



CITY OF BRIDGEPORT

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:

9, 25 & 35 Island Brook Avenue Zone I-L
(Number) (Street) (Zone Classification)

On the South side of the street about 550 feet East from
(North, South, East, West) (North, South, East, West)

Twitchell Street Block: 1538 Lot: 11,12, & 13A
(Street)

Dimension of Lot in Question 150.00' x 200.00' x 73.00' x 351.46' x 105.00' x 1.65' x 38.81' x 0.80' x 197.80'
(Specify)

1. NAME OF APPLICANT / BUSINESS Architectural Stone Group, LLC
(Print)

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

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

4. DESCRIBE PROPOSED DEVELOPMENT Proposed outdoor storage in coastal area zone

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: Outdoor storage in coastal area zone

6. USE TO BE MADE OF PROPERTY Outdoor storage of stone and gravel in coastal zone

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

APPLICANT [Signature] DATE 11/20/2020
(Signature) (Print)

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

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



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

November 20, 2020

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

Re: Application for variance – 9, 25 & 35 Island Brook Avenue (the “Site”)

Dear Mr. Buckley:

Please accept this letter on behalf of our client for an application for variances to permit the outdoor storage of stone and gravel materials in connection with an existing stone and masonry supply use at the Site.

Variations Requested

Variance of Section 14-3-3i of the Regulations to permit the outdoor storage and wholesale trade of stone and gravel materials in connection with a stone and masonry supply business.

Narrative

The Site has frontage on along Island Brook Avenue in the I-L Zone and it is located within the coastal area zone. It is located in a very industrial area of the street with industrial uses surrounding the entire Site and on the other side of Island Brook. For decades, The Site has contained industrial uses and outdoor storage yards. As early as 1954, the Site was approved as a location for a used car dealer and vehicle repair with the outdoor storage of junk vehicles. In 1991, the Site was approved as a school bus maintenance and repair facility, and in 1999, it was further approved for Bud’s Truck and Diesel Service for the display, sale and repair of used motor vehicles. The Site contains a pre-existing 1,607 SF one-story concrete masonry building.

The Petitioner proposes to transition the Site away from its history as a vehicle repair facility and junk yard to a stone and masonry supply building with the outdoor storage of stone and gravel materials with defined jersey barrier bays located behind the existing building and chainlink fence, which is located along the street property line. No barrier has previously existed

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

between the outdoor storage on the Site and neighboring properties or Island Brook except for certain areas of chainlink fence. The Petitioner will locate the jersey barriers in accordance with setback standards in the I-L Zone and in accordance with Section 11-6 of the Regulations and better protect the coastal zone. The Site directly abuts Island Brook, but it does not directly abut the Pequonnock River.

Hardship

Granting the Petitioner 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 Petitioner as they propose to improve the protections of the coastal area by no longer utilizing the property as a motor vehicles sales and repair facility and junk yard, which has been the use of the Site for decades. In addition, the Petitioner will locate stone and gravel supplies with bays made of jersey barriers to contain the products offered by the Petitioner. The Petition will not have a negative impact on the neighborhood, which has been industrial for decades, or the coastal zone, which has not had any type of screening or protection from prior uses on the Site.

For the above-stated reasons, the Petitioner respectfully requests approval of this petition for a variance.

Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in black ink that reads "Christopher Russo". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Christopher Russo

PROPERTY OWNERS WITHIN 100' OF 9, 25 AND 35 ISLAND BROOK AVENUE

PROPERTY ADDRESS	OWNER'S NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE
3 ISLAND BROOK AV #7	3-7 ISLAND BROOK LLC	136 MEADOWVIEW DR	TRUMBULL	CT	06611
10 ISLAND BROOK AV	10 ISLAND BROOK LLC	89-50 127TH ST	RICHMOND HILLS	NY	11418
34 ISLAND BROOK AV	30 MLW LLC	30 ISLAND BROOK AVE	BRIDGEPORT	CT	06605
30 ISLAND BROOK AV	30 MLW LLC	30 ISLAND BROOK AVE	BRIDGEPORT	CT	06605
18 ISLAND BROOK AV	MLW INC	18 ISLAND BROOK AVE	BRIDGEPORT	CT	06606
35 ISLAND BROOK AV	MLW INC	18 ROSEMARY DR	BRIDGEPORT	CT	06606
25 ISLAND BROOK AV	MLW INC	18 ROSEMARY DR	BRIDGEPORT	CT	06606
9 ISLAND BROOK AV	MLW INC	18 ROSEMARY DR	BRIDGEPORT	CT	06606
35 ISLAND BROOK AV #REAR	MLW INC	18 ROSEMARY DR	BRIDGEPORT	CT	06606
52 ISLAND BROOK AV #54	MLW INC	52 ISLAND BROOK AVE	BRIDGEPORT	CT	06604
44 ISLAND BROOK AV	MLW INC	25 ISLAND BROOK AVE	BRIDGEPORT	CT	06606
45 ISLAND BROOK AV	MLW INC	18 ROSEMARY DR	BRIDGEPORT	CT	06606
236 EVERGREEN ST	CITY OF BRIDGEPORT	45 LYON TERRACE	BRIDGEPORT	CT	06604
101 ISLAND BROOK REAR AV	MOTA JOSEPH	100 WALNUT AVE	SHELTON	CT	06484
89 ISLAND BROOK AV	LCJA LLC	100 WALNUT AVE	SHELTON	CT	06484
61 ISLAND BROOK AV	MLW INC	18 ROSEMARY DR	BRIDGEPORT	CT	06606

Business Inquiry

Business Details

Business Name: ARCHITECTURAL STONE GROUP, LLC Citizenship/State Inc: Domestic/CT
 Business ID: 1222575 Last Report Filed Year: NONE
 Business Address: 9 ISLANDBROOK AVENUE, BRIDGEPORT, CT, 06606 Business Type: Domestic Limited Liability Company
 Mailing Address: 9 ISLANDBROOK AVENUE, BRIDGEPORT, CT, 06606 Business Status: Active
 Date Inc/Registration: Nov 18, 2016
 Annual Report Due Date: 11/18/2017
 NAICS Code: NONE NAICS Sub Code: NONE

Principals Details

Name/Title	Business Address	Residence Address
ARCHITECTURAL STONE WHOLESALERS LLC MANAGER	18 GLEN STREET, MILFORD, CT, 06460	NONE

Agent Summary

Agent Name ARCHITECTURAL STONE WHOLESALERS LLC
 Agent Business Address 18 GLEN STREET, MILFORD, CT, 06460
 Agent Residence Address NONE
 Agent Mailing Address NONE

I-L Zone Development Standards

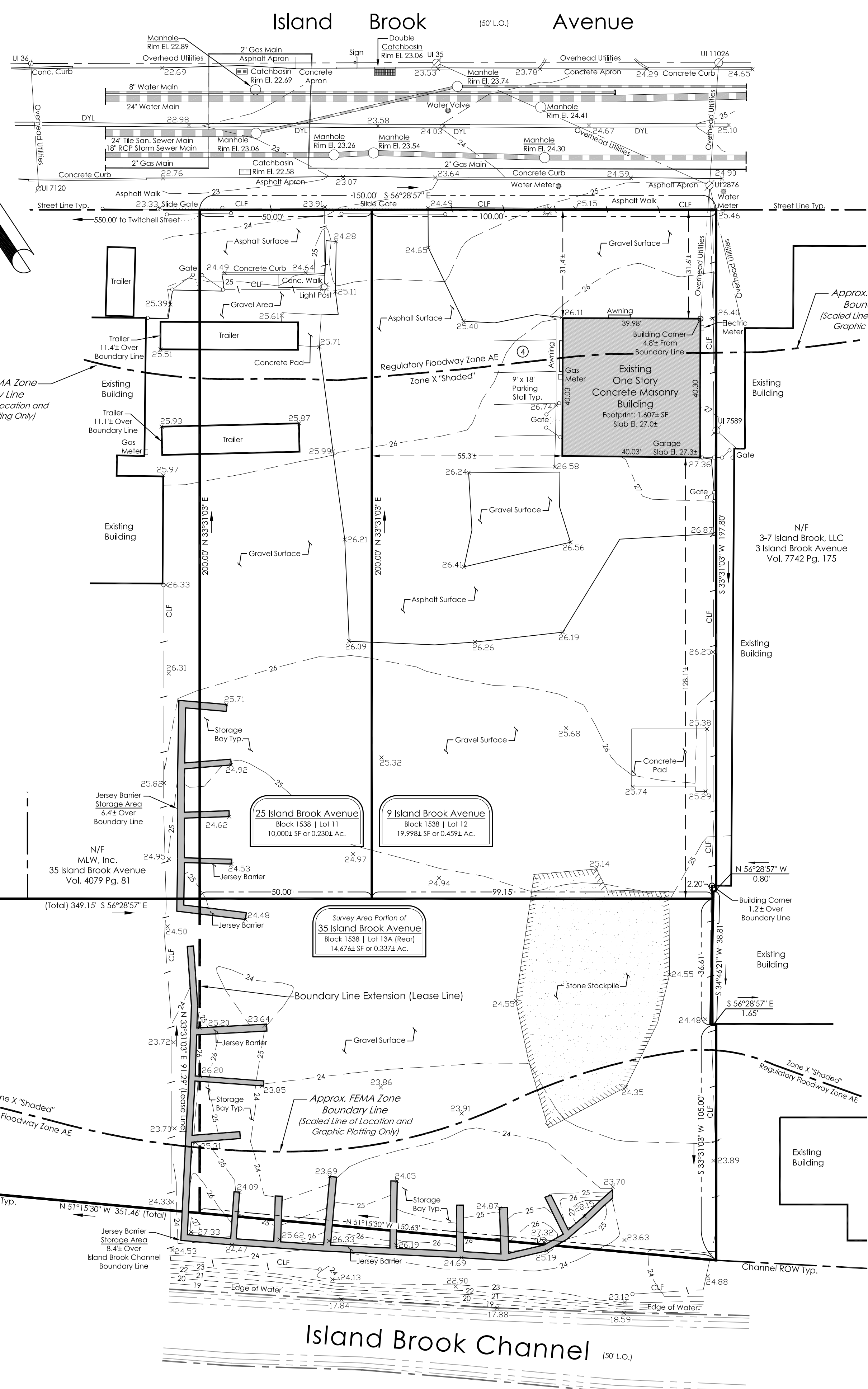
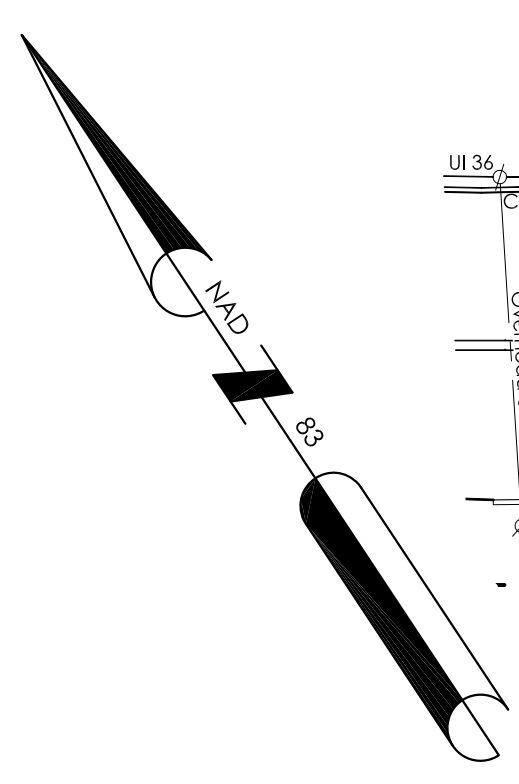
	REQUIRED	EXISTING	PROPOSED
LOT			
LOT AREA, MINIMUM	N/A	44,674± SF	44,674± SF
FRONTAGE, MINIMUM	25 FT	150.00 FT	150.00 FT
FLOOR AREA RATIO, MAXIMUM	N/A	N/A	N/A
PRINCIPLE BUILDING SIZE, MAXIMUM	N/A	N/A	N/A
PRINCIPLE BUILDING SETBACK			
FRONT LOT LINE, MINIMUM FROM	N/A	N/A	N/A
STREET LOT LINE, MINIMUM FROM	15 FT	31.4± FT	± FT
MAXIMUM SETBACK	N/A	N/A	N/A
SIDE LOT LINE, MINIMUM FROM	N/A	N/A	N/A
REAR LOT LINE, MINIMUM FROM	N/A	N/A	N/A
NOT TO EXCEED	N/A	N/A	N/A
MINIMUM SETBACK FROM:			
OTHER HEAVY INDUSTRIAL USE	10 FT	4.8± FT	± FT
OTHER USE	0	4.8± FT	± FT
LOT LINE ABUTTING AN 'R' ZONE	15 FT	N/A	N/A
SIDE	N/A	N/A	N/A
REAR	N/A	N/A	N/A
LOT LINE ABUTTING AN 'M' OR 'I' ZONE	0	4.8± FT	± FT
CORNER LOT YARDS	NOTE 2	N/A	NOTE 2
MEAN HIGH WATER, MINIMUM FROM	N/A	N/A	N/A
ACCESSORY STRUCTURE			
SETBACKS	NOTE 9	N/A	NOTE 9
COVERAGE			
BUILDING COVERAGE, MAXIMUM	85%	5%	± %
SITE COVERAGE, MAXIMUM	85%	100%	± %
LANDSCAPED AREA			
MINIMUM	15%	0%	± %
IN SETBACK ABUTTING AN 'R' ZONE, MIN.	10 FT DEEP @ L4	N/A	±
HEIGHT			
PRINCIPAL BUILDING			
MAXIMUM FOR PRINCIPAL BUILDING	75 FT	14± FT	± FT
PROJECTIONS AND FEATURES	NOTE 5	NONE	NOTE 5
ACCESSORY STRUCTURE, MAXIMUM			
HEIGHT, MAXIMUM	NOTE 7	9± FT	NOTE 7
FLOOR AREA, GROSS MAXIMUM	NOTE 8	40± SF	NOTE 8
PUBLIC ACCESS EASEMENT			
	NOTE 10	NONE	NOTE 10

- NOTES:
- NO MAXIMUM BUILDING SETBACK FROM A STREET LOT LINE SHALL BE REQUIRED FOR ANY PARCEL OF LAND BOUNDED ON THREE OR MORE SIDES BY CITY STREETS AND OWNED BY A CITY GOVERNMENT AGENCY.
 - ON A CORNER LOT IN ANY ZONE, THERE SHALL BE TWO FRONT YARDS AND TWO SIDE YARDS.
 - THE MINIMUM SETBACK FROM MEAN HIGH WATER SHALL BE THIRTY (30) FEET EXCEPT FOR BUILDINGS SUPPORTING WATER-DEPENDENT USES THAT MAY REQUIRE LOCATION IMMEDIATELY ADJACENT TO THE WATER.
 - SEE SECTION 11-3, LANDSCAPING AND SCREENING - THE MINIMUM AREAS REQUIRED TO BE LANDSCAPED ARE LISTED IN TABLE 3, ZONE DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONES AND TABLE 4.A AND 4.B, ZONE DEVELOPMENT STANDARDS FOR NON-RESIDENTIAL ZONES. ANY REQUIRED LANDSCAPING AS FOR REQUIRED SETBACKS OR PARKING LOTS, MAY BE APPLIED TOWARD THE MINIMUM LANDSCAPED AREA PERCENTAGE REQUIREMENT. REQUIRED LANDSCAPING AND SCREENING MUST MEET THE LEVELS REFERENCED IN EACH APPLICABLE ZONE DEVELOPMENT STANDARDS TABLE AND APPLICABLE STANDARDS SET FORTH ELSEWHERE IN THESE REGULATIONS. LANDSCAPING AND SCREENING STANDARDS LEVELS ARE SET FORTH IN SECTION 11-3-1.
 - SEE SECTION 4-4, HEIGHT - MAXIMUM HEIGHTS FOR STRUCTURES ARE LISTED IN THE ZONE DEVELOPMENT STANDARDS TABLES. EXCEPTIONS TO THE MAXIMUM HEIGHTS ARE SET FORTH IN SECTION 4-4-1 (PROJECTIONS ALLOWED) AND 4-4-2 (ARCHITECTURAL FEATURES).
 - BUILDINGS PROPOSED FOR MORE THAN THREE (3) STORES SHALL REQUIRE A SPECIAL PERMIT.
 - ANY ACCESSORY STRUCTURE WITH A FLAT OR ROUNDED ROOF SHALL BE NO HIGHER AT ITS HIGHEST POINT THAN TWELVE (12) FEET AND ANY ACCESSORY STRUCTURE WITH A PITCHED ROOF SHALL BE NO HIGHER THAN FIFTEEN (15) FEET, MEASURED FROM THE AVERAGE LEVEL OF THE GROUND ALONG ALL WALLS OF THE STRUCTURE. IN 'M' AND 'I' ZONES, THE MAXIMUM HEIGHT FOR ANY ACCESSORY STRUCTURE SHALL NOT EXCEED (5) OF THE MAXIMUM HEIGHT FOR PRINCIPAL STRUCTURES IN THAT ZONE.
 - SEE SECTION 4-9, ACCESSORY STRUCTURES - CUSTOMARY ACCESSORY STRUCTURES ARE ALLOWED IN ALL ZONES, AS SPECIFICALLY REGULATED IN THAT ZONE UNDER THE PROVISIONS OF A. LOCATION; B. COMPLIANCE; C. SITE; AND D. PROHIBITED USE.
 - SETBACKS FOR ACCESSORY STRUCTURES SHALL BE THE SAME AS SETBACKS FOR PRINCIPAL STRUCTURES.
 - A PUBLIC ACCESS EASEMENT MAY BE REQUIRED ON ANY NON-RESIDENTIAL PROPERTY ABUTTING A WATERWAY, IN SUCH A CASE, A DEDICATED OPEN SPACE AREA SHALL BE ESTABLISHED FROM THE TOP OF THE EMBANKMENT AND FOR TWENTY (20) FEET INLAND.
 - PARKING GARAGES SHALL BE EXEMPT FROM THE FLOOR AREA RATIO (FAR) REQUIREMENT AND SHALL NOT BE INCLUDED IN THE CALCULATION OF THE GROSS FLOOR AREA IN AN 'M' OR 'I' ZONE.
 - MAXIMUM HEIGHT FOR A PASSENGER TERMINAL SHALL BE 60 FT.
 - N/A - NOT APPLICABLE
N/C - NO CHANGE

LEGEND

NF	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	UI	UNITED ILLUMINATING COMPANY
OHU	OVERHEAD UTILITIES	TMH	TELEPHONE MANHOLE
UG	UNDER GROUND	INT	INTERSECTION
MH	MANHOLE	INV	INVERT
ELEC.	ELECTRIC	C.I.	CAST IRON
UT	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	± 8.65	EXISTING SPOT GRADE
RET.	RETAINING	± 10	EXISTING CONTOUR ELEVATION
CLF	CHAIN LINK FENCE	L.O.	LAYOUT OF STREET WIDTH
FFE	FINISHED FLOOR ELEVATION	②	PARKING SPACES
C.O.	CLEANOUT	HDPE	HIGH DENSITY POLYETHYLENE
LP	LIGHT POST	PVC	POLYVINYL CHLORIDE
ET	EXISTING CONIFER TREE	ET	EXISTING DECIDUOUS TREE

GROSS LAND AREA TABLE		
	SQ. FT.	ACRES
9 Island Brook Avenue (Lot 12)	19,998±	0.459±
25 Island Brook Avenue (Lot 11)	10,000±	0.230±
35 Island Brook Avenue Rear (Lot 13A) Portion Of	14,676±	0.337±
COMBINED AREA	44,674±	1.026±



LOCATION MAP

SCALE: 1" = 800'

NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND "THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS AN **IMPROVEMENT LOCATION SURVEY** AND **TOPOGRAPHIC SURVEY** BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS 1-2 AND IS INTENDED FOR **MUNICIPAL COMPLIANCE** PURPOSES.
- THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
- ALL IMPROVEMENTS SHOWN BASED ON FIELD EVIDENCE FOUND.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DETERMINED USING GEOID03 AND CONVERTED TO THE CITY OF BRIDGEPORT DATUM (+14.60). LINEAR UNITS ARE IN U.S. SURVEY FEET. HORIZONTAL COORDINATES ARE REFERRED TO THE CONNECTICUT COORDINATE SYSTEM OF 1983, AS REALIZED FROM OBSERVATION REFERENCED TO NAD83 (CORS96). COORDINATES WERE DETERMINED FROM STATIC GPS OBSERVATIONS MADE ON **APRIL 4, 2012** IN ACCORDANCE WITH "GUIDELINES AND SPECIFICATIONS FOR GLOBAL NAVIGATION SATELLITE SYSTEM LAND SURVEYS IN CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., HOLDING THE FOLLOWING VALUES FOR PUBLISHED BASE DATA: **STATION: ORANGE, NORTHING 453555.9292, EASTING 927267.5499, LATITUDE 41°15'15.89404", LONGITUDE 73°00'52.60263", ELLIPSOID -4.143**
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - MAP ENTITLED "SITE PLAN SHOWING SUBDIVISION OF PROPERTY OF HELEN MINUTOLA, ISLAND BROOK AVENUE, BRIDGEPORT," DATED JULY 21, 1977; REVISED SEPTEMBER 21, 1977; PREPARED BY J&D KASPER & ASSOC. AND FOUND ON FILE IN THE CITY OF BRIDGEPORT ENGINEERING DEPARTMENT.
 - MAP ENTITLED "SUBDIVISION FOR THE SCHWARTZ BROTHERS COMPANY," DATED APRIL 8, 1954; REVISED JULY 16, 1954; PREPARED BY FULLER & CO. AND FOUND ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS **MAP VOL. 18 PG. 68**.
 - MAP ENTITLED "MAP OF PROPERTY OF NICHOLAS DeNAPOLI," DATED JANUARY 3, 1955; PREPARED BY FRANK C. PENNY AND FOUND ON FILE IN THE CITY OF BRIDGEPORT ENGINEERING DEPARTMENT.
 - CITY OF BRIDGEPORT ENGINEERING PIN SHEET DEPICTING **BLOCK 1538**.
- PARCEL INFORMATION:
 - 9 ISLAND BROOK AVENUE
A. ASSESSOR'S REFERENCE: BLOCK 1538 | LOT 12
B. TOTAL PARCEL AREA = 20,000± SQ. FT., 0.459± AC.
C. RECORD OWNER: MLW, INC.; VOL. 4079 PG. 81
 - 25 ISLAND BROOK AVENUE
A. ASSESSOR'S REFERENCE: BLOCK 1538 | LOT 11
B. TOTAL PARCEL AREA = 10,000± SQ. FT., 0.230± AC.
C. RECORD OWNER: MLW, INC.; VOL. 4079 PG. 81
 - 35 ISLAND BROOK AVENUE
A. ASSESSOR'S REFERENCE: BLOCK 1538 | LOT 13A
B. TOTAL PARCEL AREA = 31,104± SQ. FT., 0.714± AC.
C. RECORD OWNER: MLW, INC.; VOL. 4079 PG. 81
- PARCELS ARE LOCATED WITHIN THE 'L' ZONING DISTRICT.
- SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 429 OF 426, COMMUNITY BRIDGEPORT, CITY OF, NUMBER 090002 PANEL 0429 SUFFIX G, MAP REVISED JULY 8, 2013. THE PARCELS LOCATED IN AREAS DESIGNATED AS **ZONE X (SHADED)** ARE A **REGULATORY FLOODWAY IN ZONE AE BETWEEN CROSS SECTION 'J' ELEVATION 12.1 AND CROSS SECTION 'K' ELEVATION 13.7 (DATUM NAVD 88)**.
- THE SUBJECT PARCEL IS LOCATED WITHIN THE PEQUONNOCK RIVER COASTAL BOUNDARY, NON-RESIDENTIAL ZONE. SEE COASTAL MASTER PLAN OF BRIDGEPORT, CONNECTICUT **SHEET 4 OF 4**, SCALE: 1"=500', DATED AUGUST 1982, LAST REVISED NOVEMBER 18, 1982 AND PREPARED BY KASPER ASSOCIATES, INC.
- BOUNDARY LINES DEPICTED HEREON ARE A RESULT OF EXTENSIVE RECORD RESEARCH, FIELD EVIDENCE AND FIELD MEASUREMENTS. DUE TO LACK OF RECORD MONUMENTATION AND VAGUE DEED DESCRIPTIONS THE BOUNDARY LINES DEPICTED HEREON REPRESENT THE PROFESSIONAL OPINION OF THE SURVEYOR. BOUNDARY LINES MAY BE SUBJECT TO ANY REVISION REQUIRED BY LEGAL ACTION OR BY THE DISCOVERY OF ADDITIONAL RECORD INFORMATION AND/OR FIELD EVIDENCE.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. CABEZAS 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).

IMPROVEMENT LOCATION SURVEY - AND - TOPOGRAPHIC SURVEY

PREPARED FOR
ARCHITECTURAL STONE GROUP, LLC

9, 25 AND A PORTION OF 35
ISLAND BROOK AVENUE
BRIDGEPORT, CONNECTICUT
ASSESSOR'S REFERENCE: MAP 53 | BLOCK 1538 | LOT 12, 11, 13A

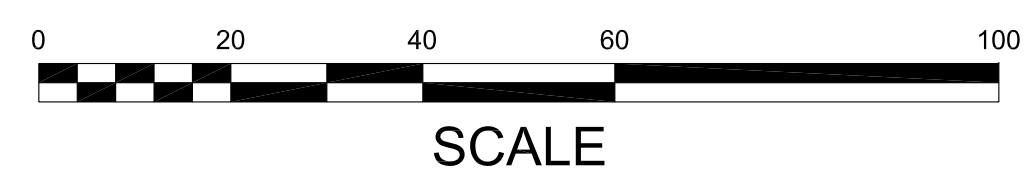
SHEET 1 OF 1
MAY 18, 2020 WASHINGTON CABEZAS, JR., P.E. LS SCALE: 1" = 20'

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

SCALE: 1"=20'
FIELD FILE: 9-25-35 Island Brook Ave.nw5
PROJECT NO. CD1382
DATE: May 18, 2020
FILE: 9, 25, 35 Island Brook Av., ILS.dwg
SHEET 1 OF 1
REV: 1

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

WASHINGTON CABEZAS, JR. PEL 70210



PROGRESS PRINT
5-18-2020

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:


66 Northfield Street Zone R-A
(Number) (Street) (Zone Classification)
On the East side of the street about 0 feet North from
(North, South, East, West) (North, South, East, West)
Russo Terrace Block : 58/2254 Lot: 16
(Street)
Dimension of Lot in Question 100.32' x 98.43' x 110.00' x 62.86' x 12.14'
(Specify)

1. NAME OF PETITIONER / BUSINESS John A Carolan, Jr.
(Print)
2. PETITIONERS INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Owner
3. HAS ANY PREVIOUS PETITION BEEN FILED? No IF SO, GIVE DATE OF HEARING _____
(Yes or No)
4. DESCRIBE PROPOSED DEVELOPMENT Subdivision of lot to construct a new single-family dwelling

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: Lot frontage and lot depth

6. USE TO BE MADE OF PROPERTY Two-lot subdivision for construction of a single-family dwelling

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

PETITIONER  / Chris Russo DATE 11/6/20
(Signature) (Print)

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

Mailing Address c/o Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Rd, Fairfield, CT 06824
(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 _____



Colin B. Connor
Colin@russorizio.com

Elizabeth A. Falkoff*
Betsy@russorizio.com

Robert G. Golger
Bob@russorizio.com

Michael C. Jankovsky
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David K. Kurata
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Leah M. Parisi
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William M. Petroccio*
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Robert D. Russo
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John J. Ryan
John@russorizio.com

Vanessa R. Wambolt
Vanessa@russorizio.com

(*Also Admitted in NY)

November 6, 2020

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

Re: ZBA Application at 66 Northfield Street

Dear Mr. Buckley:

Please accept the following narrative and enclosed application materials as part of the Variance application to the Bridgeport Zoning Board of Appeals (“ZBA”) for the property located at 66 Northfield Street (the “Site”):

Proposed Development & Use

The Petitioner proposes to subdivide the Site into two (2) lots with an existing single-family, which is to remain on the proposed Lot “B”, and construct a new single-family dwelling on the proposed Lot “A” with associated off-street parking and site improvements. The Site has frontage on Northfield Street and Russo Terrace. The Applicant proposes to keep the existing curb cut on Russo Terrace to access the existing dwelling at Lot “B” and provide a new curb cut along Northfield Street for Lot “A”. The proposed frontage on Lot “A” is exactly in keeping with neighborhood including the lots directly across the street.

Variations Requested

1. Variance of Section 5-1-3 and Table 3 to reduce the minimum lot area and residential density for the proposed Lot “A” to 4,391 SF in an R-A Zone;
2. Variance of Section 5-1-3 and Table 3 to reduce the minimum lot area and residential density for the proposed Lot “B” to 5,118 SF in an R-A Zone;
3. Variance of Section 5-1-3 and Table 3 to reduce the minimum lot frontage for the proposed Lot “A” to 54.80’ in an R-A Zone;
4. Variance of Section 5-1-3 and Table 3 to reduce the minimum lot depth for the proposed Lot “A” to 89.07’ in an R-A Zone;

Hardship

10 Sasco Hill Road
Fairfield, CT 06824
www.russorizio.com
Tel 203-254-7579
Fax 203-576-6626

Granting the Petitioner 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 Petitioner as the Petitioner proposes a lot area, lot frontage, and lot depth, which is in conformity with the neighborhood and particularly mirror the lots directly across the street from the Site. The Application also proposes two (2) lots and a new single family dwelling, which are conforming and well within the Regulation standards. The Petitioner's proposed improvements and rehabilitation of an oversized Site for the neighborhood will be a significant upgrade to the existing conditions.

For the reasons stated above, the Petitioner respectfully requests approval of the application for the above-stated variances.

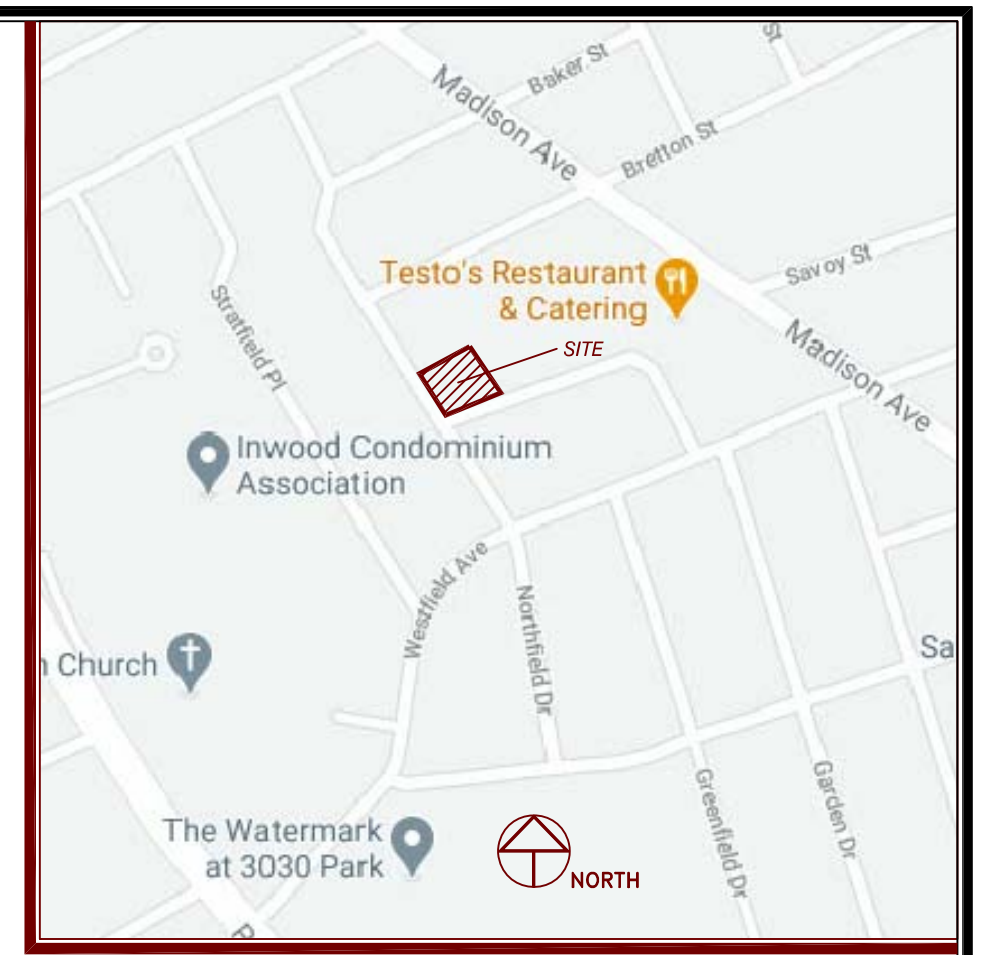
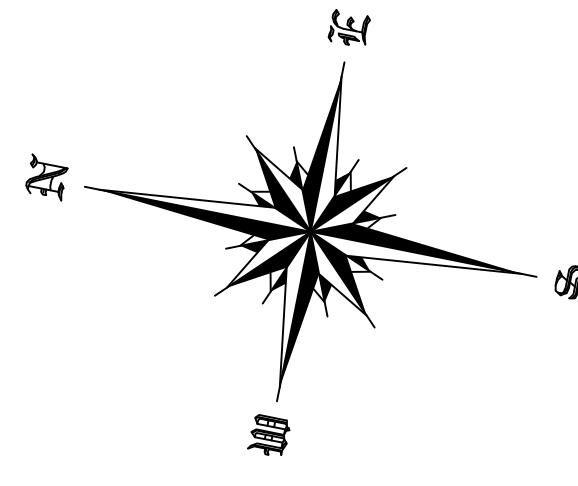
Sincerely,


Raymond Rizio

PROPERTIES LOCATED WITHIN 100' OF 66 NORTHFIELD ST

LOCATION	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE
85 NORTHFIELD ST	PEREZ THOMAS	85 NORTHFIELD ST	BRIDGEPORT	CT	06606
66 NORTHFIELD ST	CAROLAN JOHN J JR & CHERYL A	41 RUANE ST	FAIRFIELD	CT	06824
419 FLINT ST	MCDERMOTT S JUDITH	419 FLINT ST	BRIDGEPORT	CT	06606
441 FLINT ST	EAGLETON TONIA	441 FLINT ST	BRIDGEPORT	CT	06606
77 NORTHFIELD ST	COLON RAFAELINA	77 NORTHFIELD ST	BRIDGEPORT	CT	06606
99 RUSSO TR	DAGOSTINO DOMINIC	99 RUSSO TER	BRIDGEPORT	CT	06606
439 FLINT ST	MA TAN & YONG	439 FLINT ST	BRIDGEPORT	CT	06606
40 NORTHFIELD ST	MCINTYRE MARY A & JOHN A	40 NORTHFIELD ST	BRIDGEPORT	CT	06606
47 NORTHFIELD ST	WEST END TABERNACLE CME CHURCH	265 COLORADO AVE	BRIDGEPORT	CT	06605
407 FLINT ST	TRAN TINA & FRANK TA TRAN	407 FLINT ST	BRIDGEPORT	CT	06606
37 NORTHFIELD ST	PABIS THOMAS M & LAUREN V	37 NORTHFIELD ST	BRIDGEPORT	CT	06606
90 RUSSO TR	MCFADDEN LORI I	90 RUSSO TER	BRIDGEPORT	CT	06606
95 NORTHFIELD ST	OLIVEIRA STEPHANIE	95 NORTHFIELD ST	BRIDGEPORT	CT	06606
106 RUSSO TR	ROSA ELI V JR	272 WAKELEE AVE	ANSONIA	CT	06401
63 NORTHFIELD ST	ZARIFF GEORGE	815 CLINTON AVE	BRIDGEPORT	CT	06604

DEVELOPMENT STANDARDS	ZONE: R-A	EXISTING CONDITIONS	NEW LOT A	NEW LOT B
LOT AREA, MINIMUM	9,000	9,509± SF	4,391± SF	5,118± SF
FRONTAGE, MINIMUM	60 FT.	183.59'	54.80'	129.79'
DEPTH, MINIMUM	100 FT.	N/A	83.09'	77.53'
LOT AREA PER DWELLING UNIT, MINIMUM	N/A	N/A	N/A	N/A
PRINCIPAL BUILDING SETBACK				
FRONT LOT LINE, MINIMUM FROM	20 FT.	21.7'	N/A	21.7'
SIDE LOT LINE, MINIMUM FROM				
ONE SIDE	6 FT.	26.0'	N/A	6.0'
BOTH SIDES	20 FT.	N/A	N/A	N/A
REAR LOT LINE, MINIMUM	20% / 20 FT.	49.9'	N/A	26.0'
ACCESSORY STRUCTURE				
SETBACK MINIMUM:				
FRONT LOT LINE	50% / 75 FT.	N/A	N/A	N/A
SIDE LOT LINE	3 FT.	N/A	N/A	N/A
REAR LOT LINE	3 FT.	N/A	N/A	N/A
FLOOR AREA MAXIMUM	50% OF 1ST FLOOR	N/A	N/A	N/A
COVERAGE				
BUILDING COVERAGE, MAXIMUM	40%	70.4%	0.0%	19.3%
SITE COVERAGE, MAXIMUM	60%	22.4%	2.6%	39.3%
LANDSCAPE AREA				
MINIMUM	40%	77.6%	97.4%	60.7%
HEIGHT				
PRINCIPAL BUILDING, MAXIMUM				
MID-POINT OF HIGHEST ROOF	28 FT.	N/A	N/A	N/A
TO RIDGE	35 FT.	N/A	N/A	N/A
ACCESSORY STRUCTURE, MAXIMUM				
FLAT / ROUND ROOF	12 FT.	N/A	N/A	N/A
TO RIDGE	15 FT.	N/A	N/A	N/A



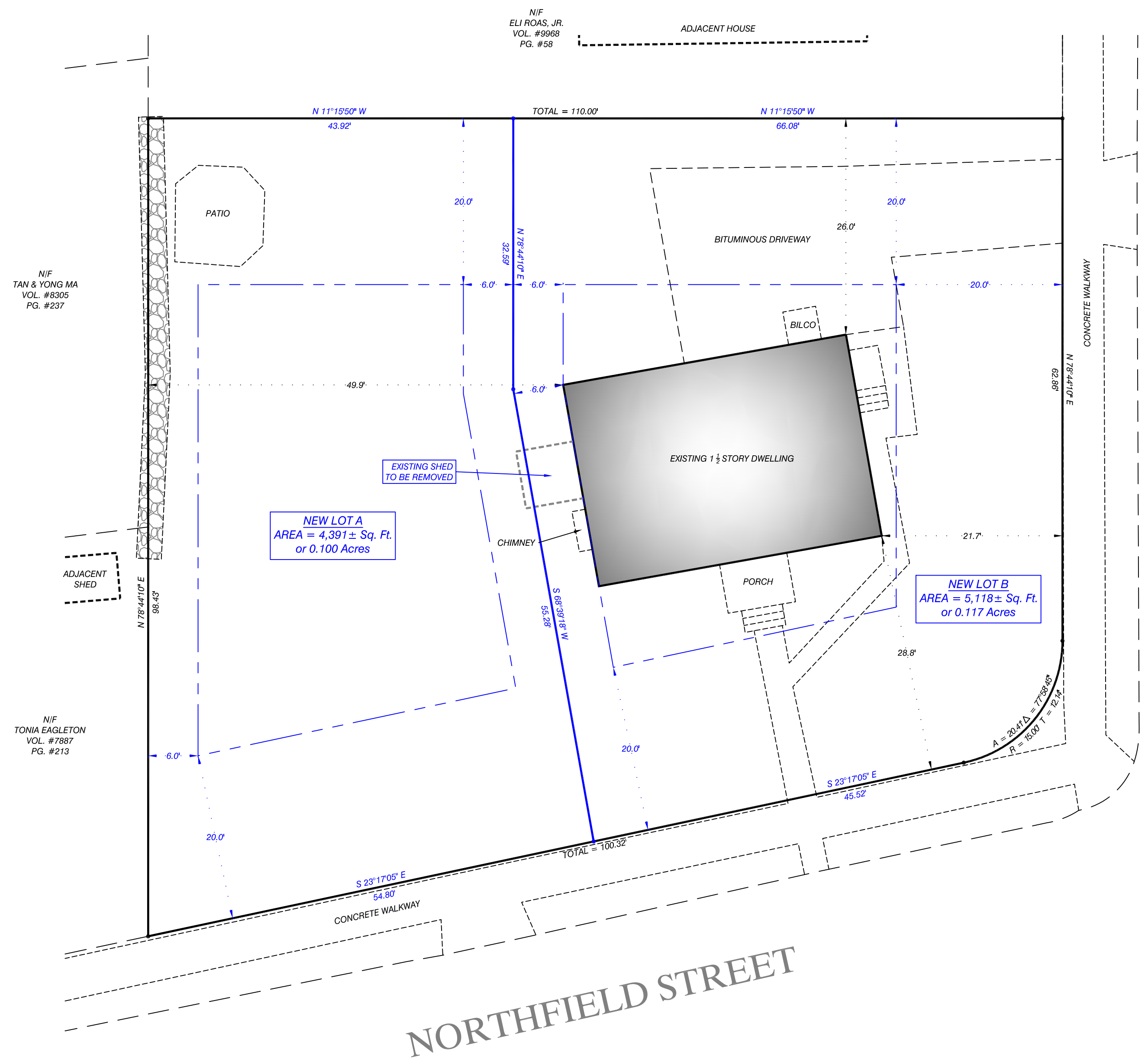
LOCATION MAP

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.

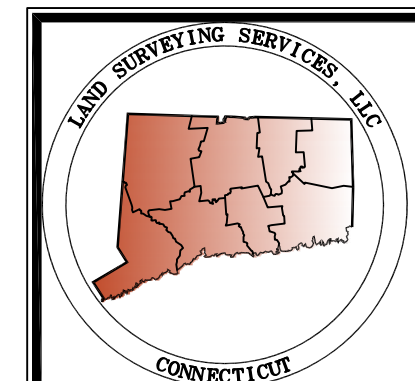
MAP REFERENCES:

- RECORD MAP VOL. #9, MAP #69.
- MAP ENTITLED: "RUSSO MANOR" PROPERTY OF ANGELO & ANTHONY RUSSO, 1566 PARK AVE., BRIDGEPORT, CONNECTICUT. SCALE: 1" = 40'. DATED: APRIL 14, 1952. PREPARED BY: JOSEPH T. KASPER, R.L.S. 817 CLARK STREET, BRIDGEPORT, CONNECTICUT."



RUSSO TERRACE

NORTHFIELD STREET



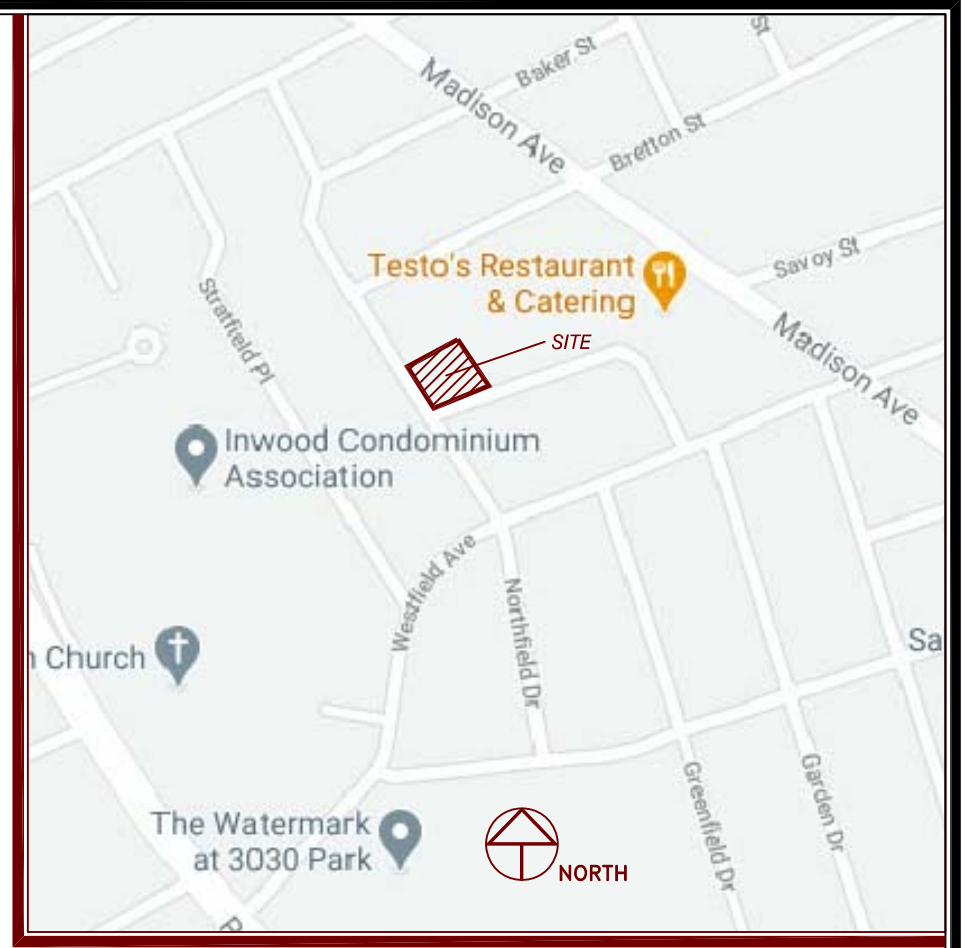
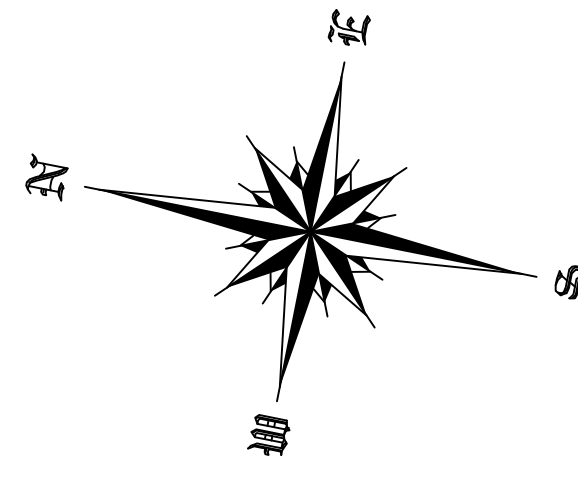
LAND SURVEYING SERVICES, LLC
 135 FAIRCHILD AVENUE
 FAIRFIELD, CONNECTICUT 06825
 TEL. (203) 522-4177
 FAX. (203) 615-0123
 EMAIL: info@nealjain.com

TITLE BLOCK
 ASSESSORS MAP # 58, PARCEL # 2254/16 ZONE: R-A
 APPLICANT: SAME AS OWNER
 DESCRIPTIVE TITLE: PROPERTY DIVISION MAP
 To the best of my knowledge and belief this map is substantially correct as noted hereon
 NEAL K. JAIN L.S. # 18139

DATE	DESCRIPTION	REVISIONS

PROPERTY DIVISION MAP
 PREPARED FOR
JOHN CAROLAN
 66 NORTHFIELD STREET, BRIDGEPORT, CONNECTICUT
 SCALE: 1" = 10'
 DATE: OCT. 02, 2020

DEVELOPMENT STANDARDS	ZONE: R-A	EXISTING CONDITIONS	NEW LOT A	NEW LOT B
LOT AREA, MINIMUM	9,000	9,509± SF	4,391± SF	5,118± SF
FRONTAGE, MINIMUM	60 FT.	183.59'	54.80'	129.79'
DEPTH, MINIMUM	100 FT.	N/A	83.00'	77.53'
LOT AREA PER DWELLING UNIT, MINIMUM	N/A	N/A	N/A	N/A
PRINCIPAL BUILDING SETBACK				
FRONT LOT LINE, MINIMUM FROM	20 FT.	21.7'	23.5'	21.7'
SIDE LOT LINE, MINIMUM FROM				
ONE SIDE	6 FT.	26.0'	7.0'	6.0'
BOTH SIDES	20 FT.	N/A	20.3'	N/A
REAR LOT LINE, MINIMUM	20% 120 FT.	49.9'	26.2'	26.0'
ACCESSORY STRUCTURE				
SETBACK MINIMUM:				
FRONT LOT LINE	50% 175 FT.	N/A	N/A	N/A
SIDE LOT LINE	3 FT.	N/A	N/A	N/A
REAR LOT LINE	3 FT.	N/A	N/A	N/A
FLOOR AREA MAXIMUM	50% OF 1ST FLOOR	N/A	N/A	N/A
COVERAGE				
BUILDING COVERAGE, MAXIMUM	40%	70.4%	21.3%	19.3%
SITE COVERAGE, MAXIMUM	60%	22.4%	31.9%	39.3%
LANDSCAPE AREA				
MINIMUM	40%	77.6%	68.1%	60.7%
HEIGHT				
PRINCIPAL BUILDING, MAXIMUM				
MID-POINT OF HIGHEST ROOF	28 FT.	N/A	23.6'±	N/A
TO RIDGE	35 FT.	N/A	28.3'±	N/A
ACCESSORY STRUCTURE, MAXIMUM				
FLAT/ROUNDED ROOF	12 FT.	N/A	N/A	N/A
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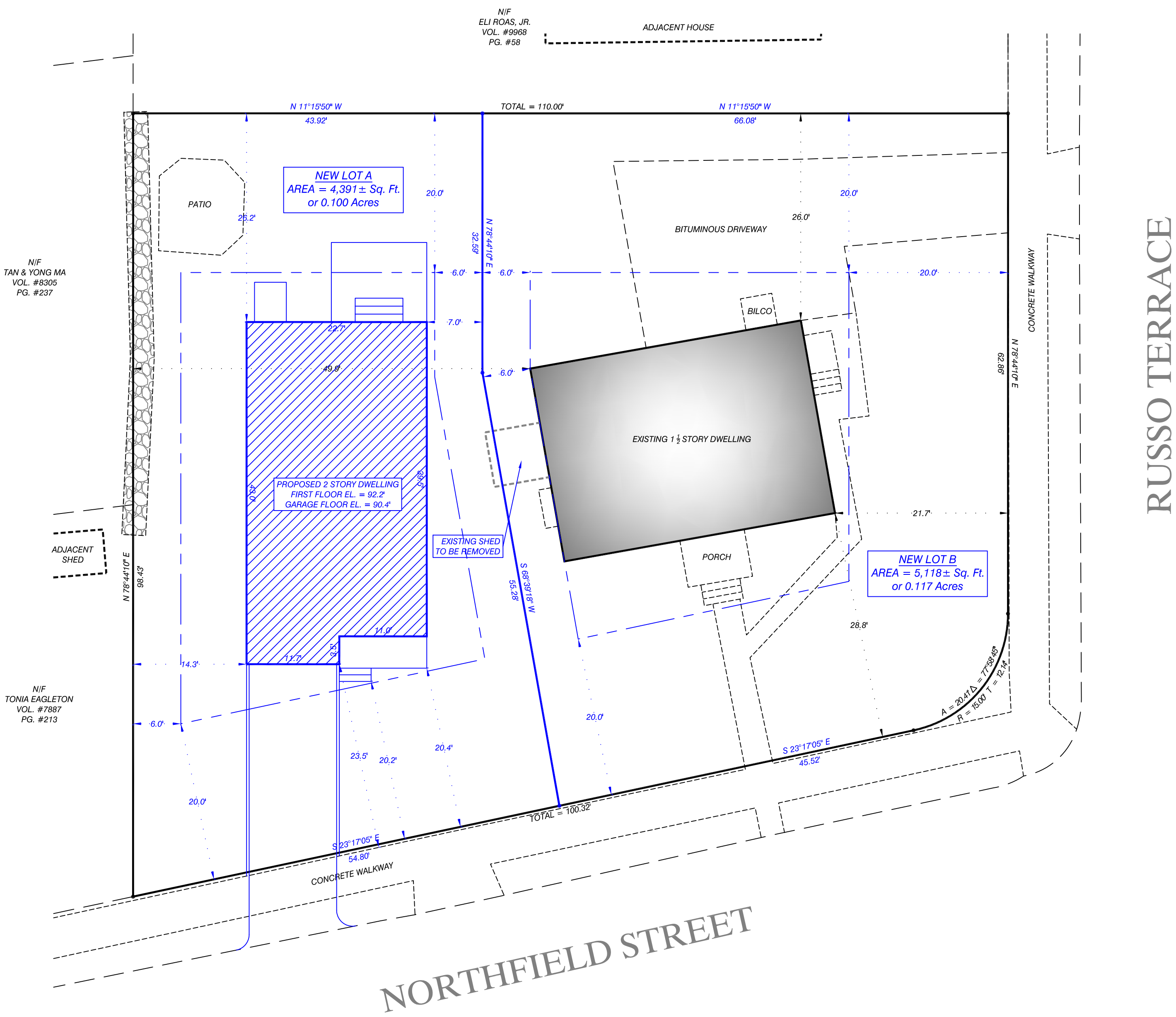
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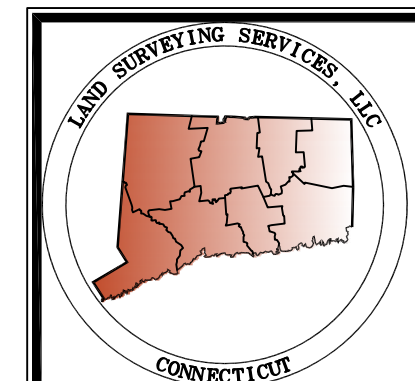
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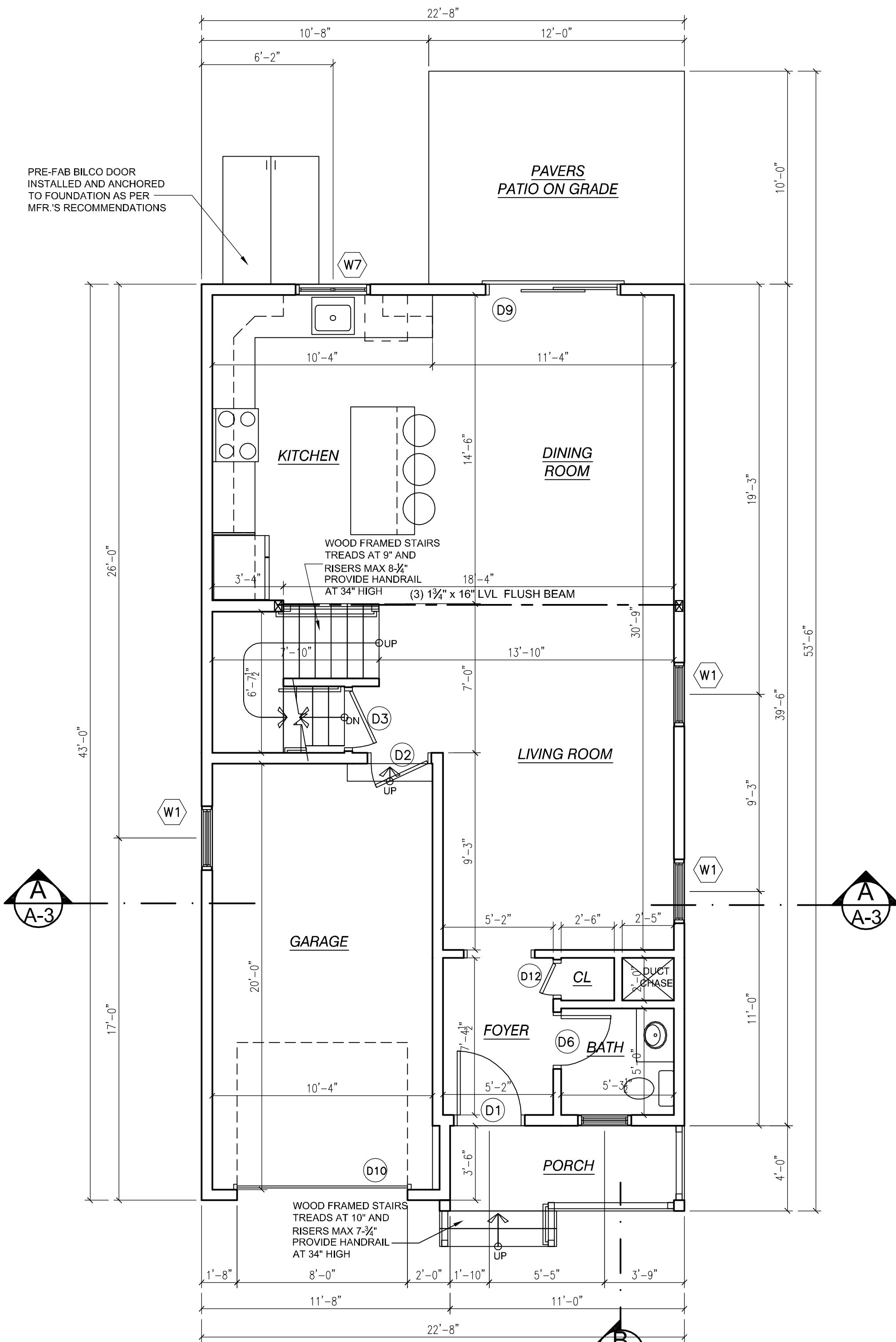


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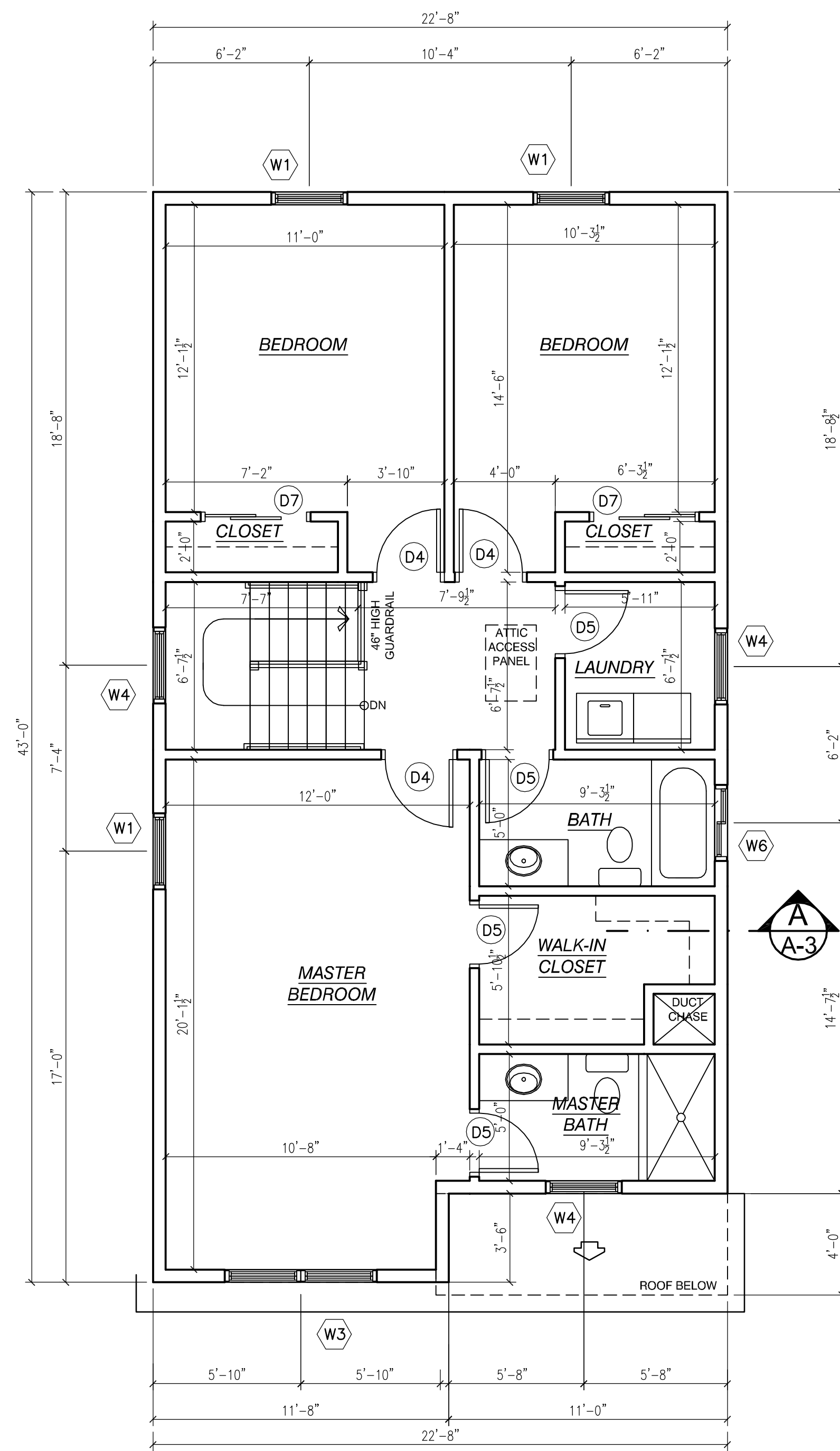


FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"
 1ST FLOOR LIVING SPACE = 710 SF
 2ND FLOOR LIVING SPACE = 845 SF
 GARAGE = 250 SF

- MECHANICAL NOTES**
- #1 - NEW FURNACE TO BE HIGH EFFICIENCY GAS DIRECTED VENTED UNIT, AND SHALL BE INSTALLED AS PER MFR.'S RECOMMENDATIONS
 - #2 - GAS DIRECTED VENTED WATER HEATER TO BE INSTALLED AS PER MFR.'S RECOMMENDATIONS
- BATHROOM NOTES**
- #1 - INTERIOR WALLS FOR CERAMIC TILE INSTALLATION, PROVIDE MULTI + WONDERBOARD, SUCH AS SHOWER TUB SURROUNDS. IN DRY AREAS USE 1/2" W/R GYPSUM BOARD.
 - #2 - FLOOR FOR CERAMIC TILE INSTALLATION - FLOOR + WONDERBOARD OVER PLYWOOD SUB-FLOOR.
 - #3 - BATHROOM EXHAUST FAN DUCTED TO OUTSIDE PROVIDE WEATHER CAP.
 - #4 - SHOWER LIGHT AND LIGHTING ABOVE WHIRLPOOL SHALL BE VAPOR PROOF.(IF APPLICABLE)
 - #5 - PROVIDE WHIRLPOOL MOTOR SERVICE PANEL. (IF APPLICABLE)

- GARAGE NOTES -**
- ALL INTERIOR WALLS OF EXTERIOR WALLS TO BE FIN. W/ 5/8" FIRECODE TYPE "X" GYPSUM BOARD
- PROVIDE 1-HR. RATED PARTITIONS BETWEEN GARAGE AND DWELLING WITH 5/8" FIRECODE TYPE "X" GYPSUM BOARD APPLIED TO EACH SIDE OF 2X4 WOOD STUDS AT 16" O.C.
- ALL GARAGE CEILINGS TO BE INSTALLED W/ 5/8" FIRECODE TYPE "X" GYPSUM BOARD

- PLUMBING GENERAL NOTES -**
- PROVIDE VACUUM BREAKER VALVE STOP VALVE HB - HOSE BIB FROST-FREE, LOOSE KEY DISHWASHER - PROVIDE EMERGENCY BALL STOP VALVE IN CABINET
- WASHING MACHINE - PROVIDE "DUO-CLOZ" SHUT-OFF VALVE AT INTERIOR WALL OF LAUNDRY CLOSET NEAR TO THE DOOR.



SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0"

- GENERAL NOTES**
- #1 - AS PER 2015 IRC SECTION R302.7 - UNDER STAIR PROTECTION: ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
 - #2 - ALL WINDOWS AND EXTERIOR DOORS INCLUDING GARAGE OVERHEAD DOOR TO BE CERTIFIED AND LABELED BY MANUFACTURE WITH DESIGN PRESSURE RATING TO WITHSTAND 125 MPH WINDS.
 - #3 - AS PER "2015 IRC" SECTION R319 - PREMISES IDENTIFICATION: APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
 - #4 - PRE-ENGINEERED LUMBER COMPANY SHALL PROVIDE SHOP DRAWINGS WITH ALL LOAD CALCULATIONS FOR PERMIT PRIOR TO INSTALLATION. (IF APPLICABLE)
 - #5 - PROVIDE METAL JOIST HANGER AT ALL FLUSH CONNECTIONS
 - #6 - ANY SPACE BETWEEN WINDOW & DOOR JAMBS AND FRAMING, AT EXTERIOR WALLS, ARE REQUIRED TO BE SEALED BY EITHER CAULK OR BACKER ROD.
 - #7 - SHOWER/TUB ON EXTERIOR WALL - EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWER AND TUBS. INSTALL DRAFT STOP SHEATHING BEHIND SHOWER AND TUBS ON EXTERIOR WALLS.
 - #8 - CHEMICAL TERMITICIDE TREATMENT SHALL BE PROVIDED AND SHALL INCLUDE SOIL AND OR FIELD APPLIED WOOD TREATMENT. APPLICATION AND METHOD OF TREATMENT OF THE CHEMICAL TERMITICIDE SHALL BE IN STRICT ACCORDANCE WITH THE TERMITICIDE MFR.'S LABEL.

DOOR SCHEDULE		
	SIZE	REMARKS
D1	3'-0" x 6'-8" x 1-3/4" FULLY WEATHER-STRIPPED, ALUM. SILL	INSULATED
D2	2'-8" x 6'-8" x 1-3/4"	20-MIN. FIRE RATED INSULATED
D3	2'-8" x 6'-8" x 1-3/4"	INSULATED
D4	2'-8" x 6'-8" x 1-3/8"	
D5	2'-6" x 6'-8" x 1-3/8"	
D6	2'-4" x 6'-8" x 1-3/8"	POCKET OPTIONAL
D7	4'-0" x 6'-8"	SLIDING CLOSET DOOR
D8	5'-0" x 6'-8"	SLIDING CLOSET DOOR
D9	6'-0" x 6'-8"	EXTERIOR SLIDING PATIO DOOR
D10	8'-0" x 8'-0" INSULATED OVERHEAD GARAGE DOOR	
D11	5'-0" x 6'-8"	BI-FOLD LAUNDRY DOOR
D12	1'-6" x 6'-8" x 1-3/8"	
D13	5'-0" x 6'-8"	EXTERIOR SLIDING PATIO DOOR

WINDOW SCHEDULE			
	ROUGH OPENING	NOMINAL SIZE	REMARKS
W1	SEE MFR.'S SPECIFICATIONS	3'-0" x 5'-0"	D.H. (EGRESS)
W2	SEE MFR.'S SPECIFICATIONS	2'-6" x 4'-0"	D.H.
W3	SEE MFR.'S SPECIFICATIONS	6'-0" x 5'-0"	DOUBLE D.H. (EGRESS)
W4	SEE MFR.'S SPECIFICATIONS	3'-0" x 4'-0"	D.H.
W5	SEE MFR.'S SPECIFICATIONS	5'-0" x 5'-0"	DOUBLE D.H.
W6	SEE MFR.'S SPECIFICATIONS	3'-0" x 1'-6"	SLIDING - SILL 60" A.F.F.
W7	SEE MFR.'S SPECIFICATIONS	3'-6" x 3'-4"	DOUBLE CASEMENT
W8	SEE MFR.'S SPECIFICATIONS	2'-0" x 3'-6"	D.H.

- WINDOW NOTES**
- 1 - AS PER 2015 IRC- SECTION R310.1.1: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING WITH A MINIMUM NET CLEAR OPENING OF 5.7 SF. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SF. WITH A MINIMUM NET REQUIRED CLEARANCE OF 20" WIDTH AND 24" HEIGHT. IN EXISTING BUILDINGS UNDERGOING ALTERATION OR INSTALLATION OF REPLACEMENT WINDOWS IT SHALL BE PERMITTED TO UTILIZE REMOVABLE SASH WINDOWS TO ACHIEVE THE REQUIRED MIN. CLEAR OPENINGS FOR EGRESS.
 - 2 - EMERGENCY ESCAPES AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE
 - 3 - WINDOWS PERFORMANCE DATA:
 U-FACTOR: LoE = 0.32 W/ ARGON GAS FILL SHGC: LoE = 0.32
 DP-RATING = DP-50
 - 4 - AS PER 2015 IRC SECTION R312.2 - WINDOW SILL SHALL NOT BE LESS THAN 24" ABOVE FIN. FLOOR IF WINDOW SILL IS MORE THAN 72" ABOVE EXTERIOR FINISH GRADE.
 EXCEPTIONS:
 A) THE OPERABLE SECTION OF THE WINDOW SHALL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE.
 B) OPENING IS PROVIDED WITH FALL PREVENTION DEVICE THAT COMPLIES WITH ASTM F 2090
 C) WINDOW IS PROVIDED WITH OPENING CONTROL DEVICE THAT COMPLIES WITH 2015 IRC R312.2.2
 - 5 - WINDOWS AND EXTERIOR DOORS SHALL BE TESTED AND LABELED TO WITHSTAND A MIN. OF 130 MPH WIND LOAD.
 - 6 - SPACE BETWEEN WINDOW & DOOR JAMBS AND FRAMING SHALL BE SEALED WITH NON-EXPANDING INSULATION AND CAULK OR BACKER ROD AND CAULK.



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.

1	2	3	4	5	6
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REVISIONS					

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

NEW SINGLE FAMILY HOME PREPARED FOR PROPERTY LOCATED AT 66 NORTHFIELD ST. (New Lot A), BRIDGEPORT, CT	scale:	AS NOTED
	project #:	2020-119
1ST & 2ND FLOOR PLANS	date:	12-02-2020
	drawn:	M.R.

A-1



Colin B. Connor
Colin@russorizio.com

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Robert D. Russo
Rob@russorizio.com

John J. Ryan
John@russorizio.com

Vanessa R. Wambolt
Vanessa@russorizio.com

(*Also Admitted in NY)

October 2, 2020

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

Re: ZBA Application at 139 Magnolia Street

Dear Mr. Buckley:

Please accept the following narrative and enclosed application materials as part of the Variance application to the Bridgeport Zoning Board of Appeals (“ZBA”) for the property located at 139 Magnolia Street (the “Site”):

Proposed Development & Use

The Petitioner proposes to construct a one-story addition to an existing single-family dwelling and a one-story addition to an existing accessory garage. A variance is necessary due to the proposed floor area of the accessory garage in relation to the principal dwelling. The Site contains a single-family dwelling in the R-B zone. However, the Site is extremely large for the R-B Zone with a lot area of Fourteen thousand two hundred and fifty square feet (14,250 SF), which is almost double the requirement under the Regulations. The Petitioner has recently retired and currently resides in the dwelling with his wife. Unfortunately, recent health issues has rendered it difficult for his wife to travel upstairs. The Petitioner and his wife intend to reside at the Site for the rest of their lives. Therefore, the Petitioner has proposed a fully compliant addition to the existing principal dwelling for a first floor master bedroom, sitting area, walk-in closets, and full bath. The addition meets all setback requirements. Additionally, the Petitioner proposes a single-story addition to the rear of the accessory garage. The addition will be entirely behind the existing structure and will not be visible from Magnolia Street. Again, the proposed addition will conform with all setbacks. The proposed addition will be open floor area with a half bath that the Petitioner could use for enjoying the rear yard of the Site and still be accessible for his wife. It will not contain a half bath or any kitchen facilities, so it could not be converted into an accessory apartment. The Petitioner proposes modest additions to accommodate his aging family where they intend to reside for the rest of their lives. With these additions, the Site will still be considerably under the maximum building coverage in the R-B Zone by Twenty percent (20%).

10 Sasco Hill Road
Fairfield, CT 06824
www.russorizio.com
Tel 203-254-7579
Fax 203-576-6626

Variations Requested

Variance of Section 4-9-1(c)(2) and Table 3 to increase the maximum floor area of an accessory garage structure from the existing Eighty percent (80%) to Eight-five percent (85%) in an R-B Zone.

Hardship

Granting the Petitioner 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 Petitioner as the Site is significantly oversized for the R-B Zone at almost double the required size. The accessory garage is fully compliant with regards to setback and the Site is fully compliant with regards to coverage and landscaping. The Site is under coverage by Twenty percent (20%) with plenty of available lot area to support the drainage systems for these additions. Even with the addition to the rear of the existing garage, the Site is so large, the addition is almost Seventeen times (17x) the rear lot line setback requirement for an accessory structure. The proposed addition has absolutely no negative impact on any surrounding properties, but will help address the medical needs of an aging family that wishes to spend their rest of their life residing at the Site.

For the reasons stated above, the Petitioner respectfully requests approval of the application for the above-stated variance.

Sincerely,

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

Christopher Russo
Attorney for Owner

PROPERTIES WITHIN 100' OF 139 MAGNOLIA ST

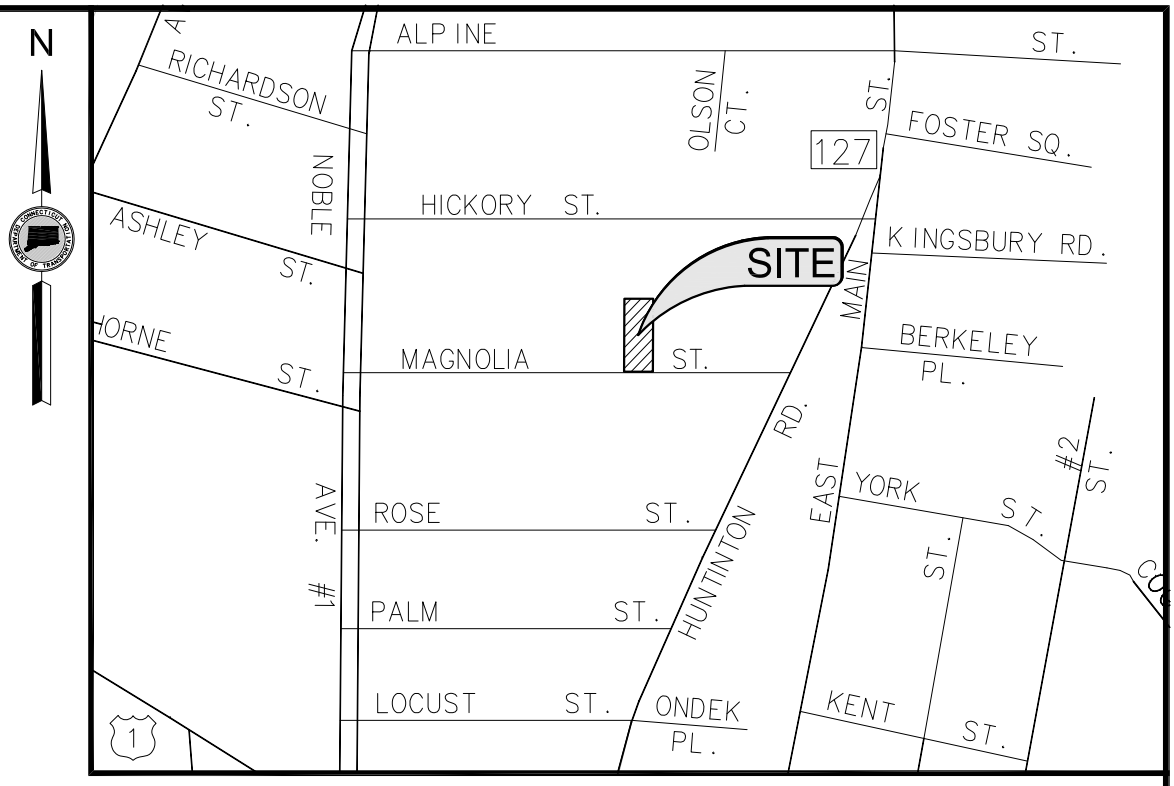
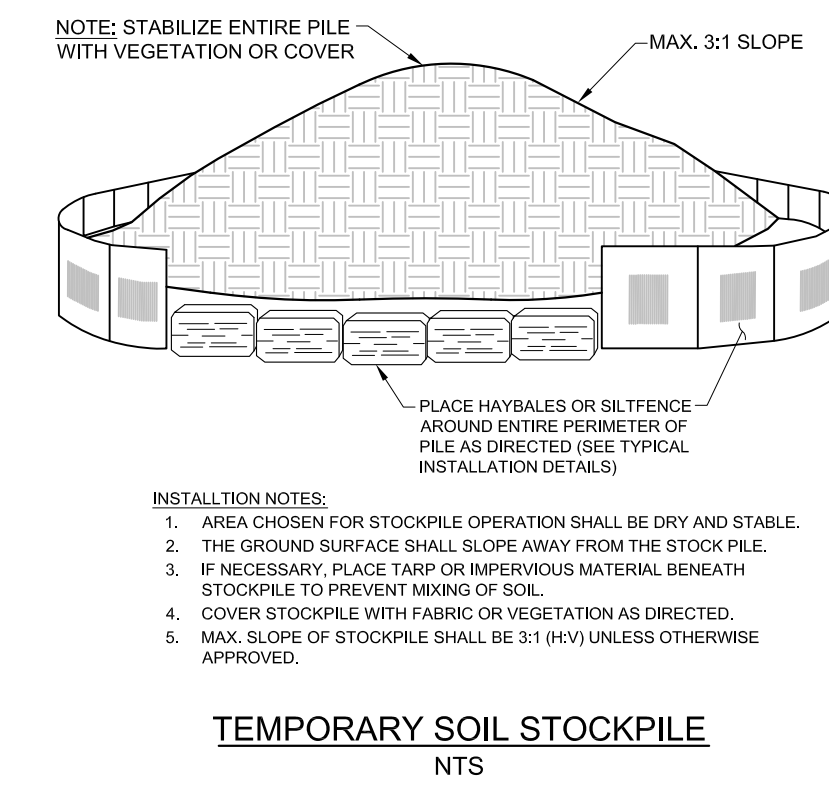
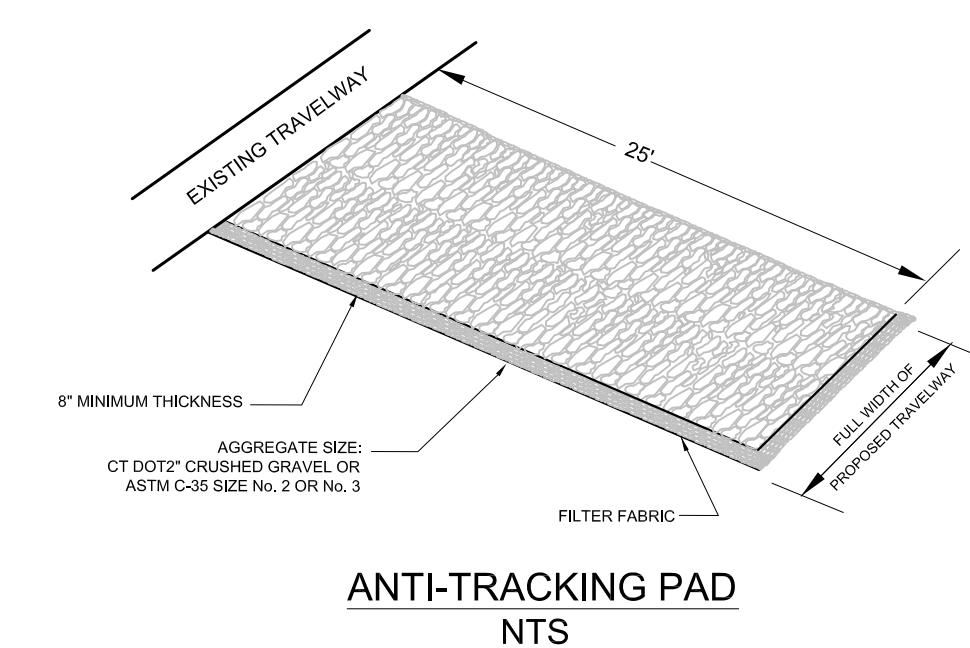
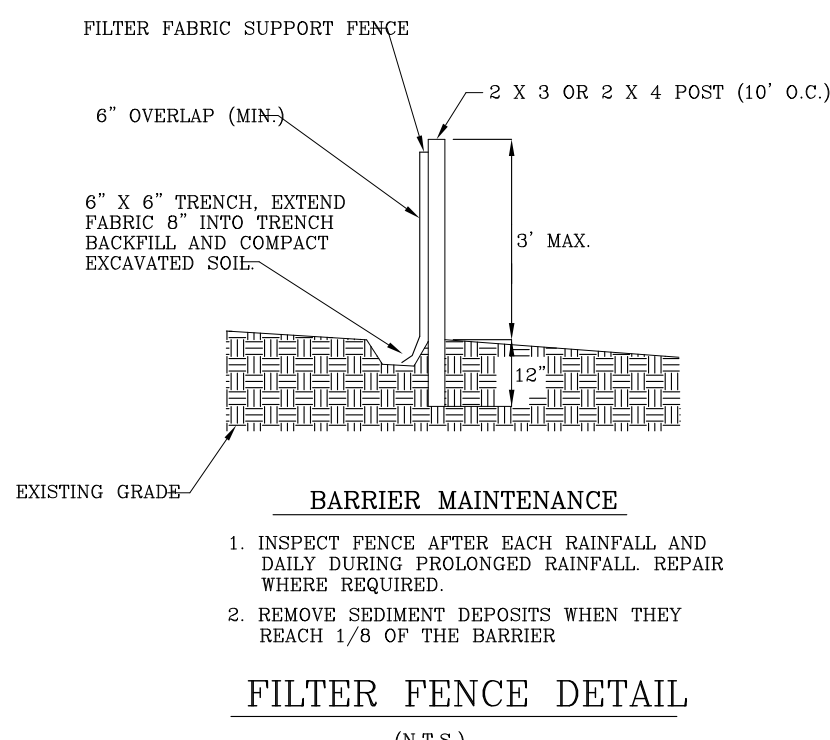
PROPERTY	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE
124 HICKORY ST	PINNOCK NEVILLE ET AL CUNNINGHAM VALERIE S	124 HICKORY ST	BRIDGEPORT	CT	06610
138 HICKORY ST	MEDINA MAXIMINO JR & NANCY P	140 HICKORY ST	BRIDGEPORT	CT	06610
150 HICKORY ST	JOHNSON SWIFTLY CLIFTON & LELA M JOHNSON	150 HICKORY ST	BRIDGEPORT	CT	06610
170 HICKORY ST	PEREZ MIGUEL A & OLGA A PEREZ	170 HICKORY ST	BRIDGEPORT	CT	06610
109 MAGNOLIA ST	ORTIZ ANNA M	109 MAGNOLIA ST	BRIDGEPORT	CT	06610
123 MAGNOLIA ST	SOARES APOLINARIO ET AL	123 MAGNOLIA ST	BRIDGEPORT	CT	06610
139 MAGNOLIA ST	MALDONADO GILBERTO	139 MAGNOLIA ST	BRIDGEPORT	CT	06610
167 MAGNOLIA ST	HERNANDEZ NANCY	167 MAGNOLIA ST	BRIDGEPORT	CT	06610
114 MAGNOLIA ST #116	LEMUS JOSE CARLOS	114 MAGNOLIA ST	BRIDGEPORT	CT	06610
128 MAGNOLIA ST #130	HART VERON	128 MAGNOLIA ST	BRIDGEPORT	CT	06610
144 MAGNOLIA ST #146	VALDOVINOS JOSE ET AL	144 MAGNOLIA ST	BRIDGEPORT	CT	06610
160 MAGNOLIA ST #162	OROZCO LILIANA	144 MAGNOLIA ST	BRIDGEPORT	CT	06610
110 HICKORY ST	MALLICK ELIZABETH & KARL MALLICK	110 HICKORY ST	BRIDGEPORT	CT	06610

NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS AN IMPROVEMENT LOCATION SURVEY AND TOPOGRAPHIC SURVEY BASED ON A DEFENDANT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2 AND IS INTENDED FOR MUNICIPAL COMPLIANCE PURPOSES.
- THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
- ALL IMPROVEMENTS SHOWN BASED ON FIELD EVIDENCE FOUND.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DETERMINED USING GEODIODES AND CONVERTED TO THE CITY OF BRIDGEPORT DATUM (+14.60). LINEAR UNITS ARE IN U.S. SURVEY FEET. HORIZONTAL COORDINATES ARE REFERRED TO THE CONNECTICUT COORDINATE SYSTEM OF 1983, AS REALIZED FROM OBSERVATION REFERENCED TO NAD83 (CORS96). COORDINATES WERE DETERMINED FROM STATIC GPS OBSERVATIONS MADE ON MAY 4, 2018 IN ACCORDANCE WITH GUIDELINES AND SPECIFICATIONS FOR GLOBAL NAVIGATION SATELLITE SYSTEM LAND SURVEYS IN CONNECTICUT ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., HOLDING THE FOLLOWING VALUES FOR PUBLISHED BASE DATA:
STATION: ORANGE
NORTHING 658307.101, EASTING 930968.510,
LATITUDE 41°16'03.13601", LONGITUDE 73°00'03.97333",
ELLIPSOID 6.5067
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
A. MAP ENTITLED "BAYVIEW REST BRIDGEPORT CONN." SCALE: 1" = 80', DATED DECEMBER 1929 PREPARED BY JAMES A. STEVENSON AND FOUND ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS MAP VOL. 95 pg. 94.
B. CITY OF BRIDGEPORT ENGINEERING PIN SHEET DEPICTING BLOCK 2011.

NOTES - (Continued)

- RECORD OWNER: GILBERTO MALDONADO VOL. 9104 PG. 133
- ASSESSOR'S REFERENCE: MAP 61 | BLOCK 2011 | LOT 14
- PARCEL AREA: 14,250± SQ. FT., OR 0.327± AC.
- PARCEL IS LOCATED WITHIN THE 'R-B' ZONING DISTRICT.
- SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 433 OF 426, COMMUNITY BRIDGEPORT, CITY OF, NUMBER 090002 PANEL 0433 SUFFIX G, MAP NUMBER 0901C0433G, MAP REVISED JULY 8, 2013. THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS ZONE X (UNSHADED).
- BOUNDARY LINES DEPICTED HEREON ARE A RESULT OF EXTENSIVE RECORD RESEARCH, FIELD EVIDENCE AND FIELD MEASUREMENTS. DUE TO LACK OF RECORD MONUMENTATION AND VAGUE DEED DESCRIPTIONS THE BOUNDARY LINES DEPICTED HEREON REPRESENT THE PROFESSIONAL OPINION OF THE SURVEYOR. BOUNDARY LINES MAY BE SUBJECT TO ANY REVISION REQUIRED BY LEGAL ACTION OR BY THE DISCOVERY OF ADDITIONAL RECORD INFORMATION AND/OR FIELD EVIDENCE.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. CABEZAS 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).



R-B Zone Development Standards

LOT	REQUIRED	EXISTING	PROPOSED
LOT AREA, MINIMUM	7,500 SF	14,250± SF	14,250± SF
FRONTAGE, MINIMUM	75 FT	75.00 FT	75.00 FT
DEPTH, MINIMUM	100 FT	190.00 FT	190.00 FT
LOT AREA / DWELLING UNIT, MINIMUM	N/A	N/A	N/A

FRONT LOT LINE, MINIMUM FROM	REQUIRED	EXISTING	PROPOSED
FRONT LOT LINE, MINIMUM FROM	15 FT	26.2± FT	26.2± FT
SIDE LOT LINE, MINIMUM FROM	6 FT	17.1± FT 21.0± FT	6.1± FT 21.0± FT
ONE SIDE	6 FT	17.1± FT	6.1± FT
BOTH SIDES SHALL ADD UP TO	20% OF LOT WIDTH	38.1± FT	27.1± FT
REAR LOT LINE	20% OF LOT DEPTH	127.5± FT	101.0± FT
MAXIMUM	20 FT	127.5± FT	101.0± FT

- NOTES:
- SIDE SETBACK SHALL BE EITHER TEN (10) FT MINIMUM OR FORTY (40) PERCENT OF THE PRINCIPAL BUILDING HEIGHT, WHICHEVER IS GREATER.
 - CORNER LOTS ARE REQUIRED TO PROVIDE TWO FRONT YARDS AND TWO SIDE YARDS.
 - RA 5,000 SF LOT MINIMUM SHALL APPLY ONLY TO LAWFULLY CREATED LOTS THAT PRE-EXIST THE EFFECTIVE DATE OF THESE REGULATIONS. NO NEW SUCH LOTS SHALL BE CREATED.
 - THE MAXIMUM TOTAL SQUARE FOOTAGE OF ANY AND ALL ACCESSORY STRUCTURES ON A LOT SHALL NOT EXCEED FIFTY (50) PERCENT OF THE FIRST OR GROUND FLOOR OF THE PRINCIPAL STRUCTURES, WITH THE EXCEPTION OF IN-GROUND POOLS AND OTHER SIMILAR STRUCTURES AT GRADE LEVEL WHICH SHALL NOT BE COUNTED TOWARDS THE MAXIMUM SQUARE FOOTAGE OF ACCESSORY STRUCTURES. (PER SECTION 64-1(C)(1)).
 - ON LOTS OF FIVE (5) ACRES OR MORE, BUILDING COVERAGE SHALL NOT EXCEED 60% AND SITE COVERAGE SHALL NOT EXCEED 70%.
 - FOR NURSING HOMES, CONVALESCENT HOMES, ASSISTED LIVING FACILITY OR CONGREGATE HOUSING, MAXIMUM ALLOWABLE HEIGHT OF A PRINCIPAL BUILDING SHALL BE 6-STORIES OR 60 FT AND THE LOT SIZE IS AT LEAST FIVE (5) ACRES. (DORMITORIES EXCLUDED.)
 - FOR PUBLIC INTER-DISTRICT MULTI-MAGNET SCHOOLS WITH 200,000 SF OR MORE OF FLOOR AREA IN THE R-A ZONE, SEE TABLE 3-A. ALL OTHER SCHOOLS, SEE TABLE 3.
 - IN FLOOD PLAIN AREAS WHERE THE LOWEST FLOOR OF THE BUILDING IS ELEVATED TO MEET THE FLOOD DAMAGE PREVENTION STANDARDS, THE MAXIMUM TOTAL BUILDING HEIGHT SHALL BE MEASURED FROM THE BASE FLOOD ELEVATION (BFE) + 1 ELEVATION PROVIDED THAT THE RESULTING HEIGHT OF THE BUILDING IS NOT MORE THAN FIVE (5) FEET GREATER THAN THE MAXIMUM BUILDING HEIGHT PERMITTED IN THE RCC ZONE.
 - MINIMUM SIDE SETBACK ALONG COMMERCIAL CORRIDORS IS 0'.
 - HALF STORY: AN ATTIC OR STORY IMMEDIATELY BELOW A SLOPING ROOF WITH NO MORE THAN 50% OF SAID SPACE HAVING A FLOOR TO CEILING HEIGHT GREATER THAN SEVEN FEET SIX INCHES (7'6").
N.A. - NOT APPLICABLE

IMPROVEMENT LOCATION SURVEY - AND - TOPOGRAPHIC SURVEY

PREPARED FOR
GILBERTO MALDONADO
139 MAGNOLIA STREET
BRIDGEPORT, CONNECTICUT
ASSESSOR'S REFERENCE: MAP 61 | BLOCK 2011 | LOT 14

SHEET 1 OF 1
SEPTEMBER 3, 2020 WASHINGTON CABEZAS, JR., PE, LS SCALE: 1" = 10'

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	UI	UNITED ILLUMINATING COMPANY
OHU	OVERHEAD UTILITIES	TMH	TELEPHONE MANHOLE
UG	UNDER GROUND	INT.	INTERSECTION
MH	MANHOLE	INV.	INVERT
ELEC.	ELECTRIC	C.I.	CAST IRON
U	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
EDP	EDGE OF PAVEMENT	+ 8.65	EXISTING SPOT GRADE
RET.	RETAINING	-10-	EXISTING CONTOUR ELEVATION
CLF	CHAIN LINK FENCE	L.O.	LAYOUT OF STREET WIDTH
FFE	FINISHED FLOOR ELEVATION	Ⓜ	PARKING SPACES
C.O.	CLEANOUT	HOPE	HIGH DENSITY POLYETHYLENE
LP	LIGHT POST	PVC	POLY VINYL CHLORIDE
Ⓢ	EXISTING CONIFER TREE	Ⓢ	EXISTING DECIDUOUS TREE

Cabezas DeAngelis
ENGINEERS & SURVEYORS

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

SCALE: 1"=10'
FIELD FILE: magnolia_survey.rw5
PROJECT NO. CD1414
DATE: September 3, 2020
FILE: 139 Magnolia St_ILS.dwg
SHEET 1 OF 1
REV:

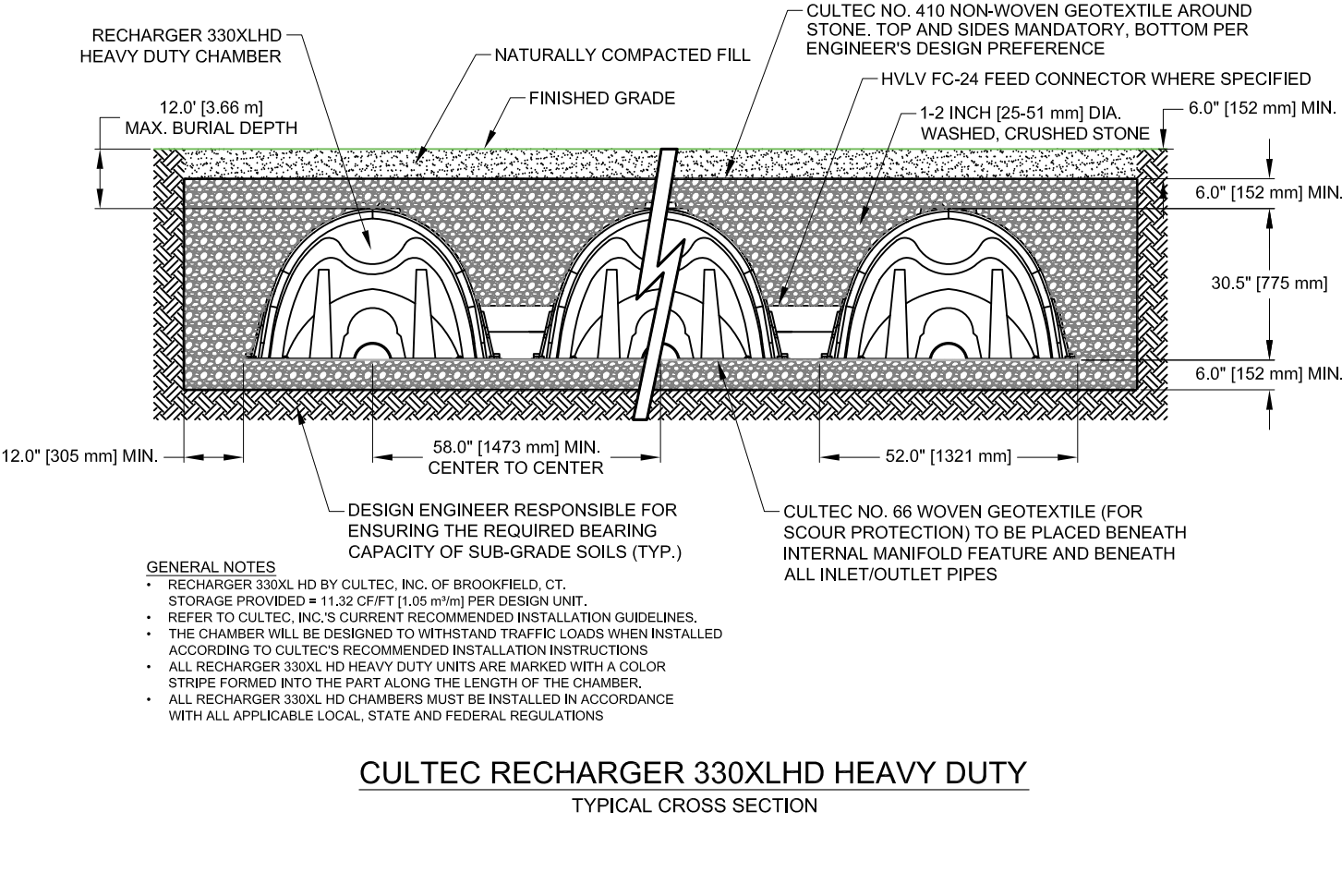
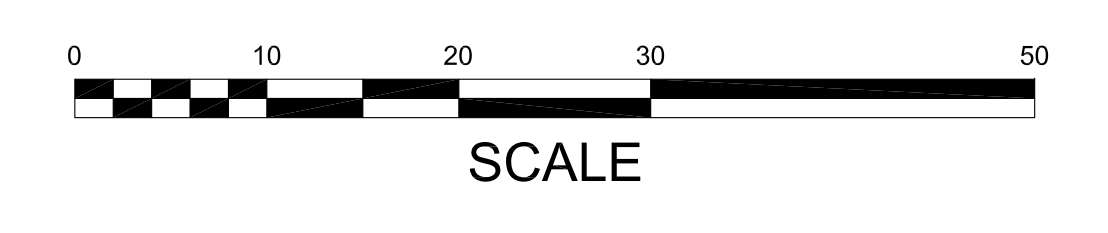
STATE OF CONNECTICUT
GILBERTO MALDONADO
No. 70210
LICENSED PROFESSIONAL SURVEYOR

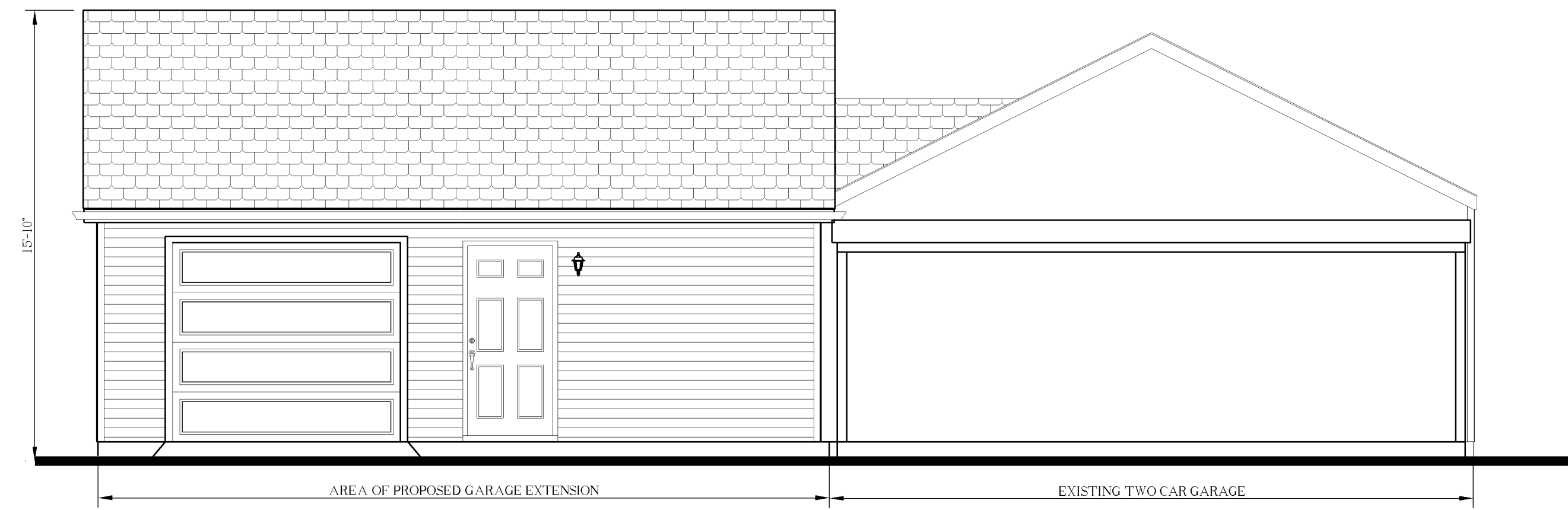
STATE OF CONNECTICUT
WASHINGTON CABEZAS, JR.
No. 70210
LICENSED PROFESSIONAL ENGINEER

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

Washington Cabezas, Jr.

WASHINGTON CABEZAS, JR. PEL 70210





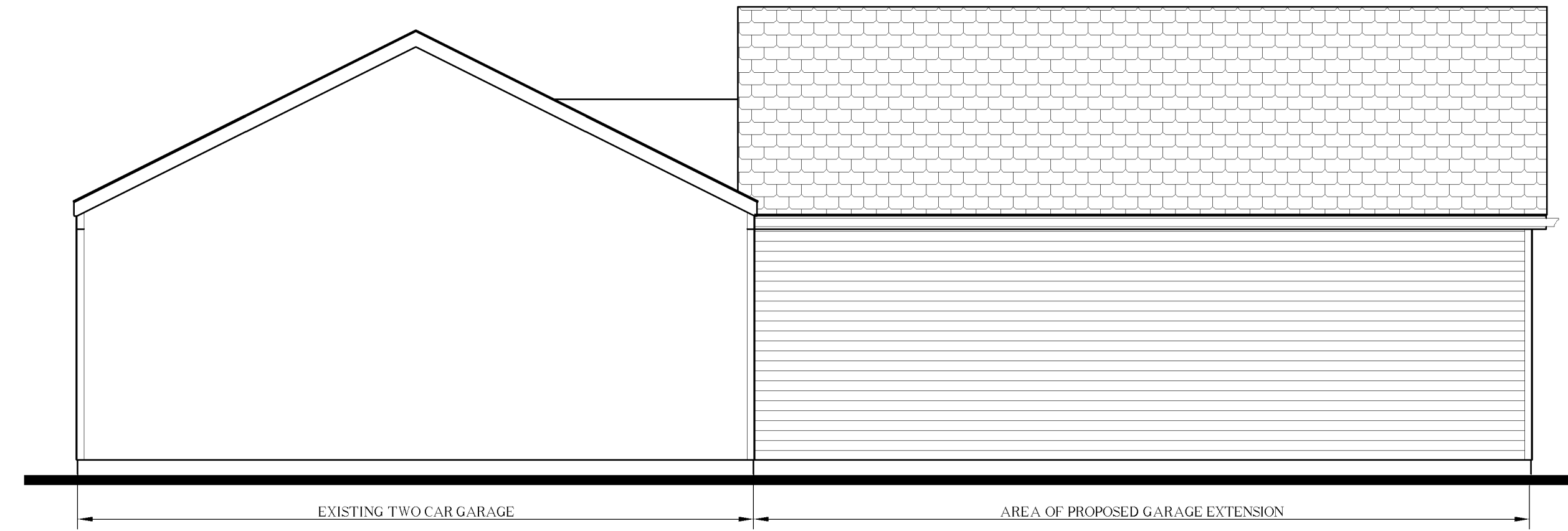
PROPOSED GARAGE EXTENSION ENTRY ELEVATION

SCALE = 1/4" = 1'-0"



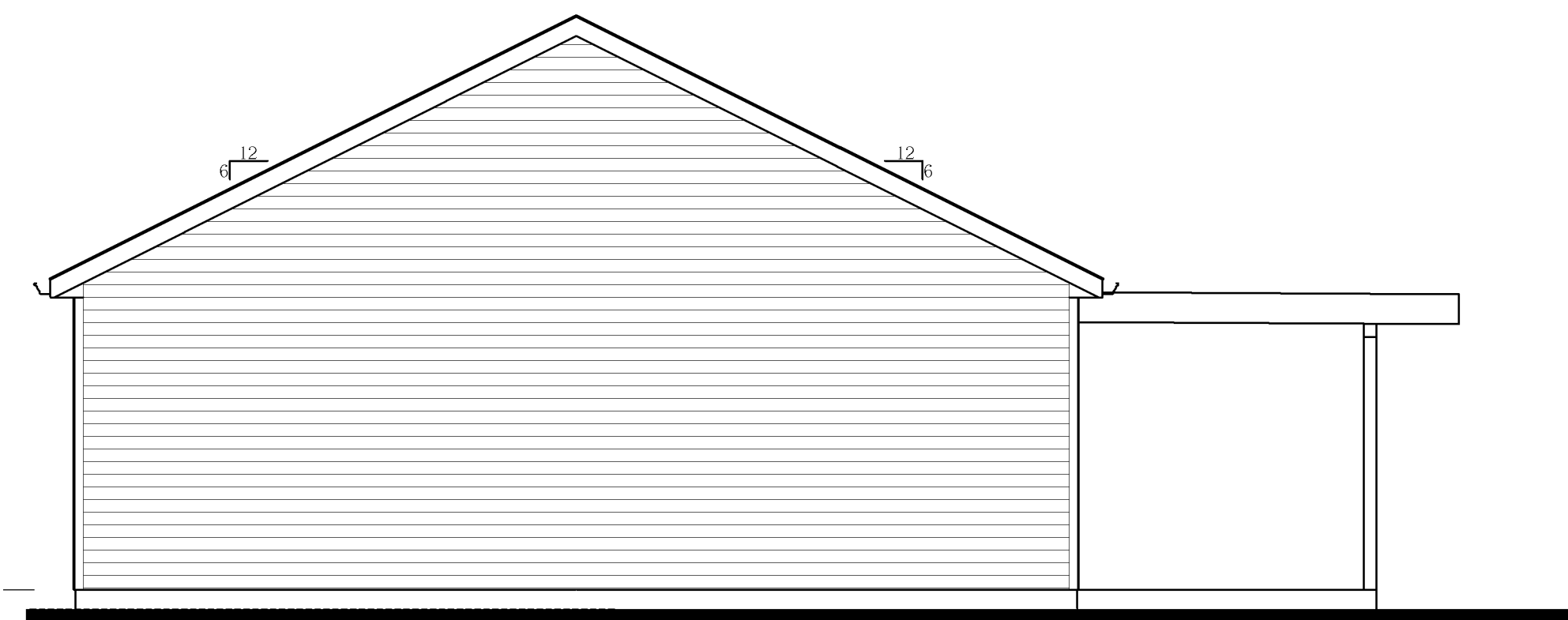
PROPOSED GARAGE EXTENSION SIDE ELEVATION

SCALE = 1/4" = 1'-0"



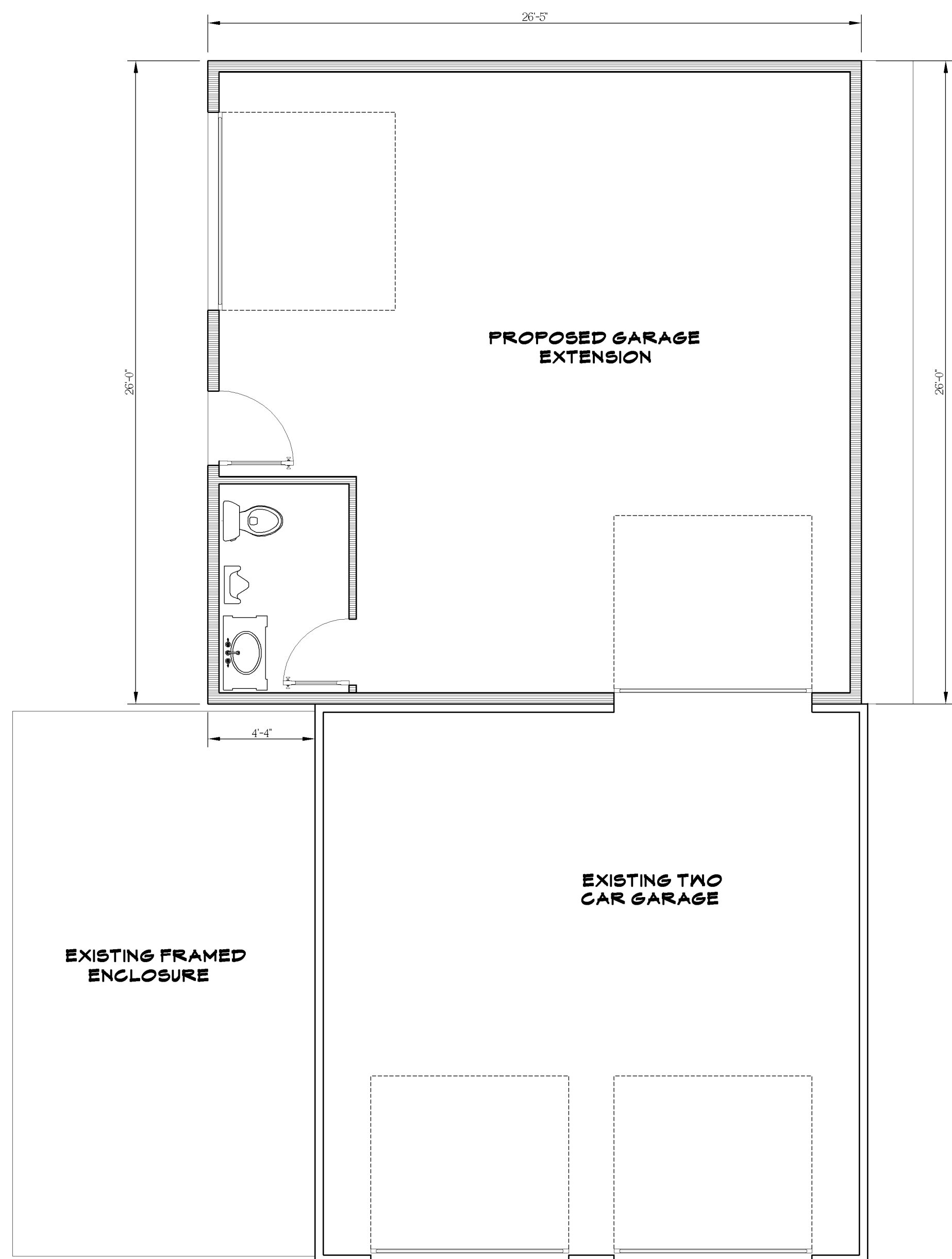
PROPOSED GARAGE EXTENSION REAR ELEVATION

SCALE = 1/4" = 1'-0"



PROPOSED GARAGE EXTENSION SIDE ELEVATION

SCALE = 1/4" = 1'-0"



PROPOSED GARAGE EXTENSION FLOOR PLAN

SCALE = 1/4" = 1'-0"

USE OF CONSTRUCTION DOCUMENTS

- This drawing is property of d'Haiti Design, LLC. It has been prepared specially 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 d'Haiti Design, LLC. Method of construction shown on this drawing should be followed exactly. Any deviation without d'Haiti Design, LLC consent or supervision, d'Haiti Design, LLC will not be held responsible for damages.
 - Do not scale drawings.
 - All dimensions given are to face of stud or other material unless otherwise noted.
 - Contractor shall verify all conditions and dimensions at the job site and notify the Designer of any dimensional errors, omissions or discrepancies before beginning or fabricating any work.
 - Homeowner will take necessary precautions to remove or relocate items of value to be reused and/or saved. Or in any danger or being damaged due to construction process.
- Note:
 The building inspector is the applicable building code enforcer and that the building code supersedes the construction documents directives when conflicted.

CALL BEFORE YOU DIG
 DIAL 811

ENGINEER

Project Issue Dates

No.	DATE	PURPOSE

Project Description:
PROPOSED GARAGE EXTENSION
 139 MAGNOLIA STREET
 BRIDGEPORT, CT

Prepared For:
GILBERTO MALDONADO

DRAWING SCALE: AS NOTED DRAWN BY: **R-LEPH d'HAITI**
 ZONE: RB DATE: 8-20-2020
 PROJECT NUMBER: FW_1720017A 139 MAGNOLIA ST

DRAWING TITLE:
FLOOR PLAN ELEVATIONS

DRAWING NUMBER:
A-100

USE OF CONSTRUCTION DOCUMENTS

- This drawing is property of d'Haiti Design, LLC. It has been prepared specially 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 d'Haiti Design, LLC. Method of construction shown on this drawing should be followed exactly. Any deviation without d'Haiti Design, LLC consent or supervision, d'Haiti Design, LLC will not be held responsible for damages.
- Do not scale drawings.
- All dimensions given are to face of stud or other material unless otherwise noted.
- Contractor shall verify all conditions and dimensions at the job site and notify the Designer of any dimensional errors, omissions or discrepancies before beginning or fabricating any work.
- Homeowner will take necessary precautions to remove or relocate items of value to be reused and/or saved. Or in any danger or being damaged due to construction process.

Note:
 The building inspector is the applicable building code enforcer and that the building code supersedes the construction documents directives when conflicted.

CALL BEFORE YOU DIG
 DIAL 811

ENGINEER

Project Issue Dates

No.	DATE	PURPOSE

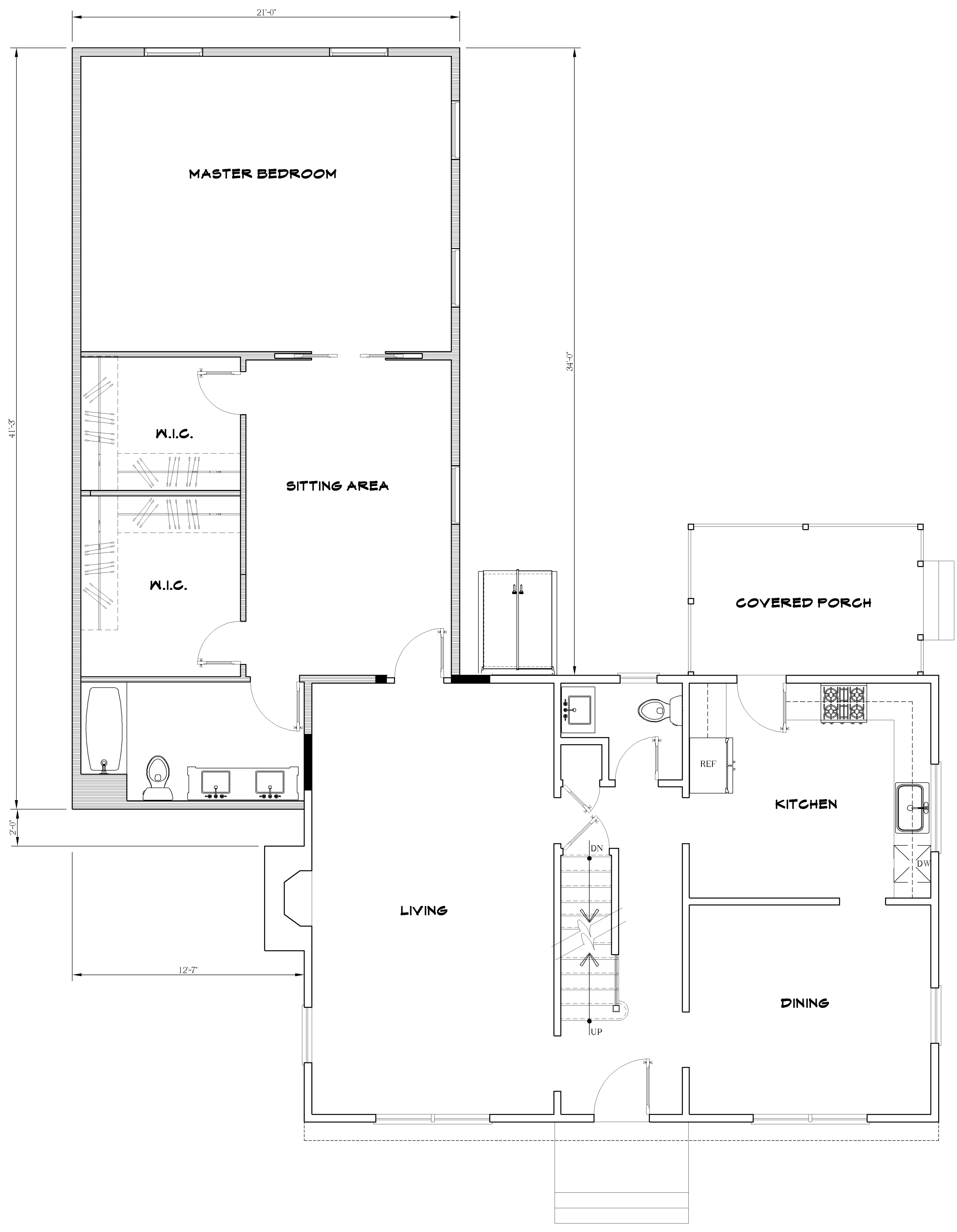
Project Description:
PROPOSED ONE STORY WOOD FRAMING ADDITION SINGLE FAMILY DWELLING
 139 MAGNOLIA STREET
 BRIDGEPORT, CT

Prepared For:
GILBERTO MALDONADO

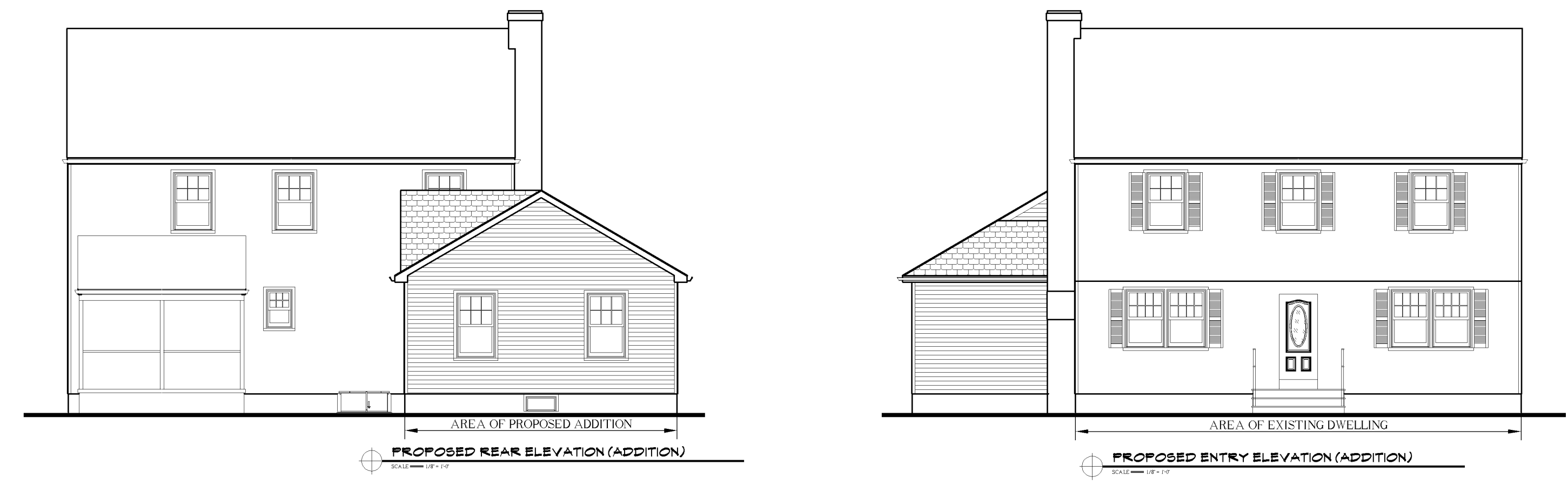
DRAWING SCALE: AS NOTED	DRAWN BY: ALEXIS d'HAITI
ZONE: RB	DATE: 8-20-2020
PROJECT NUMBER: FW_1720017B 139 MAGNOLIA ST	

DRAWING TITLE:
FLOOR PLAN ELEVATIONS

DRAWING NUMBER:
A-100



PROPOSED FIRST FLOOR PLAN (ADDITION)
 SCALE = 1/4" = 1'-0"



PROPOSED REAR ELEVATION (ADDITION)
PROPOSED ENTRY ELEVATION (ADDITION)



PROPOSED SIDE ELEVATION (ADDITION)
 SCALE = 1/4" = 1'-0"



PROPOSED SIDE ELEVATION (ADDITION)
 SCALE = 1/4" = 1'-0"

**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:

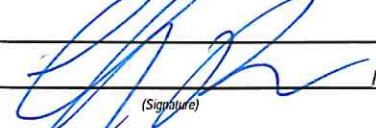
150 Anton Street Zone R-C
(Number) (Street) (Zone Classification)
On the North side of the street about 110 feet East from
(North, South, East, West) (North, South, East, West)
Anton Drive Block : 81/2509 Lot: 56
(Street)
Dimension of Lot in Question See attached
(Specify)

1. NAME OF PETITIONER / BUSINESS Anton NCN FP LLC
(Print)
2. PETITIONERS INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Owner
3. HAS ANY PREVIOUS PETITION BEEN FILED? No IF SO, GIVE DATE OF HEARING _____
(Yes or No)
4. DESCRIBE PROPOSED DEVELOPMENT Interior conversion of existing multi-family residential dwellings to create an additional Thirty (30) residential dwelling units with associated off-street parking and site improvements.

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: Lot Area per Dwelling Unit

6. USE TO BE MADE OF PROPERTY Multi-family residential dwelling in the R-C Zone

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

PETITIONER  DATE 11/5/20
(Signature) (Print)
If signed by agent, state capacity (lawyer, builder, etc.) / Chris@russorizio.com
(Email)

Mailing Address c/o Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Rd, Fairfield, CT 06824
(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 _____

November 6, 2020

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

Re: Petition for Variances – 150 Anton Street

Dear Mr. Buckley:

Please accept, on behalf of Anton NCN FP, LLC, (the “Petitioner”), the following narrative and enclosed application materials as part of an application for variances of the Bridgeport Zoning Regulations (the “Regulations”) for the property located at 150 Anton Street (the “Site”) to create an additional Thirty (30) studio residential dwelling units within an existing building and an additional Thirty (30) off-street parking spaces with associated Site improvements in the R-C Zone.

Dimensions of Lot in Question

204.34' x 174.73' x 69.16' x 199.10' x 7.97' x 20.47' x 13.10' x 18.74' x 22.72' x 437.54' x 56.17' x 39.85' x 34.03' x 27.89' x 74.05' x 34.26'

Variances Requested

1. Variance of Section 5-1 and Table 3 of the Regulations to reduce the minimum lot area per dwelling unit from Two thousand seven hundred square feet (2,700 SF) to One thousand one hundred and thirty-seven and 40/100 square feet (1,137.7 SF);
2. Variance of Section 11-1 and Table 8.A of the Regulations to reduce the minimum off-street parking area from Two hundred and thirty-one (231) to One hundred and thirty-one (131) off-street parking spaces.

Narrative

The Petitioner requests the above-stated variances from the Regulations. The Site is located on Anton Street just west of Main Street. The Site is in the R-C Zone. The Site is located to the rear of the Price Rite shopping center on Main Street and is mostly enveloped by the OR-R Zone. The R-A Zone is located to its West. The Site currently contains Five (5) multi-family residential dwellings containing One hundred and ten (110) dwelling units. The lot area of the Site is One hundred Fifty-nine thousand two hundred and eighty square feet (159,280 SF).

1 Post Road
Fairfield, CT 06824

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

The Petitioner proposes to create an additional Thirty (30) studio residential dwelling units within the existing buildings on the Site. The Petitioner does not propose to expand any building footprints as construction will occur entirely within the existing buildings. In addition, the Petitioner proposes to create an additional Thirty (30) off-street parking spaces, mostly in the northeast corner of the Site, which abuts the OR-R zone. In addition, the Petitioner is adding interior landscaping to the new parking area. In discussions with the Office of Planning and Economic Development, revisions were made to the site plan to preserve as much landscaping as possible and staying well within the standards under the Regulations. The multi-family residential dwelling use has been in operation for some time and the existing parking is more than sufficient for the use.

The proposed studio dwelling units will be located within the existing lower level of each building with Six (6) units within each building. Each unit will be approximately Four hundred and seventy square feet (470 SF) and contain a living/bedroom area, eat-in kitchen, dining alcove and full bath. A laundry room exists at the end of the hall in each building. The lower level features Three (3) stairwells to enter/exit. The Petition will offer a variety of housing options within this multi-family property.

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 would cause a unique hardship to the Petitioner as the Petition actually proposes to increase the off-street parking to the Site while only adding studio dwelling units, which have very low parking requirements. The Site is currently nonconforming as to parking and the proposed Thirty (30) spaces are more than enough to support the additional Thirty (30) studio dwelling units. The current parking area has never been close to capacity and amply serves the existing dwelling units. The Petition proposes only studio apartment units (less than the other unit offerings on the Site). The parking requirement of One and a half (1.5) spaces plus Ten percent (10%) exceeds the actual parking requirement for a studio apartment. The existing dwelling units on the Site will be able to utilize this extra parking. The proposed density is conforming with multi-family dwellings within the neighborhood and throughout the City and it does not require any increase in bulk, but merely the interior conversion of these buildings. It will have no impact on the neighborhood as the Petition provides more than sufficient parking for the proposed dwelling units. In fact, the extra off-street parking would help reduce the impact on the neighborhood.

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

Sincerely,


Raymond Rizio

PROPERTY OWNERS WITHIN 100' OF 150 ANTON ST

PROPERTY ADDRESS	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE
4485 MAIN ST #4505	BROOKSIDE (E&A) LLC RYAN LLC	PO BOX 460369 DEPT 400	HOUSTON	TX	77056
150 ANTON ST	ANTON NCN FP LLC	1023 MAIN ST, 2ND FL	BRIDGEPORT	CT	06604
135 ANTON ST	MCPADDEN KATHLEEN	135 ANTON ST	BRIDGEPORT	CT	06606
100 ANTON DR	SENDAS SEBASTIAO A	100 ANTON DR	BRIDGEPORT	CT	06606
5 ANTON CR	FARIA SANDRA	5 ANTON CIR	BRIDGEPORT	CT	06606
	DONA S ANTONIO FERNANDO &				
211 ANTON ST	VALDECI LEMOS	211 ANTON ST	BRIDGEPORT	CT	06608
46 ANTON DR	HARTGRAVES JEFF	100 WILSON ST	BRIDGEPORT	CT	06605
82 ANTON DR	REID GARY	2209 MAIN ST	BRIDGEPORT	CT	06606
175 ANTON ST	MAI KATHY HO & THUAN T	175 ANTON ST	BRIDGEPORT	CT	06606
64 ANTON DR	SALOMON RAUL	64 ANTON DR	BRIDGEPORT	CT	06606
36 ANTON DR	GOLD HERMAN & MARY A	36 ANTON DR	BRIDGEPORT	CT	06606
21 ANTON CR	STANLEY ROBERT F & KATHLEEN	21 ANTON CIRCLE	BRIDGEPORT	CT	06606
11 ANTON CR	MEDEIROS DOMINGOS A & MARIA S	11 ANTON CIR	BRIDGEPORT	CT	06604
26 ANTON DR	PORTELA ALBERTO & MARIA T	26 ANTON DR	BRIDGEPORT	CT	06606
200 ANTON ST	SARAVIA JOSE ADRIAN	200 ANTON ST	BRIDGEPORT	CT	06606
155 ANTON ST	ESTEVEZ ALBINO & MARIA S	155 ANTON ST	BRIDGEPORT	CT	06606
161 ANTON ST	PADILLA IVETTE ET AL	161 ANTON ST	BRIDGEPORT	CT	06606
165 ANTON ST	PONTES ALICIA	23 FAWN CIR	TRUMBULL	CT	06611
4425 MAIN ST	4425 MAIN STREET LLC	426 KINGS HWY E, STE 2C	FAIRFIELD	CT	06825
80 VINCELLETTE ST	JEAN WREN WESCOTT TRUSTEE	80 VINCELLETTE ST	BRIDGEPORT	CT	06606



CITY OF BRIDGEPORT

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:

174 Seaside Ave _____ Zone RA
(Number) (Street) (Zone Classification)

On the North side of the street about 150 feet East from
(North, South, East, West) (North, South, East, West)

Midland Ave Block: 127 Lot: 3
(Street)

Dimension of Lot in Question 50' x 100'
(Specify)

1. NAME OF APPLICANT / BUSINESS Bongkot Benedict
(Print)
2. APPLICANT INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Owner
3. HAS A PREVIOUS APPLICATION BEEN FILED? No IF SO, GIVE DATE OF HEARING _____
(Yes or No)
4. DESCRIBE PROPOSED DEVELOPMENT _____
Add 1/2 bathroom on the East side of the property (4' x 15' off of the kitchen)
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 Primary single-family residence

7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)? _____
a family member who can no longer climb the stairs to use the restroom

APPLICANT [Signature], Bongkot Benedict DATE 12/22/20
(Signature) (Print)

If signed by agent, state capacity (lawyer, builder, etc) _____ / bronghanam@yahoo.com
(Email)

Mailing Address 174 Seaside Avenue, Bridgeport CT 06605 203.829.6786
(Zip Code) (Phone #)

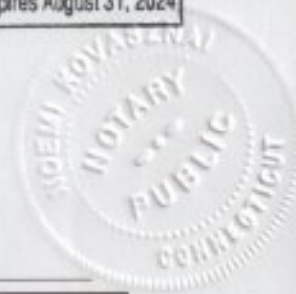
PROPERTY OWNERS ENDORSEMENT _____ Print _____
(If other than owner)

Subscribe & Sworn to before me this 22 day of December 2020
(Signature)



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 _____

Bongkot Benedict

174 Seaside Ave
Bridgeport, CT 06605
203.829.6786
bongkot@bongkot.com

December 14, 2020

Zoning Board of Appeals Members

Zoning Department City of Bridgeport
45 Lyon Terrace
Bridgeport, CT 06604
203.576.7217

Re: 174 Seaside Ave; Appeal; Request Zoning Adjustments Board Public Hearing

Dear Zoning Board of Appeals Members,

I'm writing to request a variance from the current zoning requirements to add one ½ bath to the main living floor at my primary single-family residence. The decision to add the additional structure is due to the hardship of a family member who can no longer climb the stairs to use the restroom.

I can assure you that granting the variance will not alter the essential character of the locality. Currently, there are multiple residents on the same street that were granted permission from the Zoning Department for the same type of additional structure; #154, #144, #114, and recently approved #124.

The granting of the variance will not substantially reduce or impair the use of the abutting property. The additions will replace an existing staircase which was moved to the back of the deck and a storage unit, see photo attached.

Thank you for your time in reviewing my application and the supporting documents. I hope that I'd demonstrated the need, not convenience, and there is no other feasible alternative to build an additional ½ bath onto my current resident.

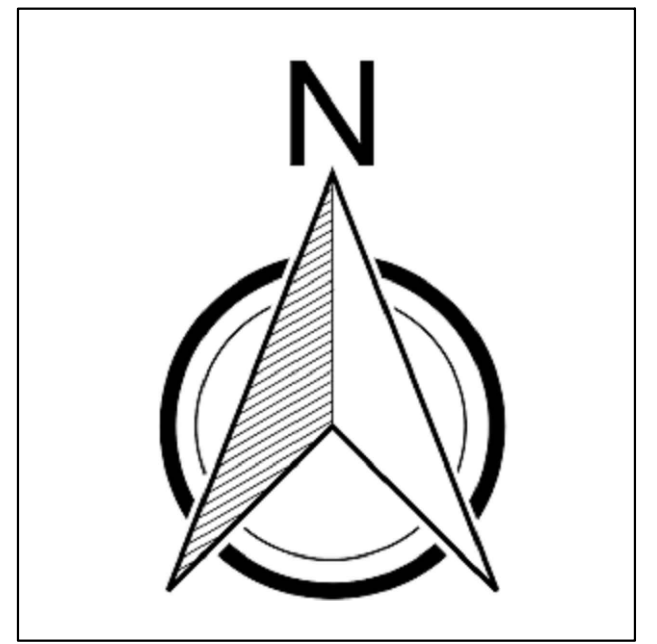
Sincerely,



Bongkot Benedict

SITE PLAN

Name: Bongkot Benedict
Address: 174 Seaside Ave Bridgeport, CT 06605
Parcel ID: BRID M:5 B:127 L:3
Lot area: 0.11 Acres
Plot Size: 24"x36"
Job: 1/2 Bath and Pantry



scale 1/8"=1'0"



ELEVATION - BACK VIEW

Name: Bongkot Benedict

Address: 174 Seaside Ave Bridgeport, CT 06605

Parcel ID: BRID M:5 B:127 L:3

Lot area: 0.11 Acres

Plot Size: 11"x17"

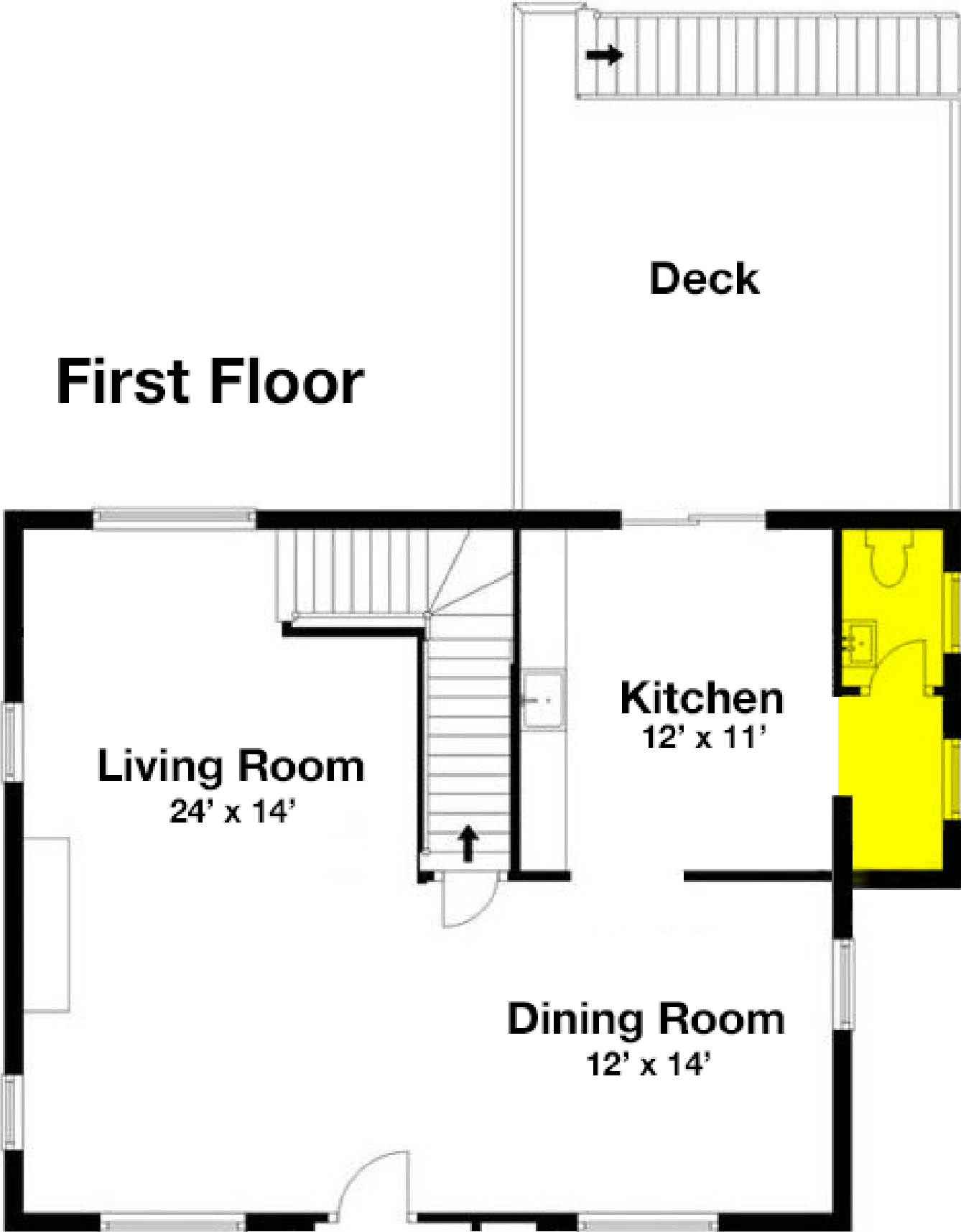
Job: 1/2 Bathroom



scale 1/4"=1'0"



First Floor



List of Property Owners Within 100ft of 174 Seaside Ave

Address	Owner	Mailing Address
334 MIDLAND ST	GHETTI DALTON M	334-336 MIDLAND STREET BRIDGEPORT, CT 06605
324 MIDLAND ST	RUGGIERO DIANA	324-326 MIDLAND ST BRIDGEPORT, CT 06605
314 MIDLAND ST	DILLON CHRISTINE ET AL	314 MIDLAND ST BRIDGEPORT, CT 06605
304 MIDLAND ST	GHETTI DALTON	304 MIDLAND STREET BRIDGEPORT, CT 06605
423 COURTLAND AV	ROCK HALL GARDENS LLC	PO BOX 472 LAWRENCE, NY 11559
184 SEASIDE AV	BAKER LORI R	20 HARBORVIEW AVE NORWALK, CT 06854
413 COURTLAND AV	PAUKNER CATHERINE	413 COURTLAND AVE BRIDGEPORT, CT 06605
401 COURTLAND AV	ACERO EDWARD	331 CALHOUN AVE BRONX, NY 10465
164 SEASIDE AV	WELDON JOHN R	164 SEASIDE AV BRIDGEPORT, CT 06605
395 COURTLAND AV	PRATHER NANCY	395 COURTLAND AV BRIDGEPORT, CT 06605
154 SEASIDE AV	GEOTSI GEORGETTE M	154 SEASIDE AVE BRIDGEPORT, CT 06605
280 MIDLAND ST	LUCIA MARIA	280 MIDLAND ST BRIDGEPORT, CT 06605
183 SEASIDE AV	MALYSZKO SABINA	183 SEASIDE AVE BRIDGEPORT, CT 06605
173 SEASIDE AV	QUILES EROILDO JR & VIVIAN J	183 SEASIDE AVE BRIDGEPORT, CT 06605
165 SEASIDE AV	POPP LOIS CARLSON	165 SEASIDE AVE BRIDGEPORT, CT 06605



MAILBOX

Hello









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:

355 Warren Zone Commercial Retail
(Number) (Street) (Zone Classification)
 On the West side of the street about 0 feet south from
(North, South, East, West) (North, South, East, West)

South Frontage (corner of Warren and South Frontage) Block : 503 Lot: 9A, 10A, 11A
(Street)
 Dimension of Lot in Question S. Frontage Road: 150 ft, Warren Street: 212ft, RT25 loop: 114ft + 83ft + 158ft.
(Specify)

1. NAME OF APPLICANT / BUSINESS Myung Jin Inc & Brewport Brewing Company
(Print)
2. APPLICANT INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Owner/Lessee
3. HAS A PREVIOUS APPLICATION BEEN FILED? yes IF SO, GIVE DATE OF HEARING June 9th, 2015
(Yes or No)
4. DESCRIBE PROPOSED DEVELOPMENT Revised layout with expanded outdoor dining.

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: Allow outdoor dining using 7 parking spaces.

6. USE TO BE MADE OF PROPERTY Continue use as a Brewpub and restuarant

7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)?
See enclosed approval for variances granted June 9th, 2015 with stated harship

APPLICANT [Signature] Bruce A. Parrott DATE 11-23-20
(Signature) (Print)

If signed by agent, state capacity (lawyer, builder, etc) _____ / _____

Mailing Address 381 Highland Street, West Haven CT 06516
(Zip Code)

(Email)
DEBORAH G. VARGOVCHIK
(Phone #) NOTARY PUBLIC
 State of Connecticut
 My Comm. Expires February 28, 2025

PROPERTY OWNERS ENDORSEMENT _____ Print _____
(If other than owner) (Signature)
 Subscribe & Sworn to before me this 23rd day of November 20 20
[Signature] 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 _____

Brewport Brewing Company
List of Properties within 100 feet
of
355 Warren Street, Bridgeport CT
Zoning Board of Appeals

State of Connecticut
Department of Rights of Way
District 3
140 Pond Lily Avenue
New Haven CT 06515
ATTN: Paul Mozzicato
Property Maintenance

State of Connecticut
Department of Rights of Way
District 3
140 Pond Lily Avenue
New Haven CT 06515
ATTN: Tracy May
Property Maintenance

Brewport LLC and Myung Jin Inc.
Request for Site Plan Modification for Expanded Outdoor Dining
To the Bridgeport zoning board of appeals

Brewport requests approval of a modified site plan for expanded seasonal outdoor dining at our Brewpub. The expansion will use the equivalent of seven parking spaces.

The 16,324 SF Brewpub sits on 1.92 acres of land in the center of the RT25/I95 loop and has functioned as a Brewpub for five years. Brewport was granted variances from the Board of Zoning Appeals on June 9th, of 2015 for operation as a Brewpub, with lot Coverage, and Landscaping variances, that included outdoor patio seasonal dining. Brewport was granted a special permit from the Zoning Board on July 27th of 2015. This application seeks to expand the existing outdoor seasonal dining area.

Our land sits at the gateway to the New Outdoor Amphitheater and Arena at the bottom I95 exit 27 North, one block from RT25 exit 1 and two blocks from I-95 exit 27 south. Our brew pub serves craft beer brewed on premises and operates as a full-service restaurant specializing in brick over pizza. The expanded outdoor seating will sit directly below the approved outdoor patio dining area under a tent as shown in the enclosed plans and photo.

Brewport holds a 50-year land lease, with 35 years remaining, for the 1.1 acres of state land encircling our parcel. The combined 1.92 acres functions as one parcel with parking for all. Off street parking is also available on Warren street and Myrtle Street.

In June of 2020, by the governor's executive order, Brewport was granted temporary approvals for seasonal outside dining. Our request is identical to the plan granted and operating by the Governors executive order.



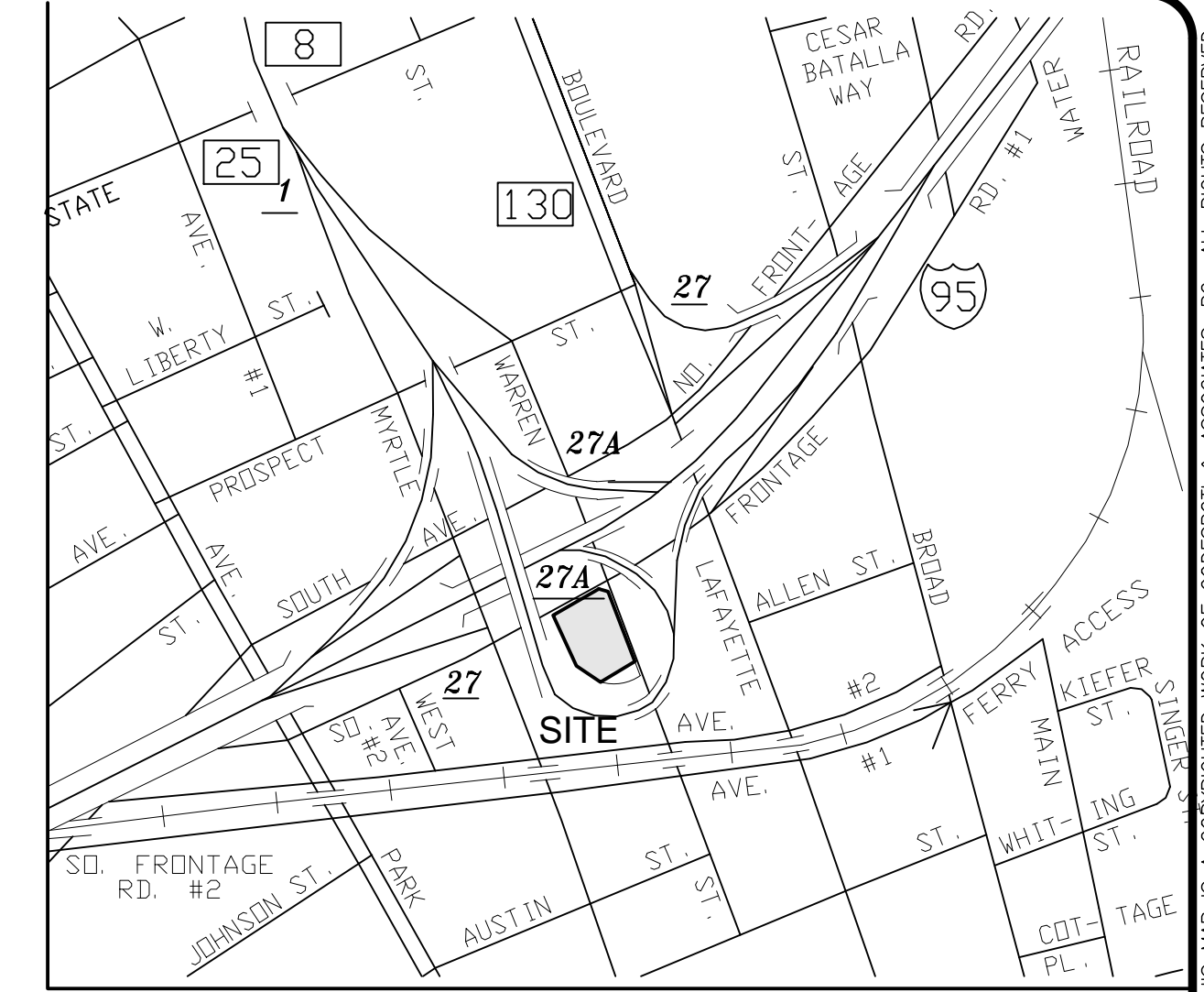
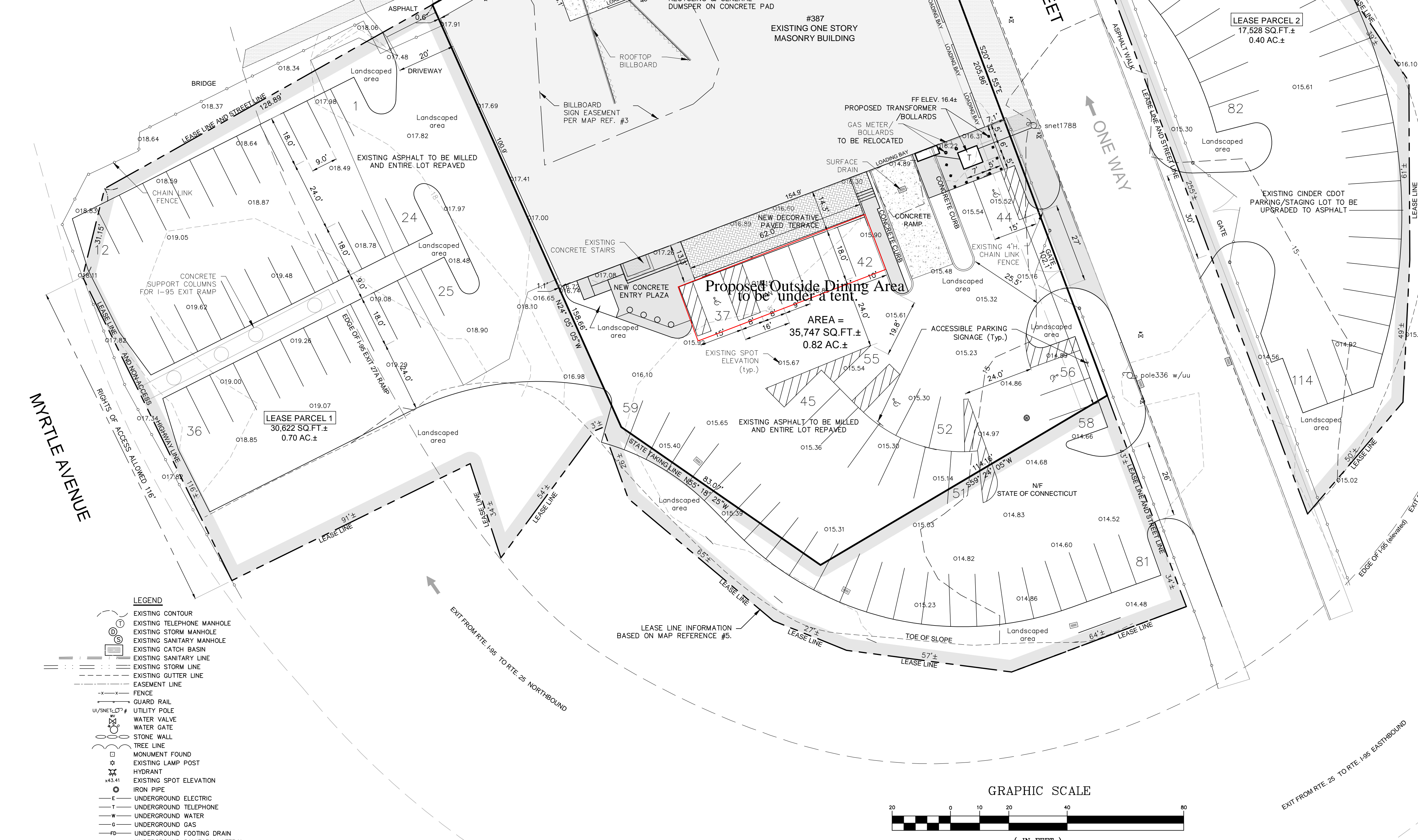
Sincerely,
Bruce A. Barrett
President
Brewport LLC. and Myung Jin Inc

MAP REFERENCES:

- "MAP OF SURVEY IN BRIDGEPORT, CT. FOR ELAS REALTY ASSOCIATES" AUG. 1986 1"=20' BY FULLER & CO. MAP VOL. 50, PG. 27 BLR.
- "PLOT PLAN SITUATE WARREN STREET & SOUTH FRONTAGE ROAD BRIDGEPORT, CT." 1" = 40' MARCH 30, 2000 BY D. R. SCHULL.
- "SIGN EASEMENT MAP PLOT PLAN EASEMENT MAP 335 WARREN STREET BRIDGEPORT, CT." 1" = 20' FEB. 2, 2000 BY D. R. SCHULL.
- "PROPOSED WARREN STREET SITE IMPROVEMENTS BRIDGEPORT, CT." DESIGN ADDENDUM SLOPE STABILIZATION SITE PLAN MARCH 23, 2001 BY LUCHS CONSULTING ENGINEERS.
- "TOWN OF BRIDGEPORT SKETCH SHOWING LAND LEASED TO CITY OF BRIDGEPORT BY THE STATE OF CONNECTICUT D.O.T. INTERSTATE 95 AT EXIT 27A BRIDGEPORT, CT." 1"=20' JAN. 2002 BY BUREAU OF ENGINEERING AND HIGHWAY DEPARTMENT.
- "CONNECTICUT DEPT. OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP TOWN OF BRIDGEPORT FROM THE FAIRFIELD BRIDGEPORT TOWN LINE EASTERLY TO THE BRIDGEPORT STRATFORD TOWN LINE" 1"=80' AUG. 19, 1974 SHEET 5 OF 9.
- "RIGHT OF WAY SURVEY STATE OF CONNECTICUT DEPT. OF TRANSPORTATION RIGHT OF WAY MAP TOWN OF BRIDGEPORT, CT. TURNPIKE FROM THE FAIRFIELD-BRIDGEPORT TOWN LINE TO THE BRIDGEPORT STRATFORD TOWN LINE" 1"=80' JAN. 1999 SHEET 5 OF 9.

NOTES:

- 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 GOVERNMENTAL 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 US. 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.
- THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, PLOT PLANS, CONSTRUCTION, LANDSCAPING, PERMITTING, ETC.. IT IS A VIOLATION OF THE FEDERAL COPYRIGHT ACT TO COPY OR MODIFY AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE NOTED HEREIN. CODESPOTI & ASSOCIATES, P.C., AND/OR ITS AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE DATE & SCOPE.
- THE SUBJECT PARCEL APPEARS TO LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON FEMA'S FLOOD INSURANCE RATE MAP (FIRM), ENTITLED FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS); PANEL NO. 437 OF 635. MAP NO. 0800004370 EFFECTIVE JULY 8, 2013 1"=500'. ANY FLOOD PLAIN AND/OR FLOODWAY INFORMATION BY CODESPOTI & ASSOCIATES P.C. DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION, AND MAKES NO REPRESENTATIONS UPON WHICH THE CLIENT SHOULD RELY IN CONNECTION WITH THE FLOOD ZONE OF THE SUBJECT PARCEL OR ANY FEMA FLOODPLAIN AND/OR FLOODWAY INFORMATION DEPICTED HEREON.
- PARCEL ISI SUBJECT TO EASEMENTS/RIGHTS AS FOUND IN VOLUME 3658, PAGE 169 BLR.
- ELEVATIONS ARE BASED ON NAVD 1988 DATUM, GPS DERIVED.
- LEASE AGREEMENT BETWEEN STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION AND MYUNG JIN INC. DECEMBER 5, 2003 RECORDED IN VOLUME 5853, PAGE 178 ON THE BRIDGEPORT LAND RECORDS. STATE LEASE FILE # 015-046-010A

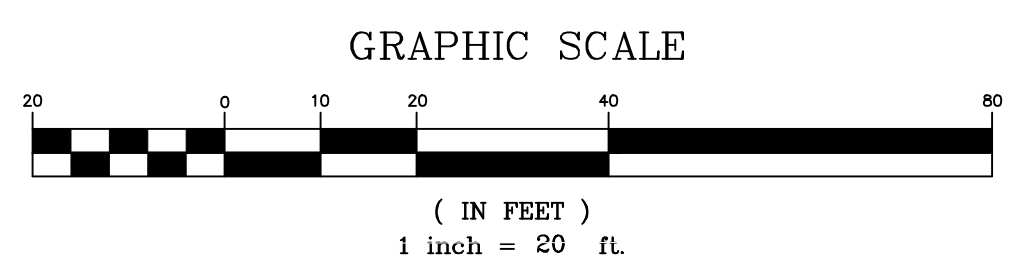


ZONING DATA		ZONE DEVELOPMENT STANDARDS		
	REQ'D/ALLOWED	EXISTING	PROPOSED	
TOTAL SITE AREA	10,000 Sf.	35,747 Sf.	83,897 Sf.*	
MINIMUM FRONTAGE	60 ft.	205.86 ft.	205.86 ft.	
FRONT YARD SETBACK-Min.	10 ft.	7.1/0 ft.	7.1/0 ft.	
	-Max.	30 ft.	n/a	
SIDE YARD/OTHER REAR YARD	n/a	0.6/102.1ft.	0.6/102.1 ft.	
PARKING: (See Requirements Below)	113 Spaces	14+	114***	
ACCESSIBLE PARKING (1/25 Spaces)	5	n/a	5	
BLDG. COVERAGE (as a % of lot)*	50%	16,324 sf (45.7%)	45.7%	
SITE COVERAGE (as a % of lot)**	85%	34,913 sf (97.7%)	34,787 sf (97.3%)	
LANDSCAPE AREA (as a % of lot)*	15%	834 sf (2.3%)	960 sf (2.7%)	
BUILDING HEIGHT	35 ft.	16 ft. ±	16 ft. ±	
FLOOR AREA RATIO	1.0	0.46	0.46	
BLDG. COVERAGE (as a % of lot)**	50%	16,324 sf (19.5%)	19.5%	
SITE COVERAGE (as a % of lot)**	85%	37,062 sf (44.2%)	67,027 sf (79.9%)	
LANDSCAPE AREA (as a % of lot)**	15%	n/a	16,870 sf (20.1%)	
BUILDING HEIGHT	35 ft.	16 ft. ±	16 ft. ±	
FLOOR AREA RATIO	1.0	0.195	0.195	

LANDSCAPE AREAS TO BE PLANTED WITH LAWN, SHRUBS AND TREES AS APPROPRIATE AND REQUIRED IN SITE PLAN APPLICATION.
 *BASED ON TAX PARCEL 9A, 10A, 11A (PARCELS UNDER OWNERSHIP)
 **BASED ON TAX PARCEL 9A, 10A, 11A & LEASE PARCELS 1 & 2 (PARCELS UNDER CONTROL)
 *** PARKING DISTRIBUTION PER PARCEL: LOTS 9A, 10A & 11A - 45 SPACES (5 HANDICAP ACCESSIBLE)
 LEASE PARCEL 1 - 36 SPACES
 LEASE PARCEL 2 - 33 SPACES

TOTAL PROPOSED: 114 Spaces
 REQUIREMENTS: WAREHOUSE USE 3,363 sf (1/3 Space/1000 sf = 0.5 x 3.36 = 5.68 Spaces
 + 5 Space/employee) = 0.5 x 8 = 4 Spaces
 RESTAURANT USE 6,468 sf (10 Spaces/1000 sf) = 10 x 6.47 = 64.7 Spaces
 (INCLUDES SEASONAL PATIO AREA 875 sf)
 BREWERY (Manufacturer) 3,508 sf (1 Space/1200 sf) = 1 x 3508/1200 = 2.92 Spaces
 ENTERTAINMENT (Flex. Music) 3,878 sf (10 Spaces/1000 sf) = 10 x 3.88 = 38.9 Spaces
TOTAL REQUIRED: 112.2 Spaces

OWNER OF RECORD: MYUNG JIN LLC
 355, 363 & 387 WARREN STREET
 BRIDGEPORT, CT.
 (VOL. 4565, PAGE 179 BLR)
TOTAL PARCEL AREA: 35,747 SQ.FT. ±
 0.82 AC. ±
 ASSESSORS MAP 28, BLOCK 503, LOTS 9A, 10 A & 11A.
 PARCEL IS IN ZONE: ORG



BY

REVISIONS

APRIL 29, 2015

CODESPOTI & ASSOCIATES P.C.

263 BOSTON POST ROAD, SUITE 5
 BRIDGEPORT, CONNECTICUT 06617
 BRIDGEPORT, CT. TEL: 203-799-0011
 BRIDGEPORT, CT. FAX: 203-799-0011

SITE DEVELOPMENT PLAN
 355, 363 & 387 WARREN STREET
 PLUS LEASE LOTS 1 & 2

PREPARED FOR
 MYUNG JIN LLC

CONNECTICUT
 BRIDGEPORT.

SITE PLAN
 BARNUM
 BREW PUB

DWG # 04147
 CAD FILE 4195
 CHECKED CAD VER C3D2012

DATE 3/12/14
 SCALE 1" = 20'
 JOB NO. 4195
 SHEET

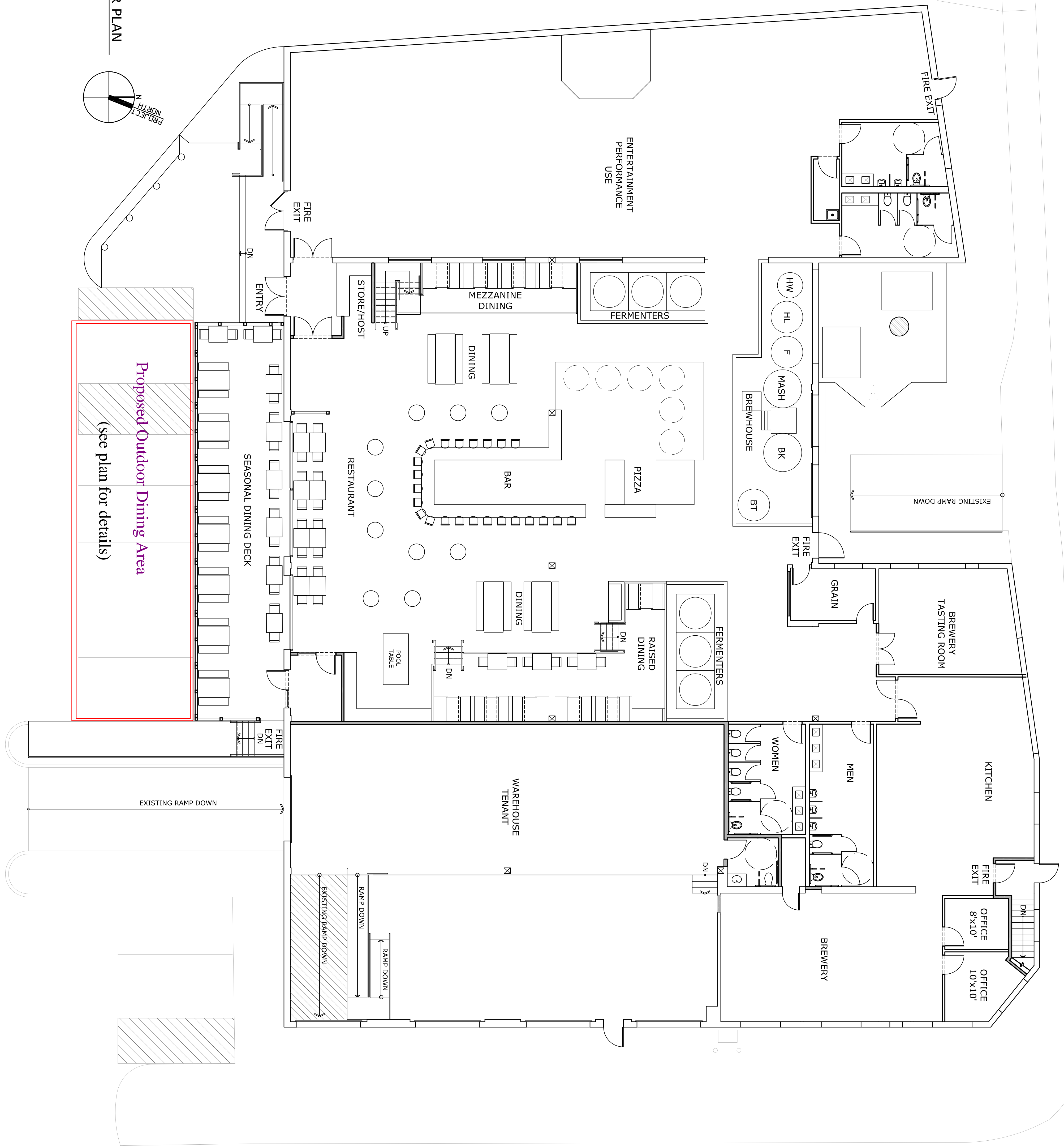
SP2

SOUTH FRONTAGE ROAD

WARREN STREET

1 PROPOSED FLOOR PLAN
A-2.0 1/8" = 1'-0"

Proposed Outdoor Dining Area
(see plan for details)



**BARNUM
BREW PUB**
387 WARREN STREET
BRIDGEPORT, CT

**GREGG WIES &
GARDNER
ARCHITECTS, LLC**
151 Oak Street | Northford, CT 06457 | 203.463.8971 | 730.448.8802
www.gwgarchitects.com

CONSULTANTS



JOB NUMBER: 1418.00
DRAWN BY: APC/CB
CHECKED BY: SEG
ISSUE DATE: JUNE 24, 2015
REVISED:

P&Z SUBMISSION

A-2.0

PROPOSED
PLAN

**BREWPORT
BREWPUB
TEMPORARY TENT**

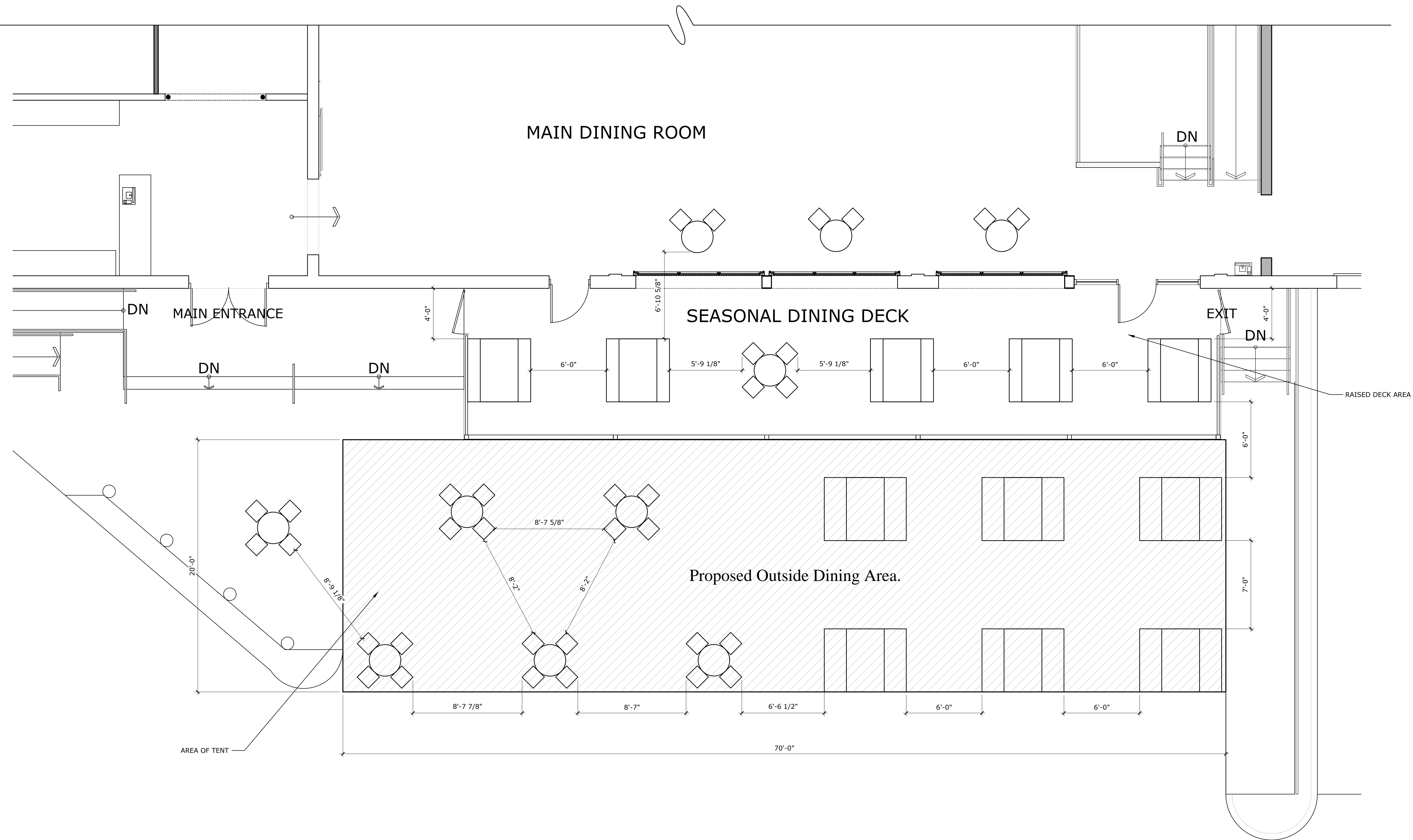
355 WARREN ST,
BRIDGEPORT, CT

**GREGG WIES &
GARDNER
ARCHITECTS, LLC**

151 East Street | New Haven, CT 06511 | 1.203.468.1967 | 1.203.468.8842
www.greggarch.com

These drawings and specifications are instruments of professional service and shall remain the property of the architect. These documents cannot be used in whole or in part for any purpose other than as expressly authorized by contract without the specific authorization of the architect.
© 2019 Gregg Wies & Gardner Architects, LLC

CONSULTANTS



1 PROPOSED SEATING PLAN @ TEMPORARY OUTDOOR TENT
ASK-01 1/4" = 1'-0"



JOB NUMBER: 2001.10
DRAWN BY: MF
CHECKED BY: SEG
ISSUE DATE: 05.13.20
REVISED:

PROPOSED
SEATING PLAN

ASK-01

Variations and Hardship Stated and Approved by ZBA June 9th, 2015

355 Warren Street Bridgeport

(As presented to ZBA on July 27th, 2015)

1. Brew Pub Use Variance and Hardship

The Bridgeport zoning regulations do not define a "Brew Pub" but list brewing under manufacturing. A brew pub is less intense than a brewery, and we request a use variance of section 6.2.4 and 12-10b to permit in an ORG Zone, the operation of a Brew Pub as defined by Connecticut General Statutes Section 30-16(g). (Enclosed with this application) This definition will allow the applicant to obtain the needed state and federal permits for a brew pub. Without this variance, the Bridgeport zoning regulations cannot be applied in a thoughtful manner.

2. Lot Coverage Variance and Hardship

We request a variance of the zoning developmental standards to allow 97.3% site coverage on our parcel where an 85% maximum is allowed. The regulations cannot be strictly applied to a lot encircled by another lot. To make sense, the combined parcels must be considered. When viewed in this way, as a single development, it is clear that the coverage requirements are met.

3. Landscaping Variance and Hardship

We request a variance to allow landscaping covering only 2.7% where 15% is required. Again, the existing regulations cannot be strictly applied to a lot encircled by another lot. To make sense, the combined parcels must be considered. When viewed in the way, it is clear the landscaping requirements are met.

VARIANCE

Pursuant to Chapter 124 (PA-75-317) of the General Statutes of the State of Connecticut, notice is hereby given that on 6/9/15 the Zoning Board of Appeals of the City of Bridgeport, CT

granted granted conditionally a variance for property located at _____
387, 355 (aka 335), 363 Warren Street

DESCRIPTION OF PROPERTY (lot size) _____
South Frontage Road: 150ft, Warren Street: 212ft, RT25: 114ft +83ft
+ 158ft

Property owned by Myung Jin, Inc. Bruce A. Barrett, President

NATURE OF VARIANCE: Variances of Sec 6.2.4 and 12-10b to permit in an ORG Zone, the operation of a Brew Pub as defined by CTGS Sec 30-16(g), a liquor permit within 1500' of other liquor outlets, a patio liquor permit for seasonal dining, 97.3% site coverage where 85% is allowed, and 2.7% landscaping when 15% is required. ZONING REGULATIONS - CITY OF BRIDGEPORT, CONNECTICUT

Section 6-1-2 Section _____
Section 6-1-3 Section _____
Section _____ Section _____

USE PERMITTED Re-use of existing 16,324 sf light industrial building for mixed uses including: restaurant/bar; brewpub; entertainment venue; newspaper distributor tenant; and existing billboard

Dated and Certified in Bridgeport, Connecticut this 20th day of June, 2015
RECEIVED FOR RECORD
Jun 29 2015 02:19:29P
ALMA L. MAYA
TOWN CLERK
BRIDGEPORT, CT
By [Signature]
Chairman _____ Clerk [Signature] Zoning Enforcement Officer _____



City of Bridgeport
Zoning Department
PLANNING AND ECONOMIC DEVELOPMENT

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

July 28, 2015

MYUNG JIN, INC
C/O BRUCE A. BARRETT, PRESIDENT
381 HIGHLAND STREET
WEST HAVEN, CT 06516
OUR FILE (15-46)

RE: 355, 363 & 387 WARREN STREET – Seeking a special permit and a site plan review to permit the establishment of a restaurant and brew pub with a full-service liquor permit, live music entertainment and a dining patio in a portion of the existing industrial building containing a newspaper distribution service in an OR-G zone.

Dear Mr. Barrett:

At a public hearing held on Monday, July 27, 2015 the Planning and Zoning Commission decided the following regarding the above referenced matter:

DECISION: Approved with Conditions

CONDITIONS:

1. The development is to be in compliance with the Engineering, Fire Marshall and WPCA recommendations.
2. The site lighting scheme should be adequate for patron safety.
3. The perimeter and site landscaping is to be compatible with the proposed "Industrial Steam" Brew Pub theme.

REASONS:

1. The project is compatible with the Master Plan of Conservation & Development.
2. The project is a good reuse of an existing industrial building.
3. There is no adverse impact.

The expiration date of the Special Permit approval as required under Sec. 14-4-5 of the Zoning Regulations of the City of Bridgeport, CT has been established as August 3, 2016.

If you have any questions regarding the above matter, please call the Zoning Office at 203-576-7217.



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

355 Warren Commercial Retail
On the West side of the street about 0 feet south from South Frontage

Block : 503 Lot: 9A, 10A, 11A
Dimension of Lot in Question S. Frontage Road: 150 ft, Warren Street: 212ft, RT25 loop: 114ft + 83ft + 158ft.

- 1. NAME OF APPLICANT / BUSINESS Myung Jin Inc & Brewport Brewing Company
2. APPLICANT INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Owner/Lessee
3. HAS A PREVIOUS APPLICATION BEEN FILED? yes IF SO, GIVE DATE OF HEARING June 9th, 2015
4. DESCRIBE PROPOSED DEVELOPMENT Revised layout with expanded outdoor dining.

- 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: Allow outdoor dining using 7 parking spaces.

6. USE TO BE MADE OF PROPERTY Continue use as a Brewpub and restuarant

7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)?
See enclosed approval for variances granted June 9th, 2015 with stated harship

APPLICANT [Signature] Bruce A. Parrott DATE 11-23-20

If signed by agent, state capacity (lawyer, builder, etc)

Mailing Address 381 Highland Street, West Haven CT 06516

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

Subscribe & Sworn to before me this 23rd day of November 20 20 Notary Public in & for the County of Fairfield, State of Connecticut.

Notary Public stamp for Deborah G. Vargovchik, State of Connecticut, My Comm. Expires February 28, 2025

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

Brewport Brewing Company
List of Properties within 100 feet
of
355 Warren Street, Bridgeport CT
Zoning Board of Appeals

State of Connecticut
Department of Rights of Way
District 3
140 Pond Lily Avenue
New Haven CT 06515
ATTN: Paul Mozzicato
Property Maintenance

State of Connecticut
Department of Rights of Way
District 3
140 Pond Lily Avenue
New Haven CT 06515
ATTN: Tracy May
Property Maintenance

Brewport LLC and Myung Jin Inc.
Request for Site Plan Modification for Expanded Outdoor Dining
To the Bridgeport zoning board of appeals

Brewport requests approval of a modified site plan for expanded seasonal outdoor dining at our Brewpub. The expansion will use the equivalent of seven parking spaces.

The 16,324 SF Brewpub sits on 1.92 acres of land in the center of the RT25/I95 loop and has functioned as a Brewpub for five years. Brewport was granted variances from the Board of Zoning Appeals on June 9th, of 2015 for operation as a Brewpub, with lot Coverage, and Landscaping variances, that included outdoor patio seasonal dining. Brewport was granted a special permit from the Zoning Board on July 27th of 2015. This application seeks to expand the existing outdoor seasonal dining area.

Our land sits at the gateway to the New Outdoor Amphitheater and Arena at the bottom I95 exit 27 North, one block from RT25 exit 1 and two blocks from I-95 exit 27 south. Our brew pub serves craft beer brewed on premises and operates as a full-service restaurant specializing in brick over pizza. The expanded outdoor seating will sit directly below the approved outdoor patio dining area under a tent as shown in the enclosed plans and photo.

Brewport holds a 50-year land lease, with 35 years remaining, for the 1.1 acres of state land encircling our parcel. The combined 1.92 acres functions as one parcel with parking for all. Off street parking is also available on Warren street and Myrtle Street.

In June of 2020, by the governor's executive order, Brewport was granted temporary approvals for seasonal outside dining. Our request is identical to the plan granted and operating by the Governors executive order.



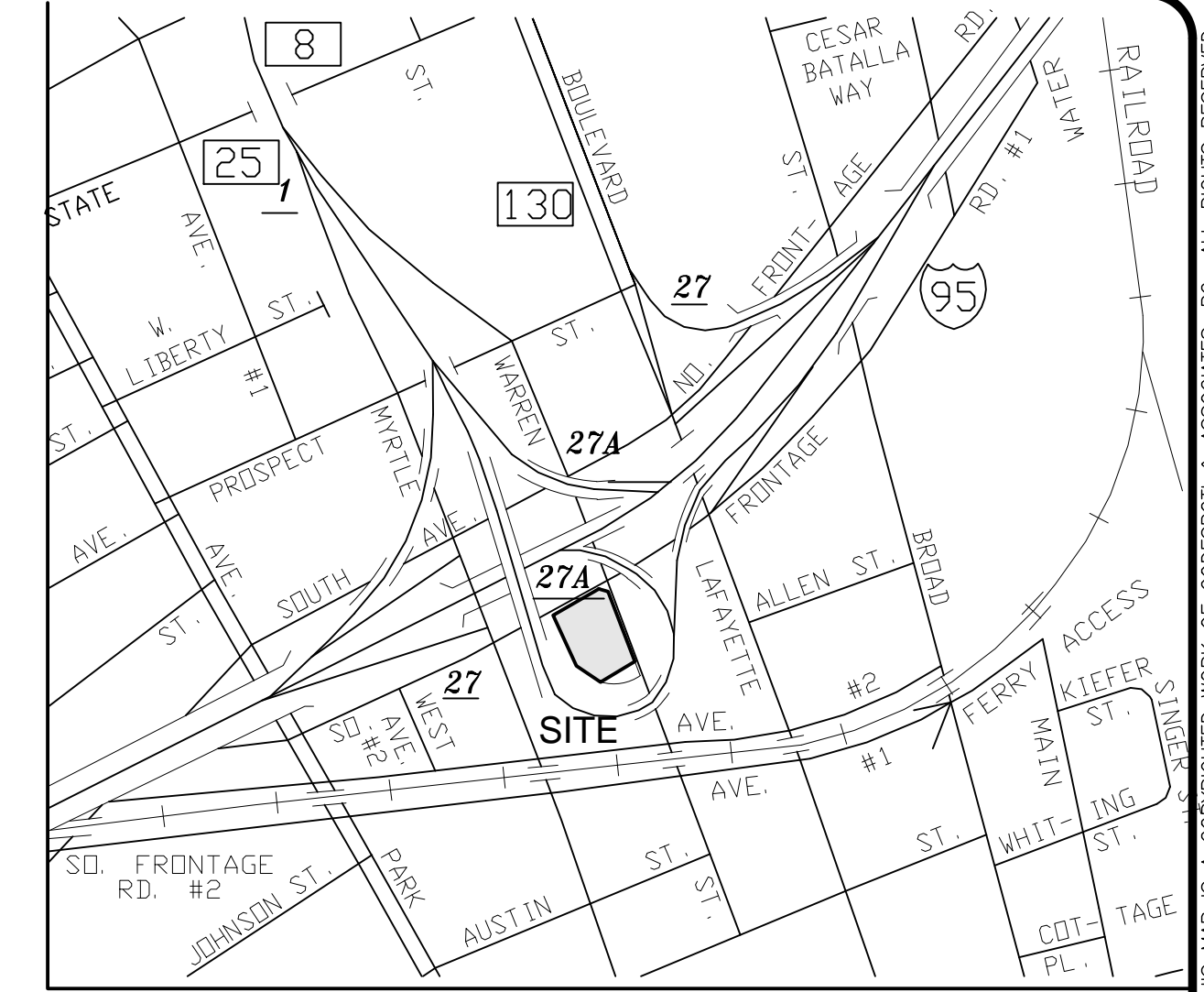
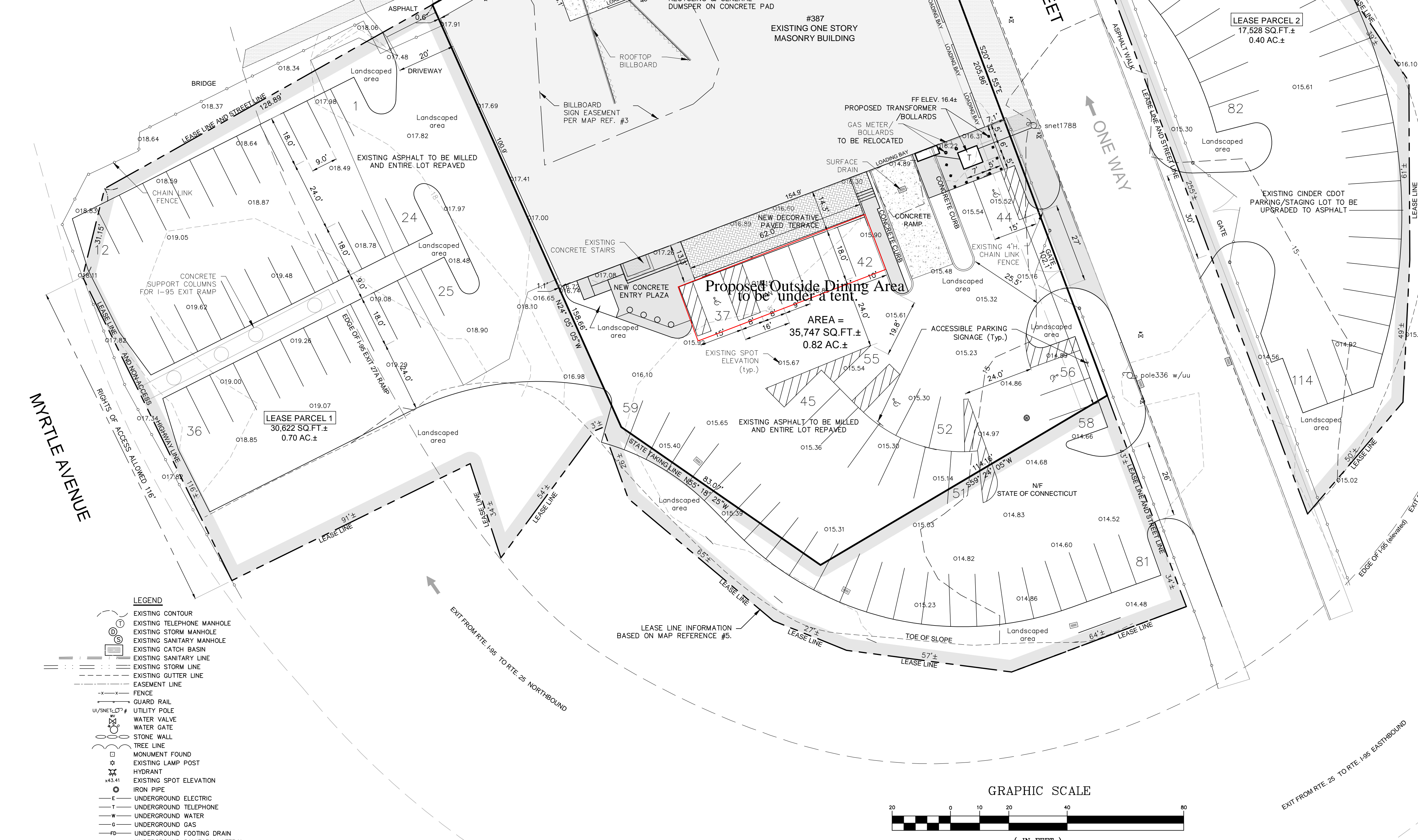
Sincerely,
Bruce A. Barrett
President
Brewport LLC. and Myung Jin Inc

MAP REFERENCES:

- "MAP OF SURVEY IN BRIDGEPORT, CT. FOR ELAS REALTY ASSOCIATES" AUG. 1986 1"=20' BY FULLER & CO. MAP VOL. 50, PG. 27 BLR.
- "PLOT PLAN SITUATE WARREN STREET & SOUTH FRONTAGE ROAD BRIDGEPORT, CT." 1" = 40' MARCH 30, 2000 BY D. R. SCHULL.
- "SIGN EASEMENT MAP PLOT PLAN EASEMENT MAP 335 WARREN STREET BRIDGEPORT, CT." 1" = 20' FEB. 2, 2000 BY D. R. SCHULL.
- "PROPOSED WARREN STREET SITE IMPROVEMENTS BRIDGEPORT, CT." DESIGN ADDENDUM SLOPE STABILIZATION SITE PLAN MARCH 23, 2001 BY LUCHS CONSULTING ENGINEERS.
- "TOWN OF BRIDGEPORT SKETCH SHOWING LAND LEASED TO CITY OF BRIDGEPORT BY THE STATE OF CONNECTICUT D.O.T. INTERSTATE 95 AT EXIT 27A BRIDGEPORT, CT." 1"=20' JAN. 2002 BY BUREAU OF ENGINEERING AND HIGHWAY DEPARTMENT.
- "CONNECTICUT DEPT. OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP TOWN OF BRIDGEPORT FROM THE FAIRFIELD BRIDGEPORT TOWN LINE EASTERLY TO THE BRIDGEPORT STRATFORD TOWN LINE" 1"=80' AUG. 19, 1974 SHEET 5 OF 9.
- "RIGHT OF WAY SURVEY STATE OF CONNECTICUT DEPT. OF TRANSPORTATION RIGHT OF WAY MAP TOWN OF BRIDGEPORT, CT. TURNPIKE FROM THE FAIRFIELD-BRIDGEPORT TOWN LINE TO THE BRIDGEPORT STRATFORD TOWN LINE" 1"=80' JAN. 1999 SHEET 5 OF 9.

NOTES:

- 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 GOVERNMENTAL 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 US. 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.
- THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, PLOT PLANS, CONSTRUCTION, LANDSCAPING, PERMITTING, ETC.. IT IS A VIOLATION OF THE FEDERAL COPYRIGHT ACT TO COPY OR MODIFY AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE NOTED HEREIN. CODESPOTI & ASSOCIATES, P.C., AND/OR ITS AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE DATE & SCOPE.
- THE SUBJECT PARCEL APPEARS TO LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON FEMA'S FLOOD INSURANCE RATE MAP (FIRM), ENTITLED FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS); PANEL NO. 437 OF 635. MAP NO. 08000004370 EFFECTIVE JULY 8, 2013 1"=500'. ANY FLOOD PLAIN AND/OR FLOODWAY INFORMATION BY CODESPOTI & ASSOCIATES P.C. DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION, AND MAKES NO REPRESENTATIONS UPON WHICH THE CLIENT SHOULD RELY IN CONNECTION WITH THE FLOOD ZONE OF THE SUBJECT PARCEL OR ANY FEMA FLOODPLAIN AND/OR FLOODWAY INFORMATION DEPICTED HEREON.
- PARCEL ISI SUBJECT TO EASEMENTS/RIGHTS AS FOUND IN VOLUME 3658, PAGE 169 BLR.
- ELEVATIONS ARE BASED ON NAVD 1988 DATUM, GPS DERIVED.
- LEASE AGREEMENT BETWEEN STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION AND MYUNG JIN INC. DECEMBER 5, 2003 RECORDED IN VOLUME 5853, PAGE 178 ON THE BRIDGEPORT LAND RECORDS. STATE LEASE FILE # 015-046-010A



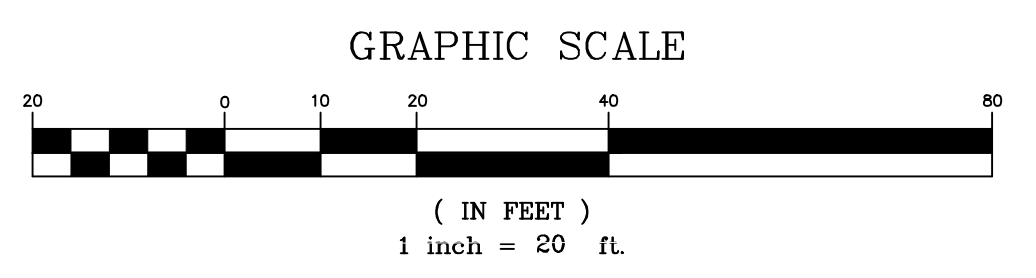
ZONING DATA		ZONE DEVELOPMENT STANDARDS		
	REQ'D/ALLOWED	EXISTING	PROPOSED	
TOTAL SITE AREA	10,000 Sf.	35,747 Sf.	83,897 Sf.*	
MINIMUM FRONTAGE	60 ft.	205.86 ft.	205.86 ft.	
FRONT YARD SETBACK-Min.	10 ft.	7.1/0 ft.	7.1/0 ft.	
	-Max.	30 ft.	n/a	
SIDE YARD/OTHER REAR YARD	n/a	0.6/102.1ft.	0.6/102.1 ft.	
PARKING: (See Requirements Below)	113 Spaces	14+	114***	
ACCESSIBLE PARKING (1/25 Spaces)	5	n/a	5	
BLDG. COVERAGE (as a % of lot)*	50%	16,324 sf (45.7%)	45.7%	
SITE COVERAGE (as a % of lot)*	85%	34,913 sf (97.7%)	34,787 sf (97.3%)	
LANDSCAPE AREA (as a % of lot)*	15%	834 sf (2.3%)	960 sf (2.7%)	
BUILDING HEIGHT	35 ft.	16 ft. ±	16 ft. ±	
FLOOR AREA RATIO	1.0	0.46	0.46	
BLDG. COVERAGE (as a % of lot)**	50%	16,324 sf (19.5%)	19.5%	
SITE COVERAGE (as a % of lot)**	85%	37,062 sf (44.2%)	67,027 sf (79.9%)	
LANDSCAPE AREA (as a % of lot)**	15%	n/a	16,870 sf (20.1%)	
BUILDING HEIGHT	35 ft.	16 ft. ±	16 ft. ±	
FLOOR AREA RATIO	1.0	0.195	0.195	

LANDSCAPE AREAS TO BE PLANTED WITH LAWN, SHRUBS AND TREES AS APPROPRIATE AND REQUIRED IN SITE PLAN APPLICATION.
 *BASED ON TAX PARCEL 9A, 10A, 11A (PARCELS UNDER OWNERSHIP)
 **BASED ON TAX PARCEL 9A, 10A, 11A & LEASE PARCELS 1 & 2 (PARCELS UNDER CONTROL)
 *** PARKING DISTRIBUTION PER PARCEL: LOTS 9A, 10A & 11A - 45 SPACES (5 HANDICAP ACCESSIBLE)
 LEASE PARCEL 1 - 36 SPACES
 LEASE PARCEL 2 - 33 SPACES

TOTAL PROPOSED: 114 Spaces
 REQUIREMENTS: WAREHOUSE USE 3,363 sf (1/3 Space/1000 sf = 0.5 x 3.36 = 5.68 Spaces
 + 5 Space/employee) = 0.5 x 8 = 4 Spaces
 RESTAURANT USE 6,468 sf (10 Spaces/1000 sf) = 10 x 6.47 = 64.7 Spaces
 (INCLUDES SEASONAL PATIO AREA 875 sf)
 BREWERY (Manufacturer) 3,508 sf (1 Space/1200 sf) = 1 x 3508/1200 = 2.92 Spaces
 ENTERTAINMENT (Flex. Music) 3,878 sf (10 Spaces/1000 sf) = 10 x 3.88 = 38.9 Spaces

TOTAL REQUIRED: 112.2 Spaces

OWNER OF RECORD: MYUNG JIN LLC
 355, 363 & 387 WARREN STREET
 BRIDGEPORT, CT.
 (VOL. 4565, PAGE 179 BLR)
TOTAL PARCEL AREA: 35,747 SQ.FT. ±
 0.82 AC. ±
 ASSESSORS MAP 28, BLOCK 503, LOTS 9A, 10A & 11A.
 PARCEL IS IN ZONE: ORG



BY

REVISIONS

APRIL 29, 2015

THIS MAP IS A COPYRIGHTED WORK OF CODESPOTI & ASSOCIATES, P.C. ALL RIGHTS RESERVED

CODESPOTI & ASSOCIATES P.C.

263 BOSTON POST ROAD, SUITE 5
 BRIDGEPORT, CONNECTICUT 06617
 BRIDGEPORT, CONNECTICUT
 203-799-0011

SITE DEVELOPMENT PLAN
355, 363 & 387 WARREN STREET
PLUS LEASE LOTS 1 & 2

PREPARED FOR
MYUNG JIN LLC
 BRIDGEPORT, CONNECTICUT

SITE PLAN
BARNUM
BREW PUB

DWG # 04147
 CAD FILE 4195
 CHECKED CAD VER C3D2012
 DATE 3/12/14
 SCALE 1" = 20'
 JOB NO. 4195
 SHEET

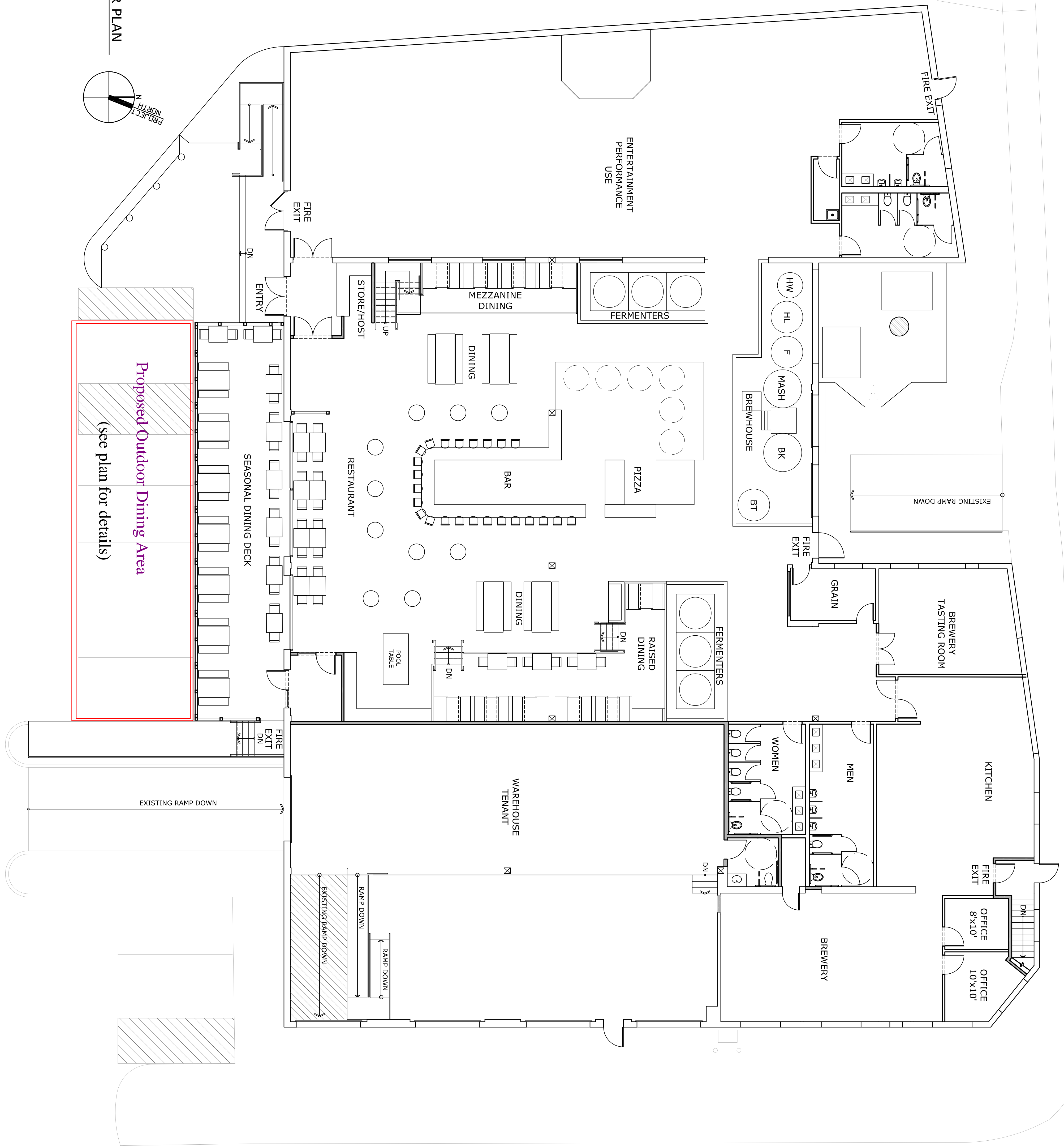
SP2

SOUTH FRONTAGE ROAD

WARREN STREET

1 PROPOSED FLOOR PLAN
A-2.0 1/8" = 1'-0"

Proposed Outdoor Dining Area
(see plan for details)



**BARNUM
BREW PUB**
387 WARREN STREET
BRIDGEPORT, CT

**GREGG WIES &
GARDNER
ARCHITECTS, LLC**
151 Oak Street | Northford, CT 06457 | 203.465.8971 | 730.448.8802
www.gwgarchitects.com

CONSULTANTS



JOB NUMBER: 1418.00
DRAWN BY: APC/CB
CHECKED BY: SEG
ISSUE DATE: JUNE 24, 2015
REVISED:

P&Z SUBMISSION

A-2.0

PROPOSED
PLAN

**BREWPORT
BREWPUB
TEMPORARY TENT**

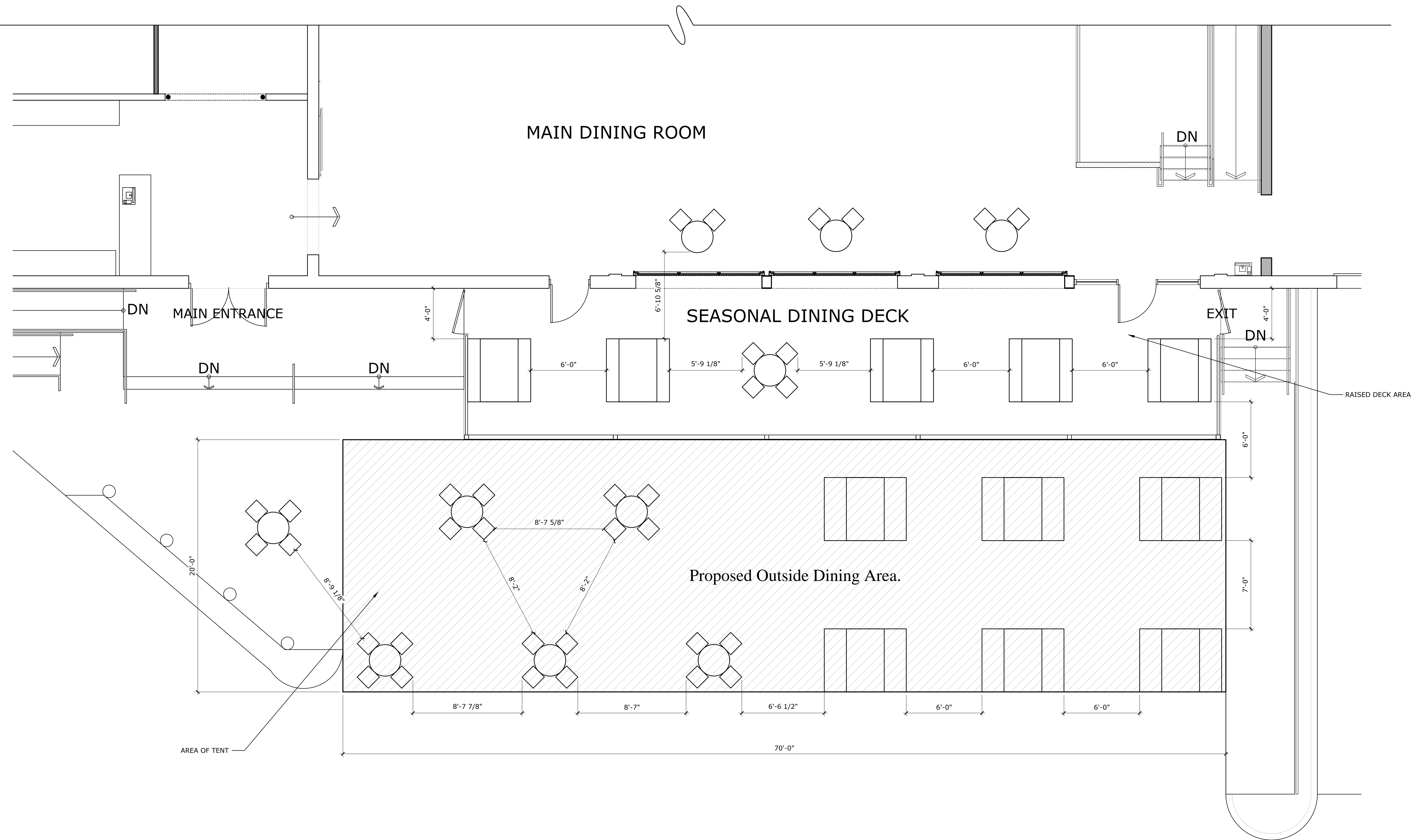
355 WARREN ST,
BRIDGEPORT, CT

**GREGG WIES &
GARDNER
ARCHITECTS, LLC**

151 East Street | New Haven, CT 06511 | 1.203.468.1967 | 1.203.468.8842
www.greggarch.com

These drawings and specifications are instruments of professional service and shall remain the property of the architect. These documents cannot be used in whole or in part for any purpose other than as expressly authorized by contract without the specific authorization of the architect.
© 2019 Gregg Wies & Gardner Architects, LLC

CONSULTANTS



1 PROPOSED SEATING PLAN @ TEMPORARY OUTDOOR TENT
ASK-01 1/4" = 1'-0"



JOB NUMBER: 2001.10
DRAWN BY: MF
CHECKED BY: SEG
ISSUE DATE: 05.13.20
REVISED:

PROPOSED
SEATING PLAN

ASK-01

Variations and Hardship Stated and Approved by ZBA June 9th, 2015

355 Warren Street Bridgeport

(As presented to ZBA on July 27th, 2015)

1. Brew Pub Use Variance and Hardship

The Bridgeport zoning regulations do not define a "Brew Pub" but list brewing under manufacturing. A brew pub is less intense than a brewery, and we request a use variance of section 6.2.4 and 12-10b to permit in an ORG Zone, the operation of a Brew Pub as defined by Connecticut General Statutes Section 30-16(g). (Enclosed with this application) This definition will allow the applicant to obtain the needed state and federal permits for a brew pub. Without this variance, the Bridgeport zoning regulations cannot be applied in a thoughtful manner.

2. Lot Coverage Variance and Hardship

We request a variance of the zoning developmental standards to allow 97.3% site coverage on our parcel where an 85% maximum is allowed. The regulations cannot be strictly applied to a lot encircled by another lot. To make sense, the combined parcels must be considered. When viewed in this way, as a single development, it is clear that the coverage requirements are met.

3. Landscaping Variance and Hardship

We request a variance to allow landscaping covering only 2.7% where 15% is required. Again, the existing regulations cannot be strictly applied to a lot encircled by another lot. To make sense, the combined parcels must be considered. When viewed in the way, it is clear the landscaping requirements are met.

VARIANCE

Pursuant to Chapter 124 (PA-75-317) of the General Statutes of the State of Connecticut, notice is hereby given that on 6/9/15 the Zoning Board of Appeals of the City of Bridgeport, CT

granted granted conditionally a variance for property located at _____
387, 355 (aka 335), 363 Warren Street

DESCRIPTION OF PROPERTY (lot size) _____
South Frontage Road: 150ft, Warren Street: 212ft, RT25: 114ft +83ft
+ 158ft

Property owned by Myung Jin, Inc. Bruce A. Barrett, President

NATURE OF VARIANCE: Variances of Sec 6.2.4 and 12-10b to permit in an ORG Zone, the operation of a Brew Pub as defined by CTGS Sec 30-16(g), a liquor permit within 1500' of other liquor outlets, a patio liquor permit for seasonal dining, 97.3% site coverage where 85% is allowed, and 2.7% landscaping when 15% is required. ZONING REGULATIONS - CITY OF BRIDGEPORT, CONNECTICUT

Section 6-1-2 Section _____
Section 6-1-3 Section _____
Section _____ Section _____

USE PERMITTED Re-use of existing 16,324 sf light industrial building for mixed uses including: restaurant/bar; brewpub; entertainment venue; newspaper distributor tenant; and existing billboard

Dated and Certified in Bridgeport, Connecticut this 20th day of June, 2015
By [Signature]
RECEIVED FOR RECORD
Jun 29 2015 02:19:29P
ALMA L. MAYA
TOWN CLERK
BRIDGEPORT, CT
Chairman _____ Clerk [Signature] Zoning Enforcement Officer _____

NOTE: This Variance needs to be filed in the Town Clerk's Office with proof shown to the Zoning Department via copy of your receipt. This is not a Building Permit. Other approvals or permits should be sought from the proper authorities/departments.



City of Bridgeport
Zoning Department
PLANNING AND ECONOMIC DEVELOPMENT

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

July 28, 2015

MYUNG JIN, INC
C/O BRUCE A. BARRETT, PRESIDENT
381 HIGHLAND STREET
WEST HAVEN, CT 06516
OUR FILE (15-46)

RE: 355, 363 & 387 WARREN STREET – Seeking a special permit and a site plan review to permit the establishment of a restaurant and brew pub with a full-service liquor permit, live music entertainment and a dining patio in a portion of the existing industrial building containing a newspaper distribution service in an OR-G zone.

Dear Mr. Barrett:

At a public hearing held on Monday, July 27, 2015 the Planning and Zoning Commission decided the following regarding the above referenced matter:

DECISION: Approved with Conditions

CONDITIONS:

1. The development is to be in compliance with the Engineering, Fire Marshall and WPCA recommendations.
2. The site lighting scheme should be adequate for patron safety.
3. The perimeter and site landscaping is to be compatible with the proposed "Industrial Steam" Brew Pub theme.

REASONS:

1. The project is compatible with the Master Plan of Conservation & Development.
2. The project is a good reuse of an existing industrial building.
3. There is no adverse impact.

The expiration date of the Special Permit approval as required under Sec. 14-4-5 of the Zoning Regulations of the City of Bridgeport, CT has been established as August 3, 2016.

If you have any questions regarding the above matter, please call the Zoning Office at 203-576-7217.



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:

744-746 MADISON AV Zone OR
(Number) (Street) (Zone Classification)

On the NE side of the street about _____ feet CRW from
(North, South, East, West) (North, South, East, West)

WHEELER AV. Block : 1407 Lot: 6
(Street)

Dimension of Lot in Question 10,447 sq
(Specify)

1. NAME OF APPLICANT / BUSINESS Tropicana - Angela Costa
(Print)

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

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

4. DESCRIBE PROPOSED DEVELOPMENT 600 sq front addition for all-season covered patio. Additional seating where existing front patio is.

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 Continued use as a restaurant with additional enclosed dining.

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

APPLICANT Angela Costa, Angela Costa DATE 11-10-20
(Signature) (Print)

If signed by agent, state capacity (lawyer, builder, etc) _____

Mailing Address 1115 Madison Ave, Bt Ct 06604 203-384-86
(Zip Code) (Email) (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)

11-23-2020

Dennis Buckley
Zoning Department
45 Lyon Terrace
Bridgeport, CT 06604
(Hand Delivered)

Re: Construction of pre-existing patio
Tropicana 4 LLC
744-746 Madison ave
Bridgeport, Ct 06606

Dear Mr. Buckley:

Proposed Development & Use

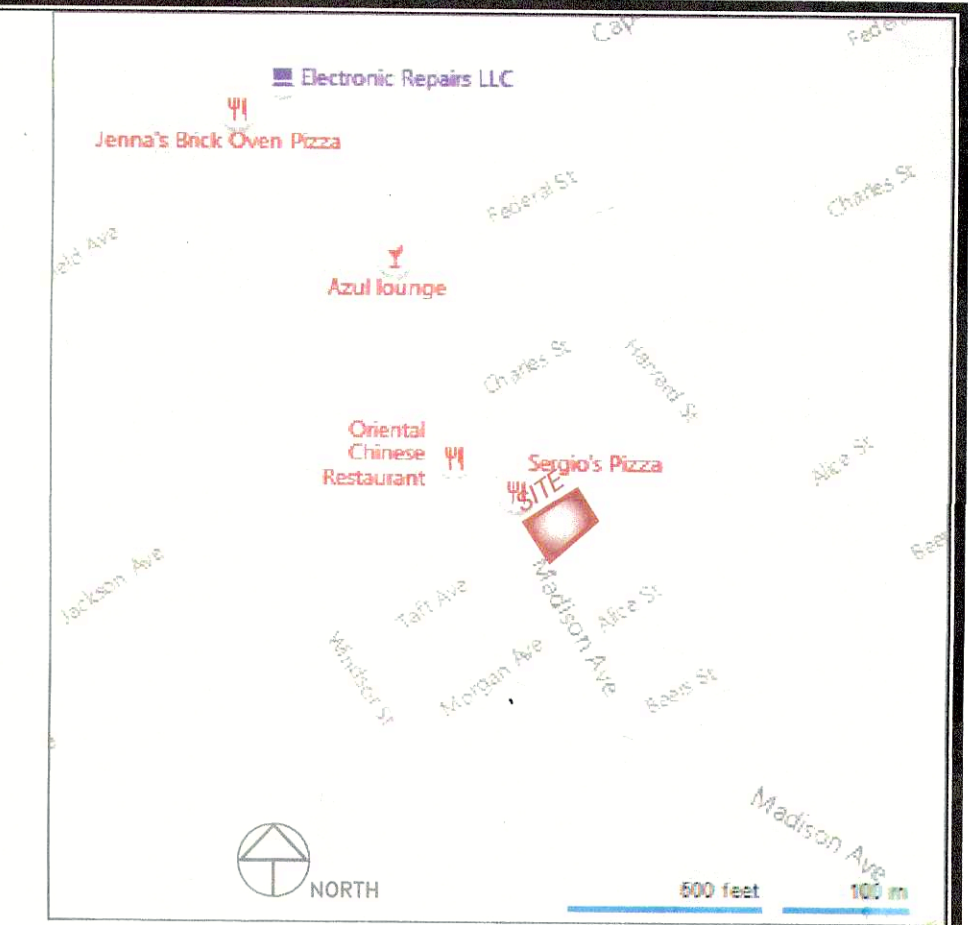
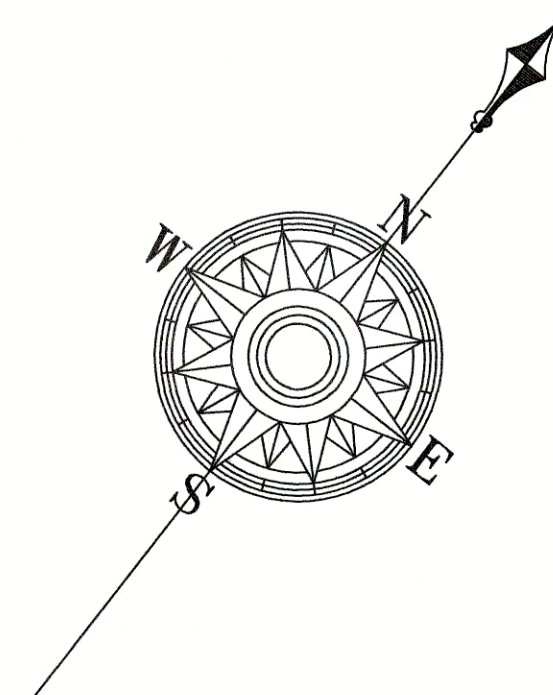
The petitioner proposes construction of covered patio.
Its already am existing patio. This petition is to enclose patio due to Covid
and new regulations. We need additional room for dining.

The proposed construction will be in conformity with the character of the
neighborhood and the OR-G Zone Standards.



Thank You
Angela Costa
203-384-8631

DEVELOPMENT STANDARDS	ZONE: OR-G	EXISTING 744 MADISON AVE	EXISTING 750 MADISON AVE	EXISTING 308 WHEELER AVE	PROPOSED COMBINED LOTS 744 & 750 MADISON AVE
LOT AREA, MINIMUM	10,000	5,390 ±	5,057 ±	4,522 ±	10,447 ±
FLOOR AREA, MINIMUM	80 FT.	167.00	45.00	52.00	212.00
FLOOR AREA, MAXIMUM	1.0	0.38	0.33	N/A	N/A
PRINCIPAL BUILDING SIZE, MAXIMUM	N/A	N/A	N/A	N/A	N/A
PRINCIPAL BUILDING SETBACK					
FRONT LOT LINE, MINIMUM FROM	10 FT.	9.8'	7.8'	N/A	7.8'
STREET LOT LINE, MINIMUM FROM	10 FT.	N/A	N/A	N/A	N/A
MAXIMUM SETBACK	30 FT.	N/A	N/A	N/A	N/A
SIDE LOT LINE, MINIMUM FROM	N/A	N/A	N/A	N/A	N/A
REAR LOT LINE, MINIMUM FROM	N/A	N/A	N/A	N/A	N/A
NOT TO EXCEED					
MINIMUM SETBACK FROM:					
OTHER HEAVY INDUSTRIAL USE	N/A	N/A	N/A	N/A	N/A
OTHER USE	N/A	N/A	N/A	N/A	N/A
FROM LOT LINE ABUTTING AN R ZONED LOT	75 FT.	N/A	N/A	N/A	N/A
SIDE	N/A	N/A	N/A	N/A	N/A
REAR	N/A	N/A	N/A	N/A	N/A
FROM LOT LINE ABUTTING AN M/L OR I ZONED LOT	0	0.2'	0.2'	N/A	0.2'
CORNER LOT YARD	NOTE 2	N/A	N/A	N/A	N/A
MEAN HIGH WATER, MINIMUM FROM	N/A	N/A	N/A	N/A	N/A
ACCESSORY STRUCTURE					
SETBACKS	SAME AS PRINCIPAL	N/A	N/A	N/A	N/A
COVERAGE					
BUILDING COVERAGE, MAXIMUM	50%	38.2%	54.8%	0.0%	48.2%
SITE COVERAGE, MAXIMUM	85%	100.0%	100.0%	100.0%	100.0%
LANDSCAPE AREA					
MINIMUM	15%	0.0%	0.0%	0.0%	0.0%
IN SETBACK ABUTTING R ZONED LOT, MINIMUM	5 FT. DEEP AT 1.5 H	N/A	N/A	N/A	N/A
HEIGHT					
PRINCIPAL BUILDING	35 FT.	14'-1"	14'-1"	N/A	14'-1"
MAXIMUM FOR PRINCIPAL BUILDING PROJECTIONS AND FEATURES	NOTE 5	N/A	N/A	N/A	N/A
ACCESSORY STRUCTURE					
HEIGHT, MAXIMUM	NOTE 7	N/A	N/A	N/A	N/A
FLOOR AREA, GROSS MAXIMUM	NOTE 8	N/A	N/A	N/A	N/A
PUBLIC ACCESS EASEMENT	NOTE 10	N/A	N/A	N/A	N/A



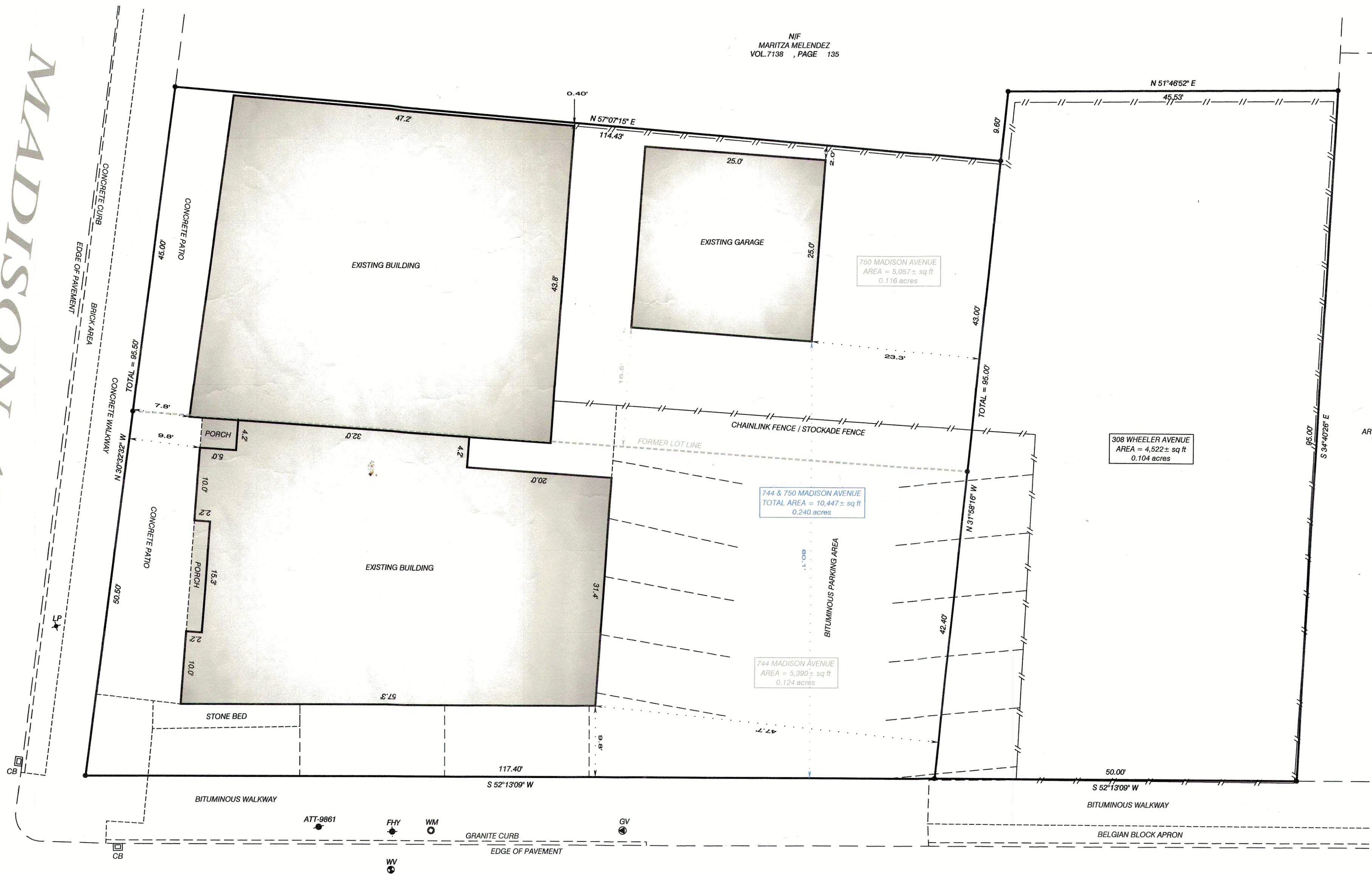
GENERAL NOTES:

- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 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 # 1.
- 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:

- PIN SHEET # 1402
- PIN SHEET # 1425.

MADISON AVENUE

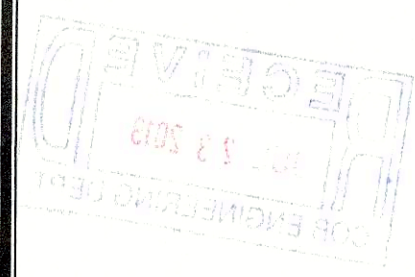


NIF LILLIAN BELL VOL.8306 , PAGE 227

NIF AR WHEELER PROPERTIES LLC VOL.9952 , PAGE 321

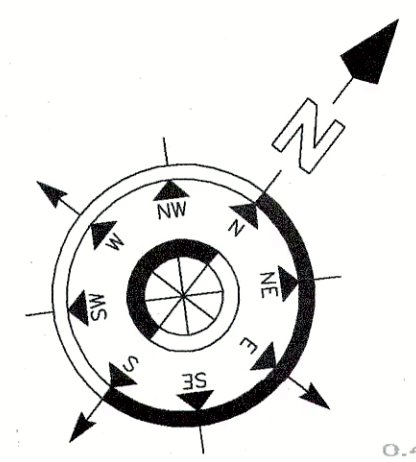
WHEELER AVENUE

APPROVED BY: *[Signature]* CITY ENGINEER

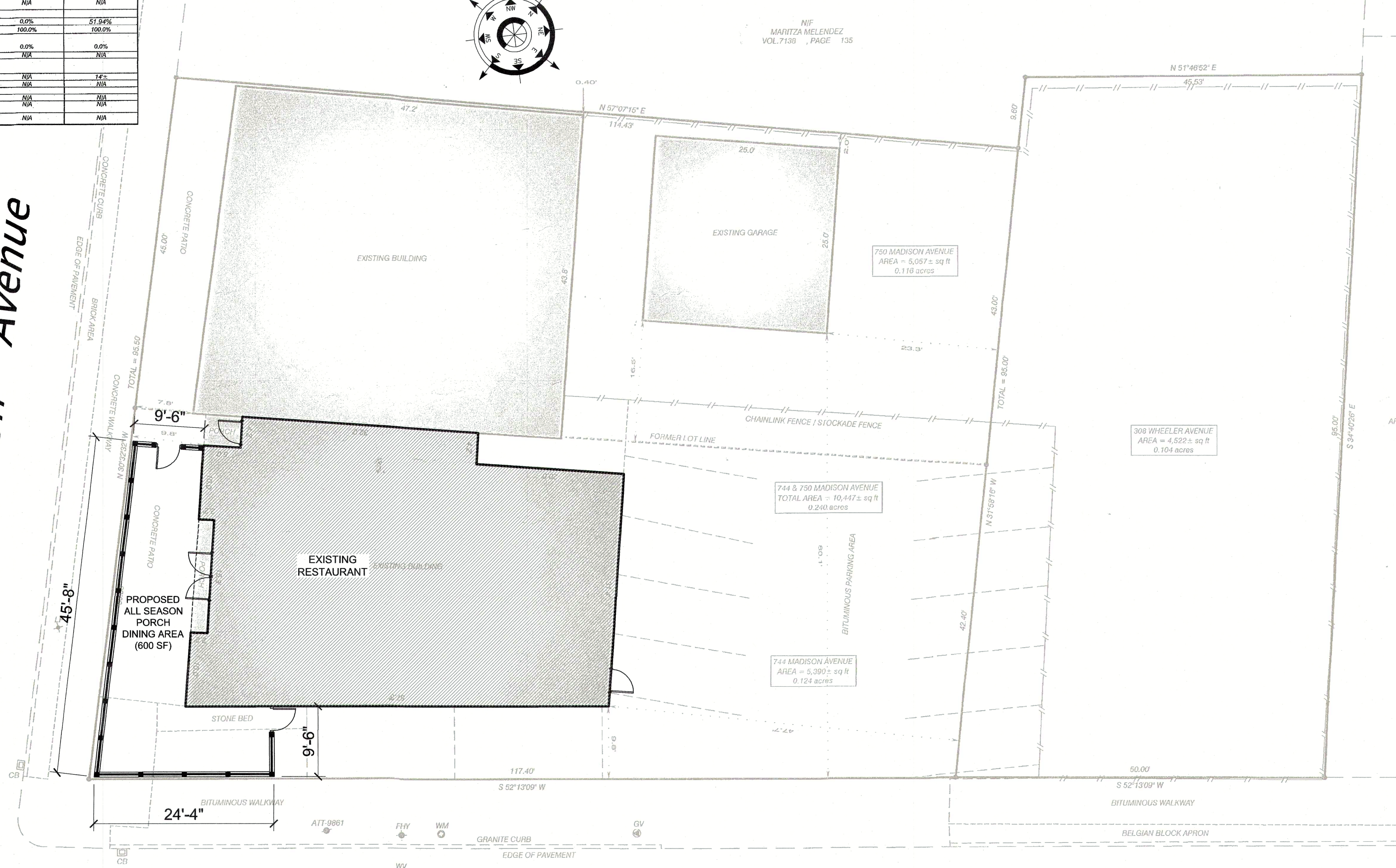


<p>LAND SURVEYING SERVICES, LLC 135 FAIRCHILD AVENUE FAIRFIELD, CONNECTICUT 06825 TEL. (203) 522-4177 FAX. (203) 615-0123 EMAIL: info@nealjain.com</p>	<p>TITLE BLOCK</p> <p>ASSESSORS MAP # 46 , PARCEL # 140715 APPLICANT: SAME AS OWNER</p>	<p>LOT CONSOLIDATION MAP PREPARED FOR ANGELA COSTA 750 MADISON AVENUE, BRIDGEPORT, CONNECTICUT</p> <p>SCALE: 1" = 10' DATE: JUNE 14, 2019</p>					
	<p>CLASS A-2 SURVEY To the best of my knowledge and belief this map is substantially correct as noted hereon:</p> <p><i>[Signature]</i> NEAL K. JAIN L.S. # 18139</p>		<table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	DESCRIPTION	REVISIONS	
DATE	DESCRIPTION	REVISIONS					

DEVELOPMENT STANDARDS	ZONE: OR-G	EXISTING 744 MADISON AVE	EXISTING 750 MADISON AVE	EXISTING 308 WHEELER AVE	PROPOSED COMBINED LOTS 744 & 750 MADISON AVE
LOT AREA MINIMUM	10,000	5,390 ±	5,057 ±	4,522 ±	10,447 ±
FRONT YIELD MINIMUM	90%	107.90%	45.00%	N/A	213.90%
FLOOR AREA RATIO MAXIMUM	1.0	0.38	0.53	N/A	N/A
PRINCIPAL BUILDING SETBACK					
FRONT LOT LINE, MINIMUM FROM	10 FT.	0.0'	7.0'	N/A	0.16'
STREET LOT LINE, MINIMUM FROM	10 FT.	N/A	N/A	N/A	N/A
MINIMUM SETBACK	30 FT.	N/A	N/A	N/A	N/A
SIDE LOT LINE, MINIMUM FROM	N/A	N/A	7.0'	N/A	N/A
REAR LOT LINE, MINIMUM FROM	N/A	N/A	N/A	N/A	N/A
REAR LOT LINE, MINIMUM FROM NOT TO EXCEED					
MINIMUM SETBACK FROM:					
OTHER HEAVY INDUSTRIAL USE	N/A	N/A	N/A	N/A	N/A
OTHER USE	N/A	N/A	N/A	N/A	N/A
FROM LOT LINE ABUTTING AN R ZONED LOT	10 FT.	N/A	N/A	N/A	N/A
SIDE	N/A	N/A	N/A	N/A	N/A
REAR	N/A	N/A	N/A	N/A	N/A
FROM LOT LINE ABUTTING AN MAJOR OR I ZONED LOT	0	0.2'	0.0'	N/A	0.0'
CORNER LOT YARD	NOTE 2	N/A	N/A	N/A	N/A
MEAN HIGH WATER, MINIMUM FROM	N/A	N/A	N/A	N/A	N/A
ACCESSORY STRUCTURE					
SETBACKS	SAME AS PRINCIPAL	N/A	N/A	N/A	N/A
COVERAGE					
BUILDING COVERAGE, MAXIMUM	50%	38.2%	54.8%	0.0%	51.94%
SITE COVERAGE, MAXIMUM	85%	100.0%	100.0%	100.0%	100.0%
LANDSCAPE AREA					
MINIMUM	15%	0.0%	0.0%	0.0%	N/A
MAXIMUM	5 FT. DEEP AT 1:1.0	N/A	N/A	N/A	N/A
HEIGHT					
PRINCIPAL BUILDING, MAXIMUM FOR PRINCIPAL BUILDING	36 FT.	14' ±	14' ±	N/A	14' ±
PROJECTIONS AND FEATURES	NOTE 5	N/A	N/A	N/A	N/A
ACCESSORY STRUCTURE					
HEIGHT, MAXIMUM	NOTE 7	N/A	N/A	N/A	N/A
FLOOR AREA, GROSS MAXIMUM	NOTE 8	N/A	N/A	N/A	N/A
PUBLIC ACCESS EASEMENT	NOTE 10	N/A	N/A	N/A	N/A



Madison Avenue



Wheeler Avenue

SCHEMATIC PLOT PLAN
SCALE 1/8" = 1'-0"

NOTE:
THIS SCHEMATIC PLOT PLAN WAS PREPARED
BASED ON FIELD CONDITIONS AND INFORMATION
GATHERED FROM "LOT CONSOLIDATION MAP"
PREPARED BY LAND SURVEYING SERVICES LLC
DATED JUNE 14, 2019 FOR THE PURPOSE OF
ILLUSTRATING EXISTING AND PROPOSED CONDITIONS.



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.



1	2	3	4	5	6
REVISIONS					

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

TROPICANA RESTAURANT FRONT PORCH ADDITION 744 MADISON AVENUE BRIDGEPORT CT	date: 10-25-2020	scale: AS NOTED
PROPOSED FLOOR PLAN & ELEVATIONS	drawn: M.R.	project #: 2015-101

ST-1

