existing office building located the furthest south on the Site as well as a separate retail building, which was formerly occupied by Bank of America.

The Applicant proposes to construct a one-story building to contain an Aldi grocery store. Said use is permitted under the General Building type in the RX2 Zone under the Retail Sales subcategory of the Retail & Entertainment Use Category. The existing southern driveway will be utilized for the main access to the building, which will be located along the southern property line of the Site. Again, this driveway is controlled by a traffic light, which makes it an ideal location for this use. The Applicant is proposing a parking area around three sides of the proposed grocery store to provide easy access to patrons. The area is already a parking area, so the Applicant will simply reconfigure the existing parking area. Unfortunately, due to the location of the existing driveway and traffic light in relation to the southern property line, that portion of the Site does not have the necessary width to locate the building closer to Main Street, which drives several variances. The proposed building will contain 21,831 SF including the proposed canopy. The reconfigured parking area will contain one hundred and thirty-six (136) spaces, but it should be noted that there is significant additional parking on the northern half of the Site to support the existing buildings to remain. A loading dock will be located at the rear of the proposed building, which screens it from Main Street. The Application will also increase landscaping around Horse Tavern Brook, which is located at the rear of the Site.

The Applicant has designed a very attractive façade along Main Street featuring extensive windows, varying materials, rooflines and a rooftop architectural feature. The side entrance also features transparency around the entrance. The facades will feature both horizontal and vertical division lines. The proposed use will be a tremendous amenity to area residents in a convenient location with competitive pricing. The traffic light at the southern

entrance will control traffic in and out of the Site. While the Application requires variances, it provides a rehabilitation to a Site that has become dated. The Site is unique on Main Street due to its large size and is one of the few locations that could support a new grocery store.

### Hardship

Granting the Applicant the above-stated variances will not substantially affect the comprehensive zoning plan of the City of Bridgeport and strict adherence to the Regulations would cause a unique hardship to the Applicant as the Site is a fully developed multi-building property with an existing traffic light access that restricts the location of the proposed building. Commerce Park was constructed back in the 1960s and features multiple office buildings. It was designed as a single destination for patients and clients to be able to access with their vehicles. A traffic light was installed to control the main access to the property. While the Site is very large for Main Street, the location of the traffic light severely restricts the street frontage from the traffic light entrance to the southern property line of the Site. There is only about 130' of street frontage in that area, which is too narrow for the proposed grocery store. The Applicant has also expanded the driveway at the traffic light to create an additional right-turn only exit to assist in traffic flow. This further reduces the street frontage. These existing conditions drive the primary streetwall, primary street build-to-zone and parking variances. This is not an entire redevelopment of the Site. Existing buildings and tenants will remain, so the Applicant is unable to start from scratch on the Site and redevelop the entire layout. Regarding the primary streetwall variance, it should be noted that the Site currently has a standard of zero percent (0%). However, through the Application, the Applicant is significantly increasing the transparency facing Main Street to create a welcoming presence along the streetscape to meet the intent of the Regulations. Similarly, the existing buildings are not within the build-to zone. However, the former Bank of America building is angled from Main Street and the existing office building does not contain significant transparency towards Main Street. Again, the Application better conforms to the intent of the Regulations than existing conditions. The location of off-street parking is simply to utilize the space at the front of the Site, which can not be utilized by the proposed building. Its location in proximity to the front entrance will provide terrific access for patrons to the store entrance. For those reasons, four (4) handicapped parking spaces are located in this area.

Regarding the variances related to height, as is typical for grocery stores, the proposed building is one story. However, the height of the building exceeds the height limit for a single story, so the building will have a size greater than a single story. In fact, the overall height would exceed the height for two minimum stories thereby meeting the intent of the Regulations. The minimum height for a story in the General Building type is ten feet (10'). So, a two-story building under the Regulations could be twenty feet (20'). The proposed building is twenty-eight feet ten inches (28'10"), so it almost reaches the height of a three-story building. In addition, the proposed facades have multiple vertical and horizontal divisions with shadow lines and varying materials that achieves the visual intent of the maximum ground story height restriction. Finally, the proposed primary façade features

extensive windows, but the nature of the use requires a portion of the building to be utilized for storage of products for sale and this area does not have transparency. However, this location prevents a great opportunity to locate landscaping, so the primary façade will be dominated by transparency and landscaping. This will be a significant improvement to the façade of the Site. Therefore, the Application meets the intent of the height and transparency standards despite needing variances.

For these reasons, we respectfully request approval of the above-stated variances for the Site.

Sincerely,



Christopher Russo



**LIST OF PROPERTIES WITHIN 100' OF 4675 MAIN STREET**

LOCATION	OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP
4531 MAIN ST #4575	BROOKSIDE IMPROVEMENTS LLC	565 TAXTER RD	ELMSFORD	NY	10523
4652 MAIN ST	CAPOZZI LOUIS F	4652 MAIN ST	BRIDGEPORT	CT	06606
4637 MAIN ST #01	PT HOLDINGS LLC	630 BOOTH HILL ROAD	TRUMBULL	CT	06611
4637 MAIN ST #04	COMUNIDAD DIVINA LLC	10 WINTERGREEN LN	SHELTON	CT	06484
4637 MAIN ST #03	SID PEMBERTON REALTY LLC	22 WESTWOOD DRIVE	EASTON	CT	06612
4637 MAIN ST #05	HSAK PROPERTIES LLC	4637 MAIN STREET UNIT 5	BRIDGEPORT	CT	06606
4637 MAIN ST #06	PT HOLDINGS LLC	630 BOOTH HILL ROAD	TRUMBULL	CT	06611
4637 MAIN ST #07	MOSS REAL ESTATE LLC	4637 MAIN STREET #7	BRIDGEPORT	CT	06606
4637 MAIN ST #02	WILLIAMS ROBINSON SCHENELL	193 CLOVER CIRCLE	STRATFORD	CT	06614
372 ANTON DR #15	ROCK HALL GARDENS LLC	49 SEALY DR	LAWRENCE	NY	11559
382 ANTON DR #10	JAEGER LAURIE	382 ANTON DRIVE	BRIDGEPORT	CT	06606
386 ANTON DR #08	SPENCER TIFFANY N	386 ANTON DRIVE	BRIDGEPORT	CT	06606
398 ANTON DR #02	MILLER LEZA	398 ANTON DRIVE #02	BRIDGEPORT	CT	06606
374 ANTON DR #14	OBRIEN MARY CLARE	374 ANTON DR	BRIDGEPORT	CT	06606
378 ANTON DR #12	GOINS PENNEY D	378 ANTON DRIVE UNIT 12	BRIDGEPORT	CT	06606
380 ANTON DR #11	PIGGOTT DAMANI & TIPHANI	380 ANTON DR #11	BRIDGEPORT	CT	06606
394 ANTON DR #04	ORTIZ BERIAM Y	394 ANTON DR #04	BRIDGEPORT	CT	06606-1738
368 ANTON DR #17	THE DEJONGE FAMILY TRUST	368 ANTON DR #17	BRIDGEPORT	CT	06606-1700
376 ANTON DR #13	CHAVEZ MIGUEL A	376 ANTON DR #13	BRIDGEPORT	CT	06606-1700
384 ANTON DR #09	MEJIA RUBEN & ROSA	384 ANTON DR #09	BRIDGEPORT	CT	06606-1700
390 ANTON DR #06	HOWTON TOBY O	390 ANTON DR #06	BRIDGEPORT	CT	06606-1738
392 ANTON DR #05	VAHORA ASMA & MATIN	392 ANTON DR #05	BRIDGEPORT	CT	06606-1738
396 ANTON DR #03	LUSARDO LISA	396 ANTON DR #03	BRIDGEPORT	CT	06606-1738
400 ANTON DR #01	PALMER SCHRENE	400 ANTON DRIVE UNIT 1	BRIDGEPORT	CT	06606
370 ANTON DR #16	WILDER DARRYL E & STEPHEN M & BRENT K & GARY O NELSON	6821 WILLOWBROOK DR #3	FAYETTEVILLE	NC	28314
388 ANTON DR #07	CALKA ANTHONY J	338 ANTON DR	BRIDGEPORT	CT	06606
4650 MAIN ST	PHOENICIAN LLC	4666 MAIN STREET	BRIDGEPORT	CT	06606
4666 MAIN ST	PHOENICIAN LLC	4666 MAIN ST	BRIDGEPORT	CT	06606-1839
4702 MAIN ST	4702 BPT REAL ESTATE LLC	461 ROLLING HILLS DR	FAIRFIELD	CT	06824
4718 MAIN ST	LE AN HONG ET AL	4718 MAIN ST	BRIDGEPORT	CT	06606-1823

4722 MAIN ST	CONN LIGHT & POWER COMPANY	PO BOX 270	HARTFORD	CT	06141
4750 MAIN ST	WORLDWIDE PROPERTIES LLC	P O BOX 110384	TRUMBULL	CT	06611
4761 MAIN ST	A PLUS INVESTMENTS LLC	4761 MAIN STREET	BRIDGEPORT	CT	06606
4775 MAIN ST	4775 MAIN ST LLC	22 GOLEC AVENUE	SHELTON	CT	06484
4675 MAIN ST	COMMERCE PARK ASSOC LLC	PO BOX 6128	BRIDGEPORT	CT	06606
4786 MAIN ST	COMMERCE HILL RADOZYCKI HOLDINGS LLC	4786 MAIN ST	BRIDGEPORT	CT	06606
69 MINTURN RD	PACE LATRESE V	69 MINTURN RD	BRIDGEPORT	CT	06606
55 MINTURN RD	RODRIGUEZ SONIA	55 MINTURN RD	BRIDGEPORT	CT	06606
83 MINTURN RD	BRESLIN MADELEINE E	83 MINTURN ROAD	BRIDGEPORT	CT	06606-1253
43 MINTURN RD	FARINA MICHAEL A & LIZZA G	43 MINTURN RD	BRIDGEPORT	CT	06606
29 MINTURN RD	VAZUEZ NELSON	29 MINTURN RD	BRIDGEPORT	CT	06606-1253
4795 MAIN ST	CHEN QI N & LI Y	4795 MAIN ST	BRIDGEPORT	CT	06606
91 MINTURN RD	PADILLA LUIS	91 MINTURN ROAD	BRIDGEPORT	CT	06606
103 MINTURN RD	SAHA MONOSWITA	14 CLOVER HILL RD	TRUMBULL	CT	06611
420 ANTON DR	PALMETTO L L C	6527 MAIN STREET	TRUMBULL	CT	06611
4699 MAIN ST	RUSSO ROBERT D III	PO BOX 6128	BRIDGEPORT	CT	06606
4699 MAIN ST	ROSA MARCOS	4699 MAIN ST	BRIDGEPORT	CT	06606
4699 MAIN ST #1B5	PALHETE ANA ET AL	4699 MAIN ST #1B5	BRIDGEPORT	CT	06606
4699 MAIN ST #1B4	SANA PROPERTIES LLC	77 PARK LANE	WOODBIDGE	CT	06525
4699 MAIN ST	CMG ASSOCIATES	4 CORPORATE DR SUITE 290	SHELTON	CT	06484
4699 MAIN ST #2B3	PENELOPE GENEVIEVE	4699 MAIN ST #202	BRIDGEPORT	CT	06606
4699 MAIN ST #2B3 1	PENELOPE GENEVIEVE	4699 MAIN ST #202	BRIDGEPORT	CT	06606
4699 MAIN ST	LATORRE JOSE L JR	53 COLUMBINE DR	TRUMBULL	CT	06611
4699 MAIN ST #2B5	CARRENA LUIS	24 TUCKAHOE RD	EASTON	CT	06612
4699 MAIN ST #2B6	COMMERCE LLC	4699 MAIN ST STE 203	BRIDGEPORT	CT	06606
4699 MAIN ST #2B7	WEISMAN SVETLANA	73 STURBRIDGE LN	TRUMBULL	CT	06611
4699 MAIN ST #2B8	WEISMAN SVETLANA	73 STURBRIDGE LN	TRUMBULL	CT	06611
4699 MAIN ST #1A3	M A J REALTY LLC C/O EYE GROUP OF CONNECTICUT	4699 MAIN ST #1A3	BRIDGEPORT	CT	06606-1830
4699 MAIN ST	JU JENNIFER M ET AL	22 SARANAC RD	MILFORD	CT	06461
4699 MAIN ST	NEICHIN RANDALL H & JUDITH	4699 MAIN ST	BRIDGEPORT	CT	06606
4699 MAIN ST #1B6	369 HEALTH T LLC	16 HILL ST UNIT #20	MILFORD	CT	06460
4699 MAIN ST #1B2	RUSSO ROBERT D JR	PO BOX 6128	BRIDGEPORT	CT	06606
4699 MAIN ST #1B3	FAMILY AND CHILDRENS AID	75 WEST ST	DANBURY	CT	06810
4699 MAIN ST #2B2	MICHALKA LLC	344 GARDER RD	MONROE	CT	06468

4699 MAIN ST	ALEALI SEYED H MD 20% & MARJAN	4699 MAIN ST #S204	BRIDGEPORT	CT	06606
4699 MAIN ST	PESCE KATHERINE J	4699 MAIN ST	BRIDGEPORT	CT	06606
4699 MAIN ST	REDEEM WELLNESS CENTER LLC	4699 MAIN ST	BRIDGEPORT	CT	06606-1830
4699 MAIN ST	RUSSO WANDA	PO BOX 6128	BRIDGEPORT	CT	06606
4699 MAIN ST #1A1	4699-101MAIN ST LLC	4699 MAIN ST SUITE 101	BRIDGEPORT	CT	06606