

**PETITION TO THE BOARD OF APPEALS**  
**City of Bridgeport, Connecticut**

DEC 14 21 AM 11:29

1  
2

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:

20 + 32 REMEK STREET } 635 + 643 North Ave  
(Number) (Street) 20, 32, 50 REMEK ST. Zone L1  
(Zone Classification)

On the N side of the street about 20' feet WEST from  
(North, South, East, West) (North, South, East, West)

Housatonic Avenue Block: 1514 Lot: 7 # 4  
(Street)

Dimension of Lot In Question 178.08 x 100 x 45 x 111.48 x 93.09  
(Specify)

1. NAME OF PETITIONER / BUSINESS EZ Realty, 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 JULY 11, 2006  
(Yes or No)
4. DESCRIBE PROPOSED DEVELOPMENT Storage of landscaping equipment for small business in accessory (Tent) structures

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: Modification of plans approved by Zoning Board of Appeals.

6. USE TO BE MADE OF PROPERTY Provide storage in accessory (Tent) structures & overflow landscaping equipment to be repaired

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

PETITIONER Elvis R. Zaldumbide | Elvis R. Zaldumbide DATE 12/13/2021  
(Signature) (Print)

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

Mailing Address 643 North Ave., Bridgeport, CT. 06606 (203) 334-5220  
(Zip Code) (Phone #)

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

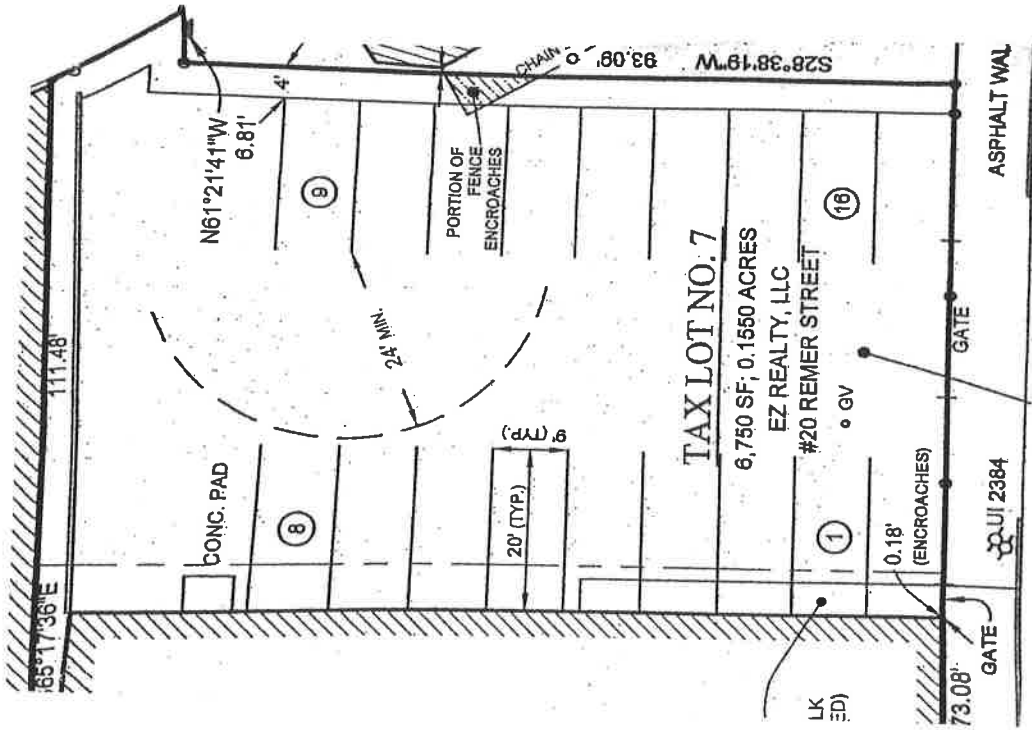
Subscribe & Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_  
Notary Public In & for the County of Fairfield, State of Connecticut.

**Note: READ CAREFULLY BEFORE FILLING OUT THIS PETITION**

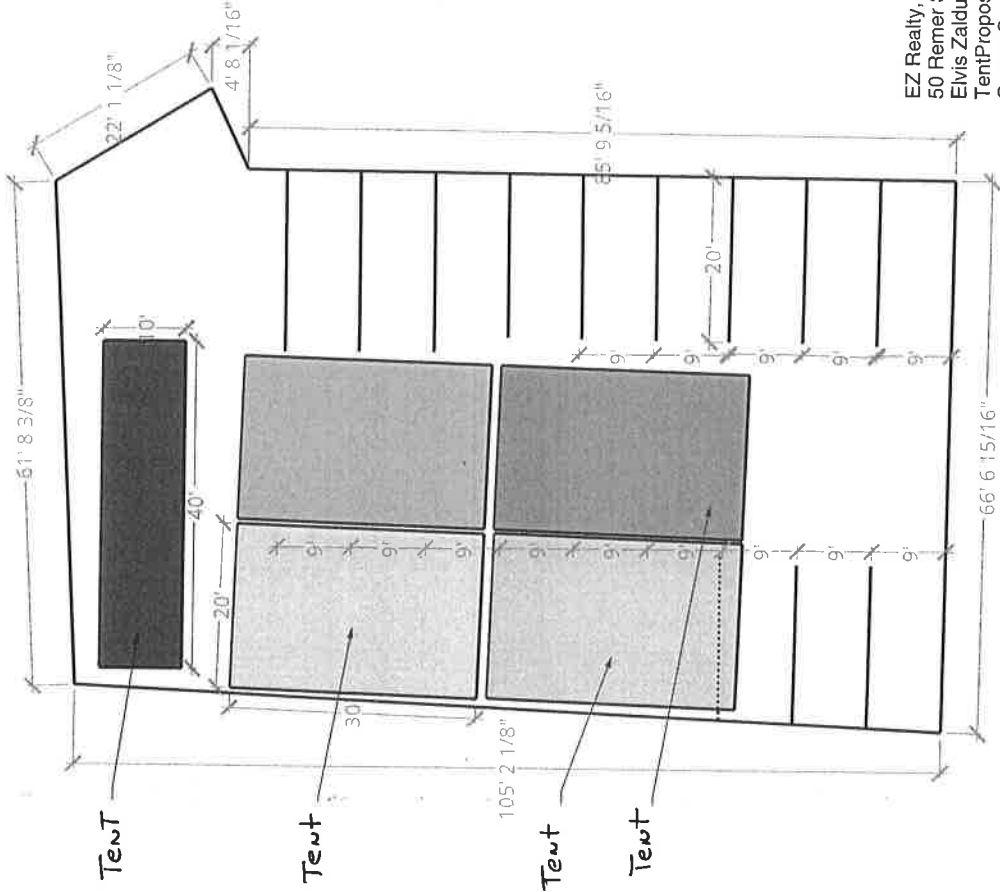
All questions must be answered in detail (use separate sheet if necessary).  
The Petitioner or Agent for, must adhere to the attached check list or it will not be possible for  
The Zoning Board of Appeals to process this petition.  
**NO PETITION RECEIVED BY MAIL CAN BE ACCEPTED.**  
**PLEASE MAKE CHECK PAYABLE TO ZONING BOARD OF APPEALS**  
**(REFER TO ZONING DEPARTMENT AS TO FEES 203-578-7217)**



20 Remer Street  
EXISTING CONDITIONS



20 Remer Street  
PROPOSED CONDITIONS  
ACCESSORY STRUCTURE(S) - TENTS -  
Added for Ganzo Services Storage of overflow  
Landscaping equipment to be repaired



EZ Realty, LLC  
50 Remer ST  
Elvis Zaldumbide  
Tent Proposal for Overflow  
Ganzo Service, LLC  
Small Engine Repair

BRI... REPORT ZONING BOARD OF APPEALS  
Room 206 --- 45 Lyon Terrace --- Bridgeport, Connecticut 06604

At a meeting held in City Hall on Tuesday, July 11, 2006

COPY

RE: 635 & 643 North Avenue, 20, 32 & 50 Remer Street

11.

Petition of EZ Automotive, LLC, Charles Willinger, Atty. to waive the minimum landscaped area requirements of Sec. 7-3-3, the minimum off-street Parking requirements of Sec. 11-7-2, the minimum width for a driveway of Sec. 11-7-19, the Perimeter Landscaping & Screening requirements of Sec. 11-7-22 & the Surface Parking Minimum interior landscaping in an I-II ZONE.

PUBLIC HEARING: Tuesday, July 11, 2006 to permit the general repair of used motor vehicles in a portion of the existing building.

1. Conforms to uses in the area.
2. No adverse impacts.
3. Property developed prior to the establishment of Zone Development Standards.

MOTION TO APPROVE, Subject to the following condition(s):

1. All vehicle repair activity to be done inside building.
2. There shall be no body repair or painting at this facility.
3. Any use of the existing vacant building at warehouse building must have the approval of the Planning & Zoning Commission.

ZBA - 2006

NOTE: Unless acted upon within six months, this grant becomes void. Your failure to comply with any conditions applicable to this action will also void the rights and privileges granted hereby. This is not a Building Permit and any structure or building contemplated by this action may only be started after proper application to and issuance of such permit by the Building Official. Other approvals or permits, required by law, should be sought from the proper authorities before exercising any part of this grant.

Debra Bulley  
Clerk



## CERTIFICATE OF ZONING COMPLIANCE

Zoning Commission  
City of Bridgeport, CT

DATE: September 3, 2014

This is to Certify that at the address of: 32 Remer Street

The work approved and completed : Validate existing engine repair tenant on first floor

Applicants Name: Ganzo Services, LLC

Has been examined as required by the Zoning Regulations of this City and I am satisfied that the same conforms to the said Zoning Regulations and may be occupied and or used as: Industrial Building

Application No.: 052751

Dated: 7/22/14

Signed: \_\_\_\_\_

*Zoning Enforcement Officer*

Date: 9-3-14

Pursuant to CGS 8-3f, the applicant may provide notice of this certification in the newspaper having substantial circulation serving the municipality of Bridgeport.

*This is not a Certificate of Occupancy required by CGS and issued by the Building Official.*

Rev. 2/10/09 & 6/22/10



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Rev. 2/10/09 & 6/22/10



NO. 052751

*o/v*

**APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE**  
**ZONING COMMISSION**  
**City of Bridgeport, CT**

COPY

Applicant: Ganzo Services, LLC, Tenant Date: July, 22, 2014  
Owner or Tenant Only

Address of Work: 32 Remer Street Zone: I-L

On the North side of the street about 100 feet East  
North, South, East, West

from North Avenue Block No. 1514 Lot No. 4  
Street

CAM Area: No Wetlands: No Historical: No

Dimensions of Lot: See Schedule Attached

Size of Proposed Addition or Building: N/A No. of Stories: First Floor only

Other Work: Validate existing small engine repair facility. First Floor only.

USE PERMITTED BY RIGHT IN I-L ZONE

Proposed Use: Small engine repair facility.  
*As Apprd by Planning + Zoning Commission on August 25, 2014. This is providing notification directing any use of all vacant areas of the building to be submitted to the Commission for Approval, as a condition of Approval of the Zoning Board of Appeals prior*

Existing Use: Small engine repair facility. July 11, 2006 Decision.

Previous Use and Date Discontinued: \_\_\_\_\_ Is Pre-Existing Right Claimed: NO  
Yes/No

Signature: [Signature] Print Name: GOZZALO MENDOZA  
Member/Owner

If signed by agent, state title (attorney, builder, etc.) \_\_\_\_\_

Mailing Address: 32 Remer Street, Bridgeport, CT 06606 Phone No.: (203) 360-8126

July 25, 2014  
PEZ FILE/  
LETTER  
(CA-1)  
ATTACHED

**INSTRUCTIONS**  
**Fill Out This Application in Ink or Type**

A detailed plot plan must be submitted with this application showing the proposed or existing lot and building dimensions and the location of all buildings in relation to the street line, side lot lines and rear lot line. NOTE: The occupancy and use of land, buildings and structures prior to the issuance of a Certificate of Zoning Compliance is prohibited. This is not the said certificate. Fees, payable at the time of making application, are not refundable and are in an amount established by the City Council.

**EXPIRATION:** The Application for Certificate of Zoning Compliance approval shall expire 12 months from the date of approval unless a building permit has been issued and construction has commenced and is being diligently pursued.

July 11, 2006  
ZBA Decision  
with stated  
conditions  
of Approval

Fee Received: \$160 Date: 9-2 2014 By: NHB  
**Plan and Application** **C.A.M Approval** **Final Inspection**

APPLIED FOR  
ZONING COMPLIANCE ONLY  
ZONING DEPARTMENT  
CITY OF BRIDGEPORT, CT  
BY: NHB DATE: 9-2-14

APPROVED FOR  
ZONING COMPLIANCE ONLY  
ZONING DEPARTMENT  
CITY OF BRIDGEPORT, CT  
BY: NHB DATE: 9-2-14



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:

24 Fox Street Zone NX1  
(Number) (Street) (Zone Classification)  
 On the East side of the street about 141 feet North from  
(North, South, East, West) (North, South, East, West)  
 Fairfield Avenue Block : 8/102 Lot: 18  
(Street)  
 Dimension of Lot in Question 40.00' x 110.00' x 40.00' x 110.00'  
(Specify)

1. NAME OF APPLICANT / BUSINESS Michael Bertanza  
(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 The Applicant requests to establish an outdoor storage area of Four (4) concession trailers associated with the Applicant's business

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 Permit the outdoor storage of commercial concession trailers

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

APPLICANT  / DATE 01/06/2021  
(Signature) (Print)

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

Mailing Address Attn: Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Road, Fairfield, CT 06824, 203 528 0590  
(Zip Code) (Phone #)

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

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

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**The Zoning Board of Appeals** to process this application.  
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**PLEASE MAKE CHECK PAYABLE TO ZONING BOARD OF APPEALS**  
**(REFER TO ZONING DEPARTMENT AS TO FEES 203-576-7217)**

Lisa S. Broder\*  
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Robert G. Golger  
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David K. Kurata  
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Katherine M. Macol  
Kathy@russorizio.com  
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Victoria@russorizio.com  
Anthony J. Novella\*  
Anovella@russorizio.com



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5 Brook St., Suite 2B, Darien, CT 06820  
Tel 203-309-5500  
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John J. Ryan+  
John@russorizio.com  
Jane Ford Shaw  
Jane@russorizio.com  
Vanessa R. Wambolt  
Vanessa@russorizio.com

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

January 6, 2022

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

**Re: Application for Variances – 24 Fox Street**

Dear Mr. Buckley:

Please accept this Application to the Bridgeport Zoning Board of Appeals for a variance on behalf of my client, Michael Bertanza, for the property located at 24 Fox Street (the “Site”) in the NX1 Zone.

**Variances Requested**

Variance of Section 3.70.9 and 4.70.F of the Bridgeport Zoning Regulations (the “Regulations”) to outdoor storage of Four (4) concession trailers associated with the Applicant’s business.

**Proposed Development & Use**

The Applicant requests approval of the above-stated variance to permit the outdoor storage of Four (4) concession trailers associated with the Applicant’s business. The Applicant is the owner of the very successful food business known as “The Tasty Yolk.” The Applicant has a nearby popular storefront in Black Rock of the same name. In addition, the Applicant operates the same business out of Four (4) concession trailers throughout Fairfield County, including Bridgeport. The Applicant requests to be able to store these trailers at the Site.

The Site is located with direct frontage on Fox Street in the NX1 Zone. It is located one property north of Fairfield Avenue and is essentially surrounded by commercial uses.



Under the prior Regulations, the OR Zone was located directly to the South and across Fox Street from the Site. Directly to the South is the location of the long retail strip center that runs from Fox Street to Bennett Street. The property across Fox Street from the Site is the location of the new mixed use retail strip center and its parking area. In addition, the property to the North contains a two-family dwelling and a detached accessory structure containing another commercial business with offices. So, the Site is in the heart of a commercial area despite being located in the NX1 Zone. The NX1 Zone does permit home occupations and the Applicant resides in the dwelling on the Site.

The Applicant proposes to store Four (4) concession trailers along the commercial parking lot that is located on the abutting property to the South. A solid wood fence separates the commercial parking lot and the Site. So, the outdoor storage area will be buffered by a solid fence to the south, a neighboring detached garage to the east, the Site's yard and the detached garage and office on the property to the north, and the existing dwelling and off-street parking on the Site to the West. In addition, a large amount of landscaping is shown on the submitted plan that will act as additional buffer. In actuality, the trailers will only be visible from across Fox Street, which is the location of the parking area for the mixed-use building. For these reasons, the Application will have absolutely no impact on the surrounding neighborhood and will support a popular neighborhood business.

### **Hardship**

Granting the Applicant the above-stated variances will not substantially affect the comprehensive zoning plan of the City of Bridgeport and strict adherence to the Regulations would cause a unique hardship to the Applicant as the Site is almost completely surrounded by commercial uses despite being located in the NX1 Zone. Home occupations are permitted in the NX1 Zone, but the Applicant merely requires a variance to locate these concession trailers adjacent to a commercial parking lot. The Site will still maintain Two (2) off-street parking spaces for the residents of the existing dwelling, which includes the Applicant. The proposed storage contains adequate buffering, so the Site will maintain its residential appearance and will not impact the neighborhood.

For these reasons, we respectfully request approval of the Application to permit the outdoor storage of Four (4) concession trailers associated with the Applicant's business on the Site in the NX1 Zone.

Sincerely,

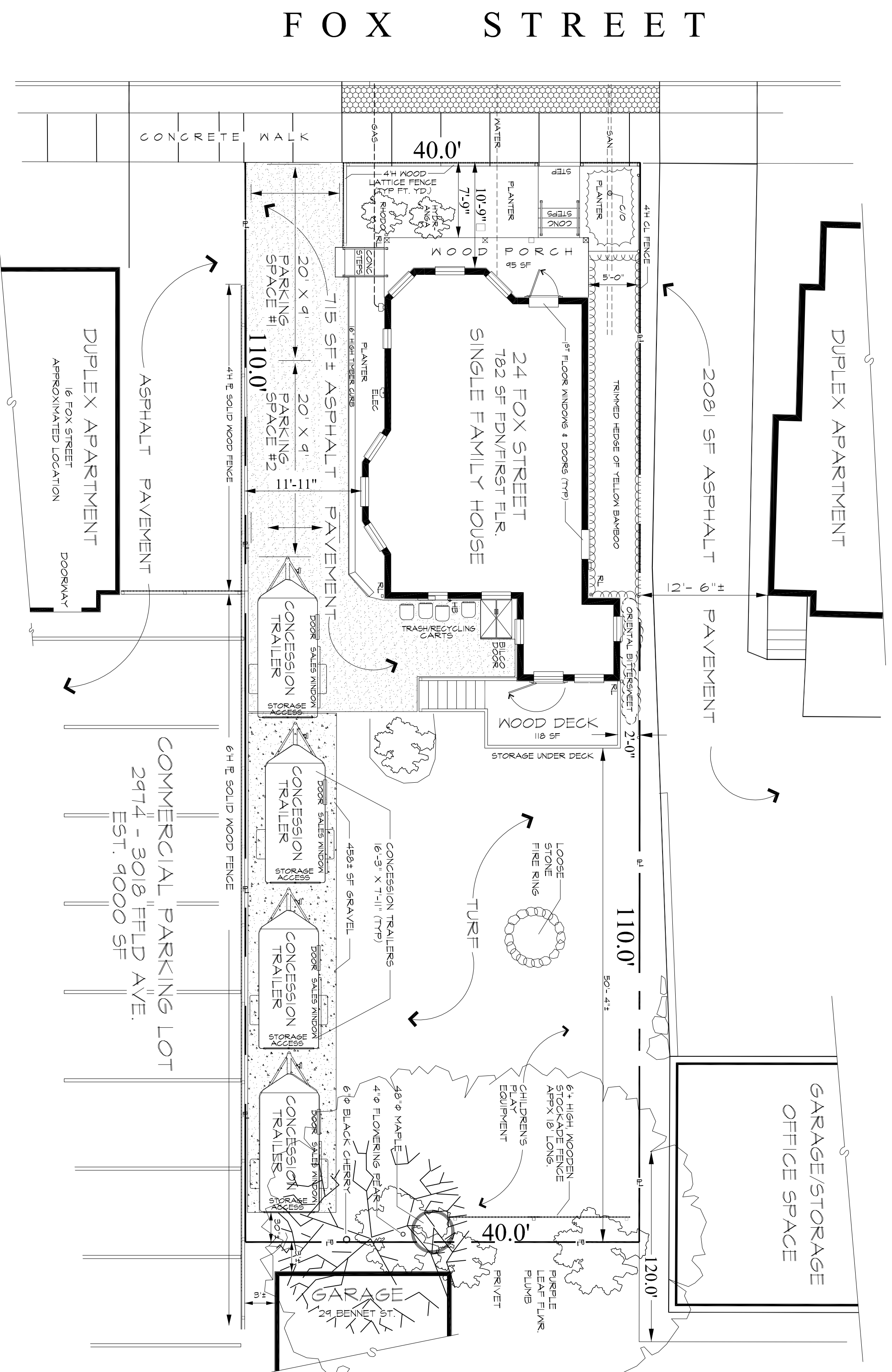


Christopher Russo

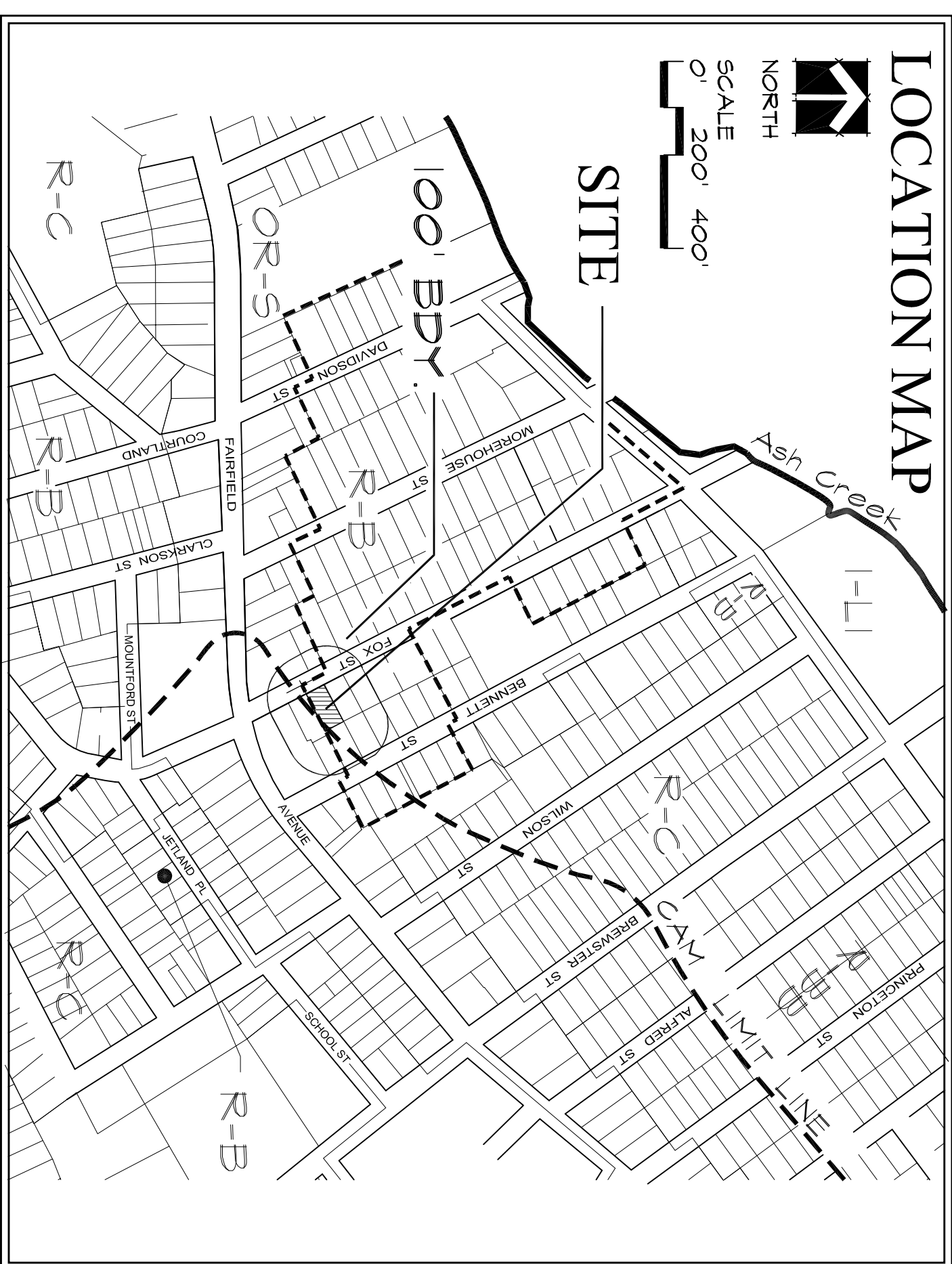
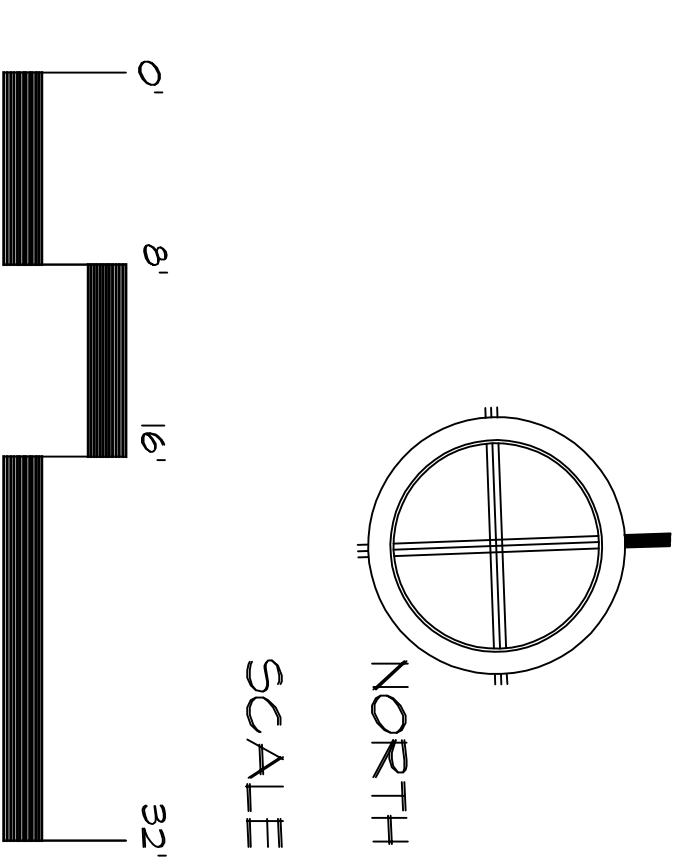
**LIST OF PROPERTY OWNERS WITHIN 100' OF 24 FOX ST**

<b>LOCATION</b>	<b>OWNER</b>	<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
2974 FAIRFIELD AV #3018	FORMATO JOSEPH M & MARY LOU	3870 BLACK ROCK TPK	FAIRFIELD	CT	06825
51 FOX ST	CHAZHUR JAISON	27 SEACORD RD	NEW ROCHELLE	NY	10804
5 FOX ST	CHAZHUR JAISON	27 SEACORD RD	NEW ROCHELLE	NY	10804
3 FOX ST	FORMATO JOSEPH M	3870 BLACK ROCK TPK	FAIRFIELD	CT	06825
3020 FAIRFIELD AV	FORMATO JOSEPH M	3870 BLACK ROCK TPK	FAIRFIELD	CT	06825
3024 FAIRFIELD AV	FORMATO JOSEPH M	3870 BLACK ROCK TPK	FAIRFIELD	CT	06825
3044 FAIRFIELD AV	FORMATO JOSEPH M	3870 BLACK ROCK TPK	FAIRFIELD	CT	06825
49 BENNETT ST	THRUSH CARLEY M & BENJAMIN	49 BENNETT STREET	BRIDGEPORT	CT	06605
37 BENNETT ST #39	OELLUMBI OLSI	319 COLUMBINE CT	YORKTOWN HEIGHTS	NY	10598
44 FOX ST	SALDANA RUPERTO P & ROSA L SALDANA	44 FOX ST	BRIDGEPORT	CT	06605
27 BENNETT ST #29	PELLUMBI OLSI	27 BENNETT ST #29	BRIDGEPORT	CT	06605
36 FOX ST	CODY WILLIAM MICHAEL	65 NORTHSTRAND AVE	FAIRFIELD	CT	06825
24 FOX ST	LOU YUZHE & YUQIAN	24 FOX ST	BRIDGEPORT	CT	06605

# SITE MAP and Adjacent Properties



Base map data taken from City of Bridgeport Engineering Department Maps, METROCOG GIS Map (2' Contour Interval does not show across site), Zoning Department Maps, "Survey of Property in Bridgeport Conn. for Edward C. Duhigg" dated April 10, 1974 by Fuller & Company, Bridgeport CT; "Plot Plan, Fox Street, Fairfield Avenue & Bennett Street Bridgeport Connecticut August 13, 1978, prepared for Kaye & Vivian Williams by I&D Kaspe & Associates Bridgeport Connecticut, Kevin J. Kenny, Licensed Surveyor; and existing conditions and field measurements added to drawing made by Stuart H. Sachs, P.L.A., PRE/view Landscape Architects 10 DEC 2021.



**TABLE 3** R-B-Zone (Smaller Lot)  
Zone Development Standards

DEVELOPMENT STANDARDS	STANDARD	EXISTING
<b>LOT</b>		
Lot Area Minimum	7500 SF	4000 SF
Frontage, Minimum	60'	40' (Since 1974)
Depth, Minimum	100'	110'
Lot Area per Dwelling Unit	N/A	N/A
<b>PRINCIPAL BUILDING SETBACKS</b>		
Front Lot Line - Minimum from	15'	10' (20' - Street Elevation, Road Full)
Side Lot Line - Minimum from	6'	2'-1/2' - (Rear Deck)
One side	6'	9'
Both Sides Shall Add Up To	20% Lot Width (11'-11" = 2'-1/2')	
Rear Lot line	20'	5' - 4" (Rear Deck)
<b>COVERAGE</b>		
Bldg. Coverage, Maximum	45%	25%
Net to Exceed	1800 SF	995 SF
Site Coverage	65%	60%
Bldg. asphalt, deck, walk ways and gravel parking area	2600 SF Max	2395 SF
<b>LANDSCAPE AREA</b>		
Minimum	35%	40%
	1400 SF	1645 SF
<b>PARKING</b>		
RESIDENTIAL, 2 @ 1.5 Spaces/D.U. =	2	2
Concession Trailers (parked on gravel to permit infiltration)	4	
3' buffer at end of Gravel Parking area	3.0'	
2 Parking Spaces 20' L x 9'W	40.0'	
Total LF Used	109.0'	
Total Length of Available Parking Lane	110.0'	

## EXISTING CONDITIONS SITE PLAN

NO.	Revision or Issue	Date

24 FOX STREET	
Luo Yuzhe & Yujian, Owners; Michael Bertanza, Lessee/Applicant	
Stuart H Sachs, P.L.A. AS/LA CW/HLP	
PRE/view Landscape Architects	
120 Quinlan Avenue Bridgeport CT 06605 203-332-0053	
SUBMITTED FOR	DATE
Zoning Department & Commission Reviews	13 December '21
PREPARED BY	DRAWING
S.H. Sachs	1 of 1



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:

29 Federal Street Zone RX1  
(Number) (Street) (Zone Classification)

On the South side of the street about 119 feet West from  
(North, South, East, West) (North, South, East, West)

Main Street Block : 52/1405 Lot: 31  
(Street)

Dimension of Lot in Question 45.00' x 148.50' x 40.83' x 148.50'  
(Specify)

1. NAME OF APPLICANT / BUSINESS Afranio Mendonca  
(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  
Approval of modified site plan to permit roofed structure over existing dining patio

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 Restaurant with a consumer bar and a dining patio

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

APPLICANT [Signature] / DATE 1/6/2021  
(Signature) (Print)

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

Mailing Address Attn: Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Road, Fairfield, CT 06824, 203 528 0590  
(Zip Code) (Phone #)

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

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

**Note: READ CAREFULLY BEFORE FILLING OUT THIS APPLICATION**

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

\_\_\_\_\_ FEE RECEIVED: \_\_\_\_\_ DATE: \_\_\_\_\_, 20 \_\_\_\_\_ Clerk \_\_\_\_\_

Lisa S. Broder\*  
LBroder@russorizio.com

Colin B. Connor  
Colin@russorizio.com

Robert G. Golger  
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David K. Kurata  
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Kathy@russorizio.com

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Victoria@russorizio.com

Anthony J. Novella\*  
Anovella@russorizio.com



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Fax 203-576-6626

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Tel 203-309-5500

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

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Christopher B. Russo  
Chris@russorizio.com

Robert D. Russo\*  
Rob@russorizio.com

John J. Ryan+  
John@russorizio.com

Jane Ford Shaw  
Jane@russorizio.com

Vanessa R. Wambolt  
Vanessa@russorizio.com

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

January 6, 2022

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

**Re: Petition for Variances – 29 Federal Street**

Dear Mr. Buckley:

Please accept this Petition to the Bridgeport Zoning Board of Appeals for a modification of a previously approved site plan on behalf of my client, Afranio Mendonca, for the property located at 29 Federal Street (the "Site") in the RX1 Zone.

**Proposed Development & Use**

The Petitioner proposes a modification of a previously approved site plan on the Site, which contains an existing restaurant with a consumer bar and dining patio. The Site has frontage on Federal Street just west of Main Street. It is located within the RX1 Zone. The Site contains a preexisting restaurant building with a dining room, kitchen, walk-in cooler, bathrooms and consumer bar. The building contains approximately 2,534 SF of floor area. The Site has also been approved for an outdoor dining area at the rear of the Site and a seasonal outdoor patio at the front of the building. These outdoor dining areas have become vital during the COVID-19 pandemic. Of all the industries affected by the COVID-19 pandemic, the restaurant industry has been impacted the hardest. Many restaurants have been forced to shutter, while other restaurants have experienced a steep reduction in patronage and even their ability to accommodate patronage within their restaurants. With social-distancing requirements, food service establishments can not seat the same number of patrons as they did prior to the pandemic. These food service establishments have had to adapt to remain open and service the needs of their communities. While everyone certainly hoped the pandemic and the required restrictions that come with it would be a temporary situation, recent events with the Omicron variant have made clear that the pandemic and its effect on businesses are something business owners will continue to struggle against.

For those reasons, the Application requests to modify a previously approved site plan to permit a permanent roofed structure over the existing dining patio. To be clear, this structure is going over an existing and approved dining patio and it will not increase any coverage. Many restaurants have applied for some form of tent or roofed structure over their outdoor dining areas, including the Applicant, whom had erected the roof structure during the pandemic. Again, as the pandemic has continued, it has become clear that this need for a structure will no longer be temporary. In response, many restaurants have now applied for more solid and permanent roofed structures. These outdoor dining patios will still remain open sided and open-air patios, but since their need is extending for more than a few months, restaurants have asked for more solid structures that can withstand being erected for the long-term. For these reasons, the Applicant proposes a permanent prefabricated metal canopy over the rear outdoor dining patio. To control access, the Applicant does propose a doorway where the patio and canopy extend beyond the side of the existing restaurant building. This will ensure patrons enter through the front of the restaurant to access the rear of the Site.

The existing restaurant is a popular destination for Bridgeport residents. Many residents utilize the restaurant and, particularly, its outdoor dining patio. It is a nice area to enjoy food and drink in the open air. Live entertainment is only allowed within the existing building. The proposed structure allows the restaurant to continue to provide this service during inclement weather in a secure structure and meet the requirements of the COVID-19 pandemic restrictions. As no variance is needed, no hardship is required to be shown. The Application is merely to modify a site plan that was previously approved when the outdoor dining patio with live-entertainment within the interior of the restaurant was approved on June 20, 2018, by the Bridgeport Zoning Board of Appeals.

For these reasons, we respectfully request approval of the Application to permit a modification of a previously approved site plan on the Site for a roofed structure over the existing outdoor dining patio associated with the restaurant-use in the RX1 Zone.

Sincerely,



Christopher Russo



City of Bridgeport  
Zoning Department  
**PLANNING & ECONOMIC DEVELOPMENT**

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

June 20, 2018

**AFRAINO MENDONCA**  
C/O ATTORNEY RAYMOND RIZIO  
ONE POST ROAD  
FAIRFIELD, CT 06824  
ITEM #2

**RE: 29 FEDERAL STREET** – Seeking to expunge a condition of approval to a petition granted by the Zoning Board of Appeals on 07/08/14, which permitted the establishment of a restaurant with a consumer bar and a dining patio without any type of live-entertainment in an OR-G zone.

Dear Attorney Rizio:

At a public hearing held on June 12, 2018 (rescheduled from May 8<sup>th</sup>) the Bridgeport Zoning Board of Appeals decided the following regarding the above-referenced matter:

**DECISION:** Granted with Conditions

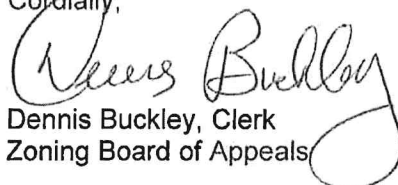
**CONDITIONS:**

1. Sunday thru Thursday any entertainment is prohibited.
2. Friday and Saturday a small 3-piece acoustical band is permitted in the building and the entertainment shall end by 1 a.m.
3. Absolutely no entertainment or music of any kind on the patio, which is for dining only.
4. The patio shall close when the kitchen closes
5. The petitioner shall secure a 5-year lease agreement with three 5-year options prior to any use of the premises.

**REASONS:** The granting of this petition should have no adverse impact on the immediate area.

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

Cordially,

  
Dennis Buckley, Clerk  
Zoning Board of Appeals

DB/gb

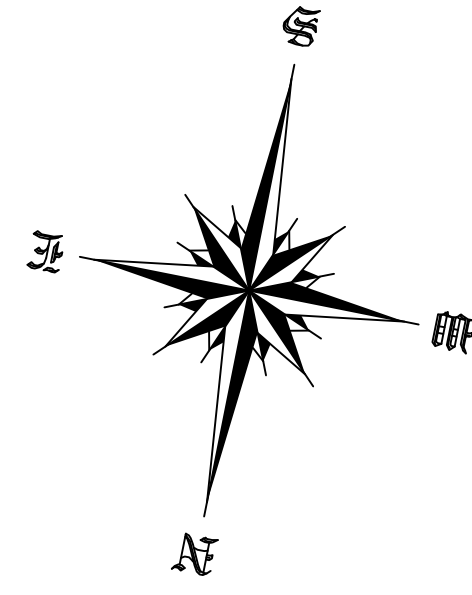
\*Conditionally, if variance is not filed in the Town Clerk's office within six months, this approval becomes null and void. Your failure to comply with any conditions applicable to this action will also void the rights and privileges granted hereby. This is not a Building Permit and any structure or building contemplated by this action can only be started after proper application to and issuance of such permit by the Building Official. Other approvals or permits, required by law, should be sought from the proper authorities before exercising any part of this approval. Additional approvals from the Planning & Zoning Commission may be necessary. If so, please contact the Zoning Office for information.

**LIST OF NEIGHBORS WITHIN 100' OF 29 FEDERAL ST**

<b>LOCATION</b>	<b>OWNER</b>	<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
29 FEDERAL ST	BLOSZKO SOLANGE	431 HERBERT ST	MILFORD	CT	06461
2375 MAIN ST #2377	PAIVA ALBERTINA ETAL	49 BLACKS HILL ROAD	SHELTON	CT	06484
2379 MAIN ST #2381	PAIVA ALBERTINA ETAL	49 BLACKS HILL ROAD	SHELTON	CT	06484
2403 MAIN ST #2409	DANMARK ASSOCIATES LLC	2403 MAIN ST #2409	BRIDGEPORT	CT	06606
2391 MAIN ST #2393	ALEXIS JOEL & CHANTALE	P O BOX 5106	BRIDGEPORT	CT	06610
71 FEDERAL ST	LAROCCA MICHAEL & MARY C	30 SUNNYRIDGE RD	EASTON	CT	06612
2395 MAIN ST #2397	CHUQUI EDUARDO D P ET AL	561 W 141 ST APT #58	NEW YORK	NY	10031
41 FEDERAL ST	GOSPEL LIGHT COMMUNITY CHURCH	222 CHARLES ST	BRIDGEPORT	CT	06606
2445 MAIN ST	SBM MAIN LLC	5014 16TH AVE STE 505	BROOKLYN	NY	11217
2365 MAIN ST #2367	2365 MAIN STREET LLC	54 WINTHROP WOODS ROAD	SHELTON	CT	06484
218 CHARLES ST	FASANELLA FRANK	88 OLD SAUGATUCK RD	NORWALK	CT	06855
50 FEDERAL ST	LAROCCA MICHAEL & MARY C	30 SUNNYRIDGE RD	EASTON	CT	06612
2351 MAIN ST #2359	2351 MAIN STREET LLC	54 WINTHROP WOODS ROAD	SHELTON	CT	06484
234 CHARLES ST #238	SALDANA JUAN & MARIA R	10865 38TH AVENUE	CORONA	NY	11368
2427 MAIN ST	SKAD CORP	22 MEADOW BROOK ROAD	NEWTOWN	CT	06470
44 FEDERAL ST #46	PARAMORE SHIRLEY	44 FEDERAL ST	BRIDGEPORT	CT	06606
226 CHARLES ST	GOSPEL LIGHT COMMUNITY CHURCH INC	222 CHARLES ST	BRIDGEPORT	CT	06606



DEVELOPMENT STANDARDS	MINIMUM	MAXIMUM	EXISTING	PROPOSED
<b>LOT</b>				
LOT WIDTH	60 feet	None	42.9'	42.9'
LOT DEPTH	NONE	None	148.5'	148.5'
LOT AREA	10000 sf.	None	6,372± SF	6,372± SF
LOT COVERAGE	75%	None	100%	100%
<b>STREET WALL</b>				
AS A PERCENT OF FRONTAGE (PRIMARY)	75%	100%	N/A	N/A
AS A PERCENT OF FRONTAGE (SECONDARY)	30%	100%	N/A	N/A
AS A PERCENT OF FRONTAGE (TERTIARY)	N/A	N/A	None	None
<b>BUILDING SETBACK - FROM STREET LOT LINE</b>				
PRIMARY FRONTAGE	0'	10.0'	N/A	N/A
SECONDARY FRONTAGE	0'	10.0'	N/A	N/A
TERTIARY FRONTAGE	N/A	N/A	N/A	N/A
<b>YARDS</b>				
SIDE YARD	0' or 5' if utilized	1 FOOT FOR EACH FLOOR OF BUILDING HEIGHT NOT TO EXCEED 14 FEET	0.3'	0.3'
REAR YARD	0' or 20' IF FLOOR CONTAINS HABITABLE SPACE	NONE	48.3'	48.3'
<b>OTHER STANDARDS</b>				
LANDSCAPED AREA AS % OF LOT	15%	25%	0%	0%
FLOOR TO CEILING HEIGHT OF 1ST STORY	12.0'	NONE	N/A	N/A
ALL WATER-ABUTTING PROPERTIES	NOTE 3	NOTE 3	N/A	N/A
<b>BUILDING DIMENSION STANDARDS</b>				
Total Building Height	25.0'	65.0'	17.3'	17.3'
Step Back Above 25 Built feet	20 feet for sides abutting residential zones	NONE	N/A	N/A



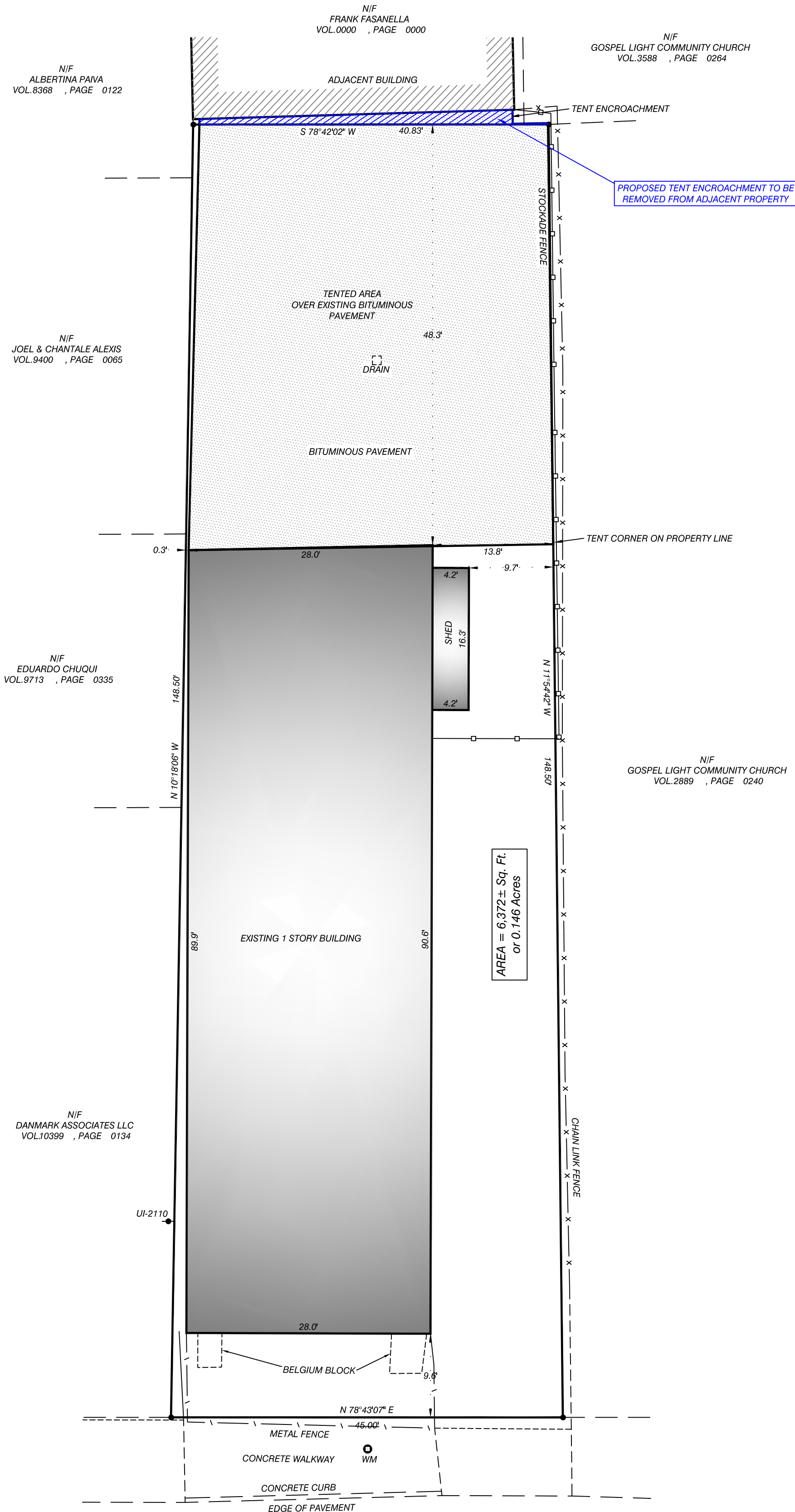
LOCATION MAP

**GENERAL NOTES:**

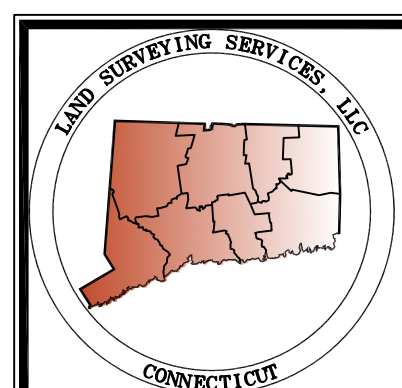
- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.
- This Survey conforms to 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 # 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:**

- RECORD MAP # VOL. 7 MAP 23
- RECORD MAP # VOL. 55 MAP 38



**FEDERAL STREET**



**LAND SURVEYING SERVICES, LLC**  
 1275 POST ROAD, SUITE A-20  
 FAIRFIELD, CONNECTICUT 06824  
 TEL. (203) 522-4177  
 FAX. (203) 615-0123  
 EMAIL: info@A2survey.com

RES: [ ] SXT: [ ] AB: [ ] PL: [ ] HW: [ ] MAP: [ ] AB: [ ] DWG: 21277

**TITLE BLOCK**  
 ASSESSORS MAP # 14-4 Block # 31  
 APPLICANT: SAME AS OWNER

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

NEAL K. JAIN L.S. # 18139

DATE	DESCRIPTION	REVISIONS

IMPROVEMENT LOCATION SURVEY  
 PREPARED FOR  
**AFRANIO MENDONCA**  
 29 FEDERAL STREET, BRIDGEPORT, CONNECTICUT

SCALE: 1" = 10'  
 DATE: JUNE 9, 2021

# BRAZILIAN SPOT CLUB BAR & RESTAURANT

ADDITION OF METAL CANOPY OVER EXISTING OUTDOOR DINING AREA  
29 FEDERAL STREET, BRIDGEPORT, CT

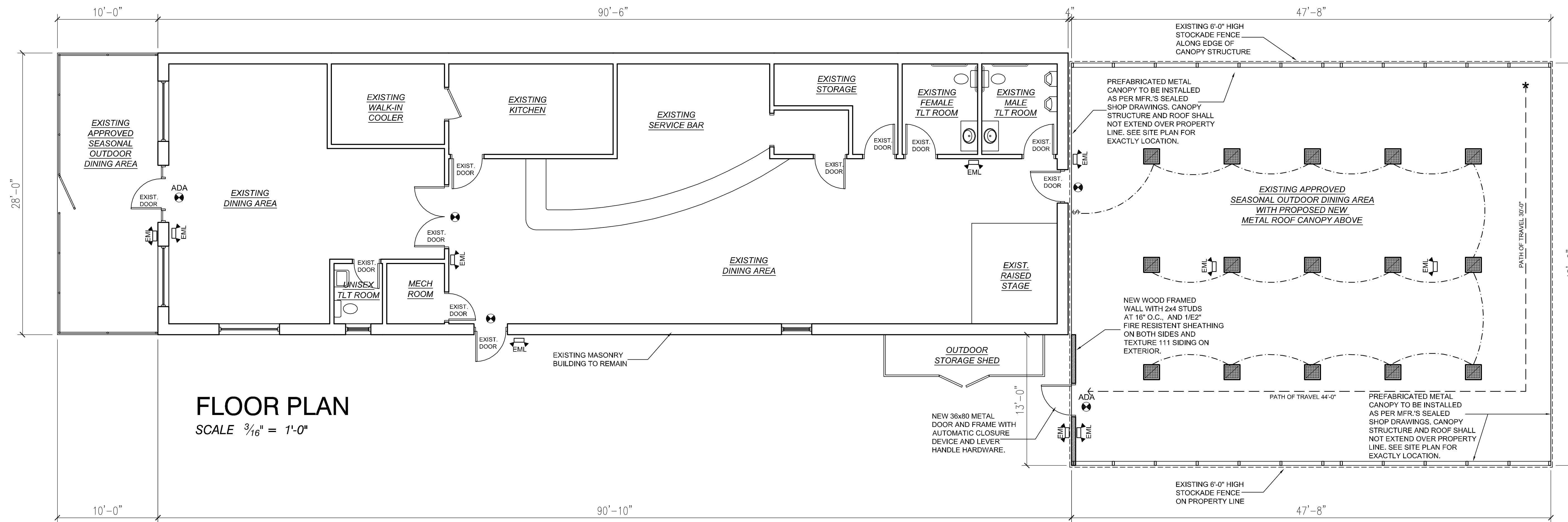
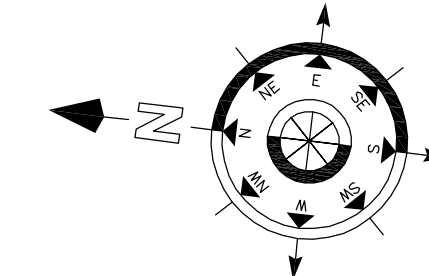
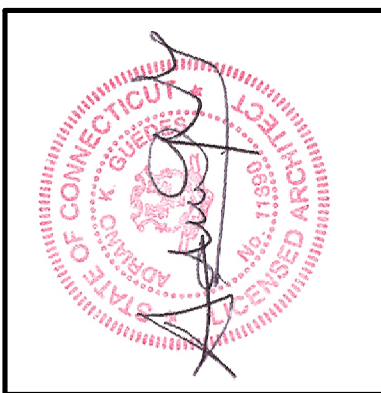
USE GROUP: A-2 (DINE-IN RESTAURANT)

TYPE OF CONSTRUCTION: TYPE 3-B (W/O SPRINKLER SYSTEM)

## ALL WORK TO COMPLY WITH :

- 2018 CT State Building Code
- 2015 International Building Code
- 2009 ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities
- 2015 International Existing Building Code
- 2015 International Plumbing Code
- 2015 International Mechanical Code
- 2015 International Energy Conservation Code
- 2017 NFPA 70, National Electrical Code, of the National Fire Protection Association Inc.
- 2015 International Residential Code of the International Code Council, Inc.

SYMBOLS	
	SWITCH
	VAPOR PROTECTED "LED" LIGHTING FIXTURE DROP MOUNTED FROM CANOPY STRUCTURE AND INSTALLED BY LICENSED ELECTRICIAN
	EMERGENCY LIGHT UNIT
	EXIT SIGN - SINGLE or DOUBLE FACE W / BATTERY BACK-UP
	ADA ILLUMINATED EXIT SIGN W / BATTERY BACK-UP

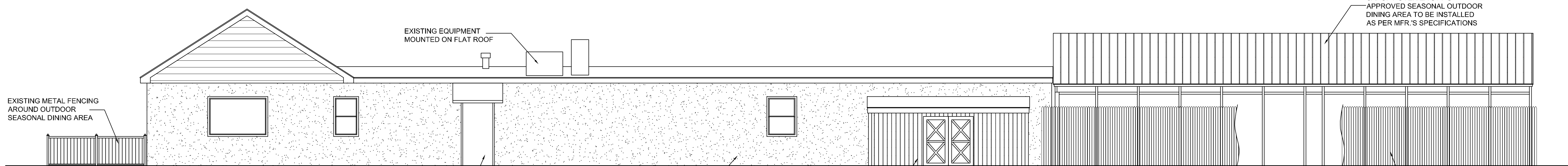


## FLOOR PLAN

SCALE 3/16" = 1'-0"

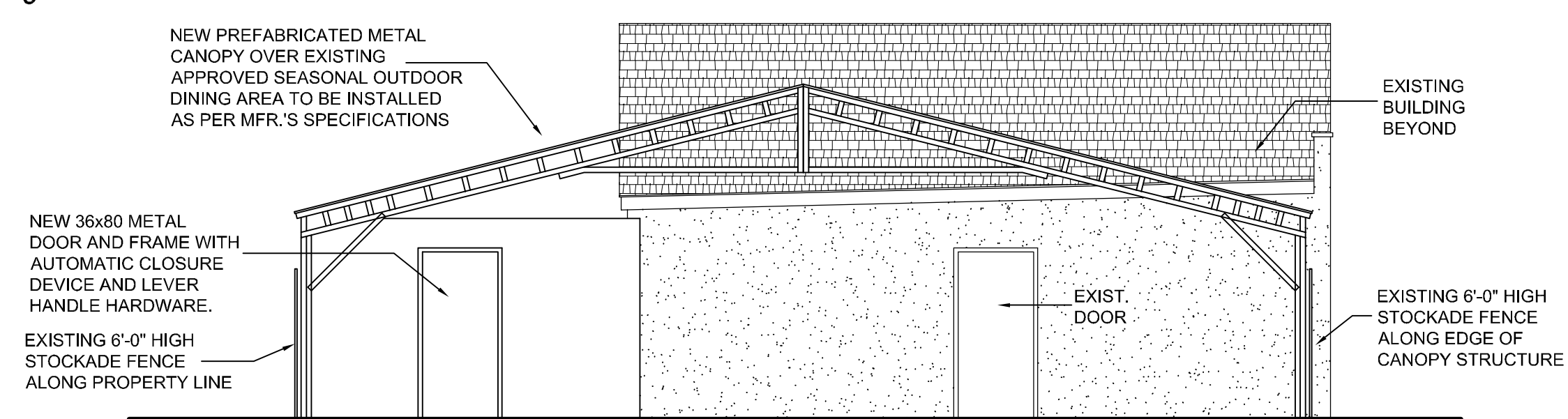
REVISIONS
1
2
3
4
5
6

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



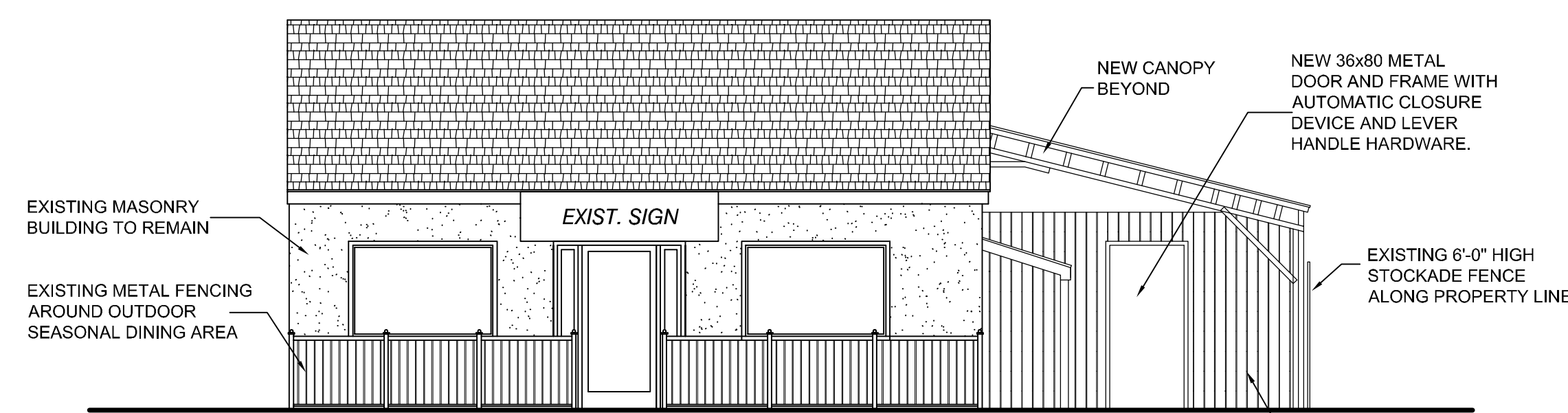
## WEST SIDE ELEVATION

SCALE 3/16" = 1'-0"



## SOUTH SIDE ELEVATION

SCALE 3/16" = 1'-0"



## NOTH SIDE "STREET" ELEVATION

SCALE 3/16" = 1'-0"

FLOOR PLAN & ELEVATIONS	date:	11-25-2021	scale:	AS NOTED
	drawn:	M.R.	project #:	2021-127



**PRIMROSE COMPANIES**

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

**A-1**



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:

673 Connecticut Avenue Zone RX1  
(Number) (Street) (Zone Classification)

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

Union Avenue Block : 37/731 Lot: 21  
(Street)

Dimension of Lot in Question 133.24' x 93.40' x 127.24' x 48.80'  
(Specify)

1. NAME OF APPLICANT / BUSINESS Carie Ann DeSpirit  
(Print)

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

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

4. DESCRIBE PROPOSED DEVELOPMENT Approval of certificate of location for a vehicle repair facility and vehicle dealership in existing location of a vehicle repair facility and dealership

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: Approval of Certificate of Location

6. USE TO BE MADE OF PROPERTY Light Vehicle Sales & Service

7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)? Not Applicable

APPLICANT [Signature] / DATE 01/06/2022  
(Signature) (Print)

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

Mailing Address 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  
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)

January 6, 2022

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

**Re: Petition for Certificate of Location and General Repairer's and Dealership License for Motor Vehicle Repair and Sales Facility – 673 Connecticut Avenue**

Dear Mr. Buckley:

Please accept the following narrative and enclosed application materials as part of the application for a certificate of approval of location for a motor vehicle repair and sales facility with general repairer's and dealership license to the Bridgeport Zoning Board of Appeals ("ZBA") for the property located at 673 Connecticut Avenue (the "Site") in the RX1 Zone.

The Petitioner requests an approval for a Certificate of Location for a motor vehicle repair and sales facility with general repairer's and dealership license at the Site. The Site currently contains a single approximately 7,161 SF single-story building with Two (2) bay doors. The Site has a longstanding history as a motor vehicle repair and sales facility as Best Buy Automotive. The Petitioner does not seek to change the use or the building. As a new user, the Petitioner simply needs a reapproval of the Certificate of Location.

The Site and the existing building have access from Connecticut Avenue and Union Avenue. The Site features a small parking area along the building frontage and to the west of the existing building. All proposed vehicle repair will be located within the existing building. Repairs will not be performed outside the building. The existing building is rather large and can easily accommodate vehicles for repair. The Petitioner is not proposing any changes from the existing use and existing conditions. The Petitioner is merely asking for approval as a new user as required under the Regulations. The Petitioner is not required to show a hardship as the Petition is not a request for variances. For the reasons stated above, the Petitioner respectfully requests approval of a Certificate of Location as a vehicle repair and sales facility with a general repairer's and dealership license to continue said use within the existing building.

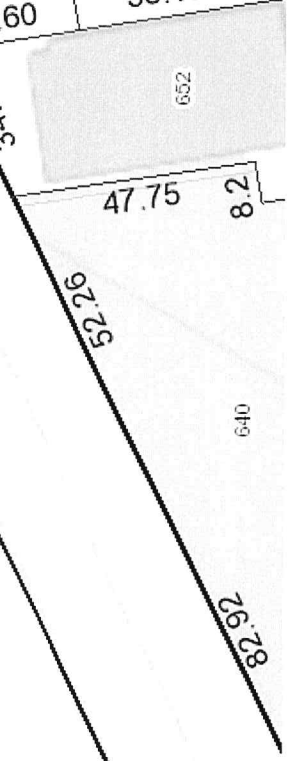
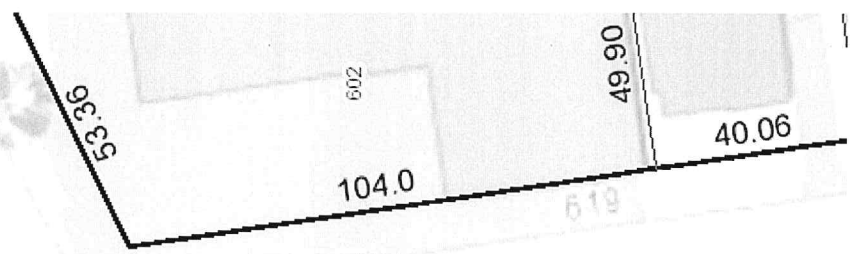
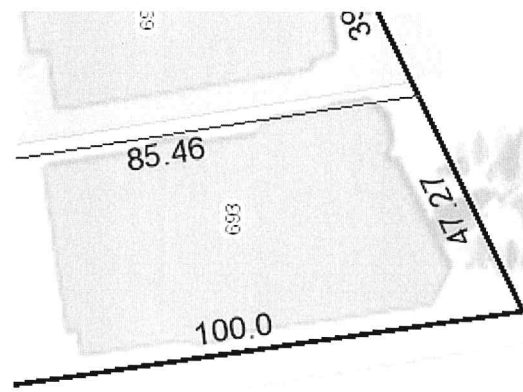
Sincerely,

A handwritten signature in blue ink, appearing to read "C. Russo", written over the printed name "Christopher Russo".

Christopher Russo

10 Sasco Hill Road  
Fairfield, CT 06824

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



UNION AVE

Union Ave

CONNECTICUT AVE

CENTRAL AVE

Central Ave

State Hwy 130

**LIST OF NEIGHBORS WITHIN 100' OF 673 CONNECTICUT AVE**

<b>LOCATION</b>	<b>OWNER</b>	<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
980 CENTRAL AV	NGUYEN KELLY	12 EAST AVE	WEST HAVEN	CT	06516
992 CENTRAL AV #994	STAR AND PROSPERITY RE LLC	61 GREY ROCK ROAD	TRUMBULL	CT	06611
660 UNION AV	HERNANDEZ ENRIQUE	660 UNION AVE	BRIDGEPORT	CT	06607
1006 CENTRAL AV #1010	WALLACE JAEVUAN	1006 CENTRAL AVE	BRIDGEPORT	CT	06607
653 UNION AV #657	SKOBLO SARAH	645 LEFFERTS AVE #3F	BROOKLYN	NY	11203
659 UNION AV #665	HOUSING AUTHORITY CITY OF BRIDGEPORT	150 HIGHLAND AVE	BRIDGEPORT	CT	06604
693 CONNECTICUT AV	JRDJ LLC	435 N TERRACE AVE	MT VERNON	NY	10553
643 UNION AV #647	643- 649 UNION AVENUE LLC	129 BRIAR RIDGE RD	DANBURY	CT	06810
602 UNION AV	LORD AND PETER COMPANY INC	857 BIRMINGHAM ST	BRIDGEPORT	CT	06606
629 CONNECTICUT AV	MARINA FRANCISCA	80 NORTH ACRE PLACE	STRATFORD	CT	06614
607 UNION AV #609	UNION AVE HOLDINGS LLC	10 HELEN PLACE	STRATFORD	CT	06614
673 CONNECTICUT AV	NGUYEN KELLY	12 EAST AVE	WEST HAVEN	CT	06516
652 CONNECTICUT AV #654	652 CONNECTICUT AVENUE LLC	10 HELEN PLACE	STRATFORD	CT	06614
603 UNION AV #605	603-605 UNION AVENUE LLC	10 HELEN PLACE	STRATFORD	CT	06614
640 CONNECTICUT AV	640 CONNECTICUT AVE LLC	10 HELEN PLACE	STRATFORD	CT	06614



### 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:

1370 Park Avenue Zone R-B  
(Number) (Street) (Zone Classification)

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

on the corner of Olive Street Block : 1032 Lot: 1  
(Street)

Dimension of Lot in Question 97' x 70' x 71.6' x 85'  
(Specify)

1. NAME OF APPLICANT / BUSINESS Believers Auto Repair and Sales  
(Print)
2. APPLICANT INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Lessee
3. HAS A PREVIOUS APPLICATION BEEN FILED? Yes IF SO, GIVE DATE OF HEARING 4/13/21  
(Yes or No)
4. DESCRIBE PROPOSED DEVELOPMENT No new development

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: Certificate of Approval of Location

6. USE TO BE MADE OF PROPERTY Limited used car repair and sales.

7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)? Not applicable.

APPLICANT [Signature] Diene Lord DATE 11/21/21  
(Signature) (Print)

If signed by agent, state capacity (lawyer, builder, etc.) Attorney dlord@woblaw.com  
(Email)

Mailing Address 1000 Bridgeport Ave. Suite 501, Shelton, CT 06484

PROPERTY OWNERS ENDORSEMENT MAGDY NASH (Zip Code) Print Magdy T Nash (Phone #)  
(If other than owner) (Signature)

Subscribe & Sworn to before me this 4th day of November 2021

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 \_\_\_\_\_



---

**City of Bridgeport**  
**Zoning Board of Appeals**  
**Certificate of Approval of Location**  
**Believers Auto Repair & Sales**  
**1370 Park Avenue**

The petitioner is the lessee of 1370 Park Avenue. The petitioner seeks approval for a certificate of location pursuant to Connecticut General Statutes §14-54.

Since 1964, for over 57 years, the 1370 Park Avenue location has been used for automotive purposes. In 1964 the site, located in the Residence B zoning district, was approved by the ZBA for use as a gasoline station with automotive repair garage bays. This use was the subject of additional variances to expand the automotive uses on January 14, 1971, June 8, 1972, and December 12, 1989.

The ZBA granted two (2) approvals of a certificate of location to add a repairer's license to the gas station use. One was granted on April 11, 1983, and the other was granted on February 9, 1988. Upon information and belief, the sale of gasoline was discontinued sometime in the 1990's.

Thereafter, the Planning & Zoning Commission also granted four (4) certificated of approval of location for a general repairer's license on November 24, 2008, November 29, 2010, March 30, 2015, and April 24, 2017. Each of the foregoing six (6) approvals were for the same use as is being proposed by the petitioner.

Based on the above, the petitioner requests a certificate of approval of location.

---



**CITY OF BRIDGEPORT**  
**1370 PARK AVENUE, BRIDGEPORT, CT**  
**ABUTTING PROPERTY OWNERS & OWNERS**  
**WITHIN 100 FEET OF SUBJECT PROPERTY**

**ABUTTING PROPERTY OWNERS**

<b>Property Description</b>	<b>Owner(s)</b>	<b>Mailing Address</b>
204 Olive St.	Magdy Nouh	180 North St. Stamford, CT 06901
1832 Park Ave.	Robert Carter	1382 Park Ave. Bridgeport, CT 06604
1375 Park Ave.	Edwin & Olgai Torres	1375 Park Ave. Bridgeport, CT 06604
1359 Park Ave.	Maria Alves	1359 Park Ave. Bridgeport, CT 06604
1355 Park Ave.	Xavian Shaw	1355 Park Ave. Bridgeport, CT 06604
1342 Park Ave.	Magdy Nouh	180 North St. Stamford, CT 06901

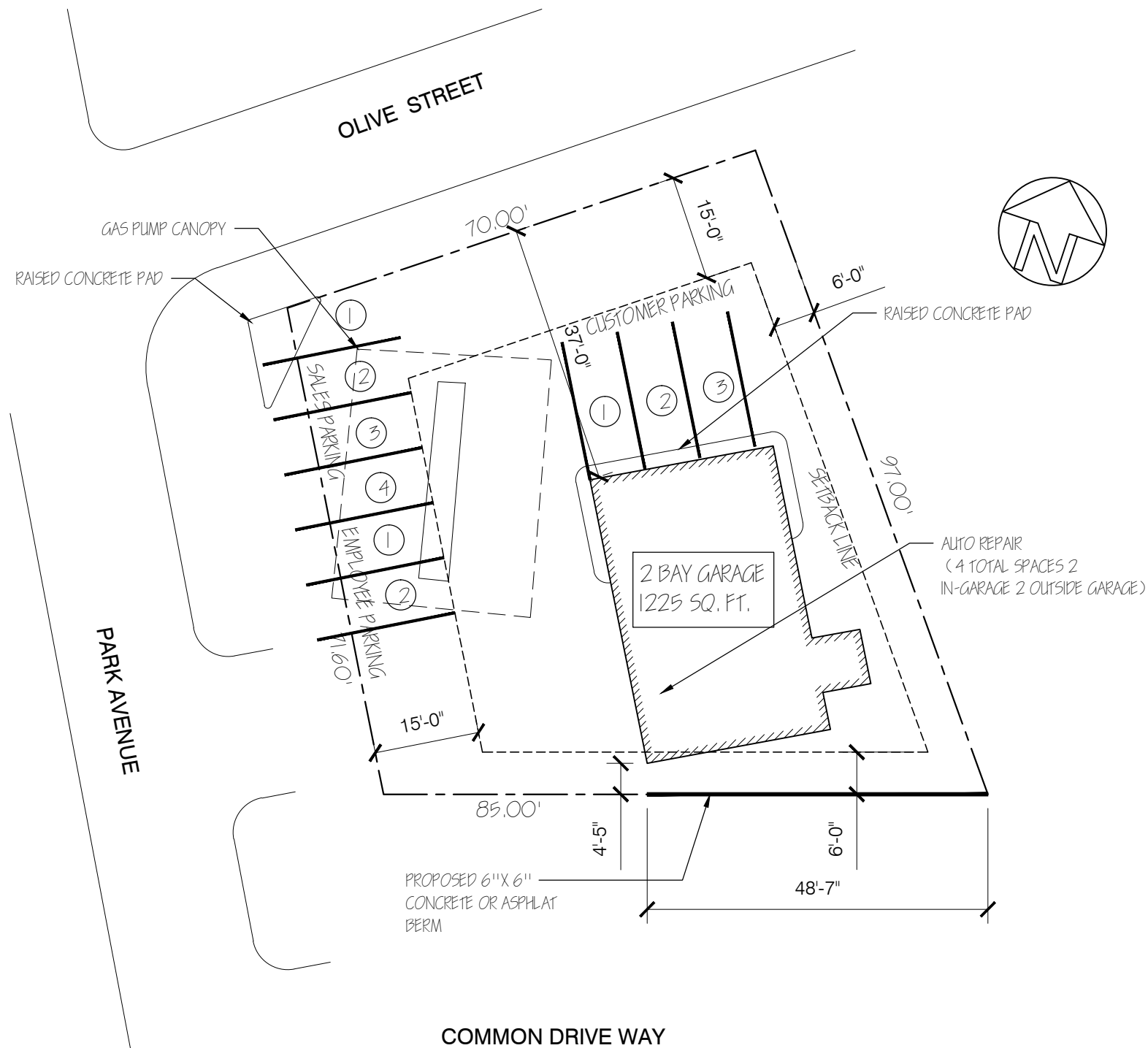
**Non-Abutting Property  
Owners within 100'**

210 Olive St.	Magdy Nouh	180 North St. Stamford, CT 06901
220 Olive St.	Vanessa Walsh	220 Olive St. Bridgeport, CT 06604
213 Olive St.	Javiera Melgar	213 Olive St. Bridgeport, CT 06604
225 Olive St.	Walter Rodriguez	225 Olive St. Bridgeport, CT 06604
1334 Park Ave.	Yvette Johnson	1334 Park Ave. Bridgeport, CT 06604
1330 Park Ave.	Fai & Wong Brothers Realty Corp.	9 Cherry Grove Court Valley Stream, NY 11581
1345 Park Ave.	Manuel Rafael	1345 Park Ave. Bridgeport, CT 06604
1337 Park Ave.	Alocer Nava Ubaldo	701 Cleveland Ave. Bridgeport, CT 06604
1383 Park Ave.	Magdy Nouh	180 North St. Stamford, CT 06901

ZONING DEVELOPMENT STANDARDS		
ZONE: RB		
PRESENT USE: COMMERCIAL		
PROPOSED USE: COMMERCIAL		
LAST PREVIOUS USE: COMMERCIAL		
	REQUIRED	EXISTING
Minimum Lot Area	7,500 sf.	6,382 sf.
Minimum Frontage	75'	71.5'
Depth Minimum	100'	73'
Lot Area per dwelling unit, Min.	n.a.	n.a.
<b>Principal Building Setback</b>		
Front lot line minimum from	15'	37.2'
Side lot line, minimum from one side	6'	4.5'
Both sides shall add up to	20% of lot depth	20% of lot depth
Rear lot line	20% of lot depth	20% of lot depth
Maximum	20'	20'
<b>Accessory Structure</b>		
Front lot line minimum from	The lesser of 50% of lot depth or 75'	n.a.
Side lot line, minimum from one side	3'	n.a.
Rear lot line	3'	n.a.
Corner Lot	note 2	n.a.
Maximum	note 1	n.a.
Maximum Building Coverage:	45%	32.7%
Maximum Site Coverage:	65%	65%
Minimum Landscape Area:	35%	35%
<b>Maximum Height:</b>		
To mid-point of highest point	28'	28'
To Ridge	35'	35'
Maximum Height Assessor Bldg:	12'	12'
Floor area, gross maximum:	note 1	note 1

**NOTES:**

- ACCESSORY STRUCTURES: CUSTOMARY ACCESSORY STRUCTURES ARE ALLOWED IN ALL ZONES, AS SPECIFICALLY REGULATED IN THAT ZONE, UNDER THE PROVISIONS BELOW:
  - LOCATION:
    - ACCESSORY STRUCTURES, IF DETACHED FROM THE PRINCIPAL STRUCTURE, SHALL NOT BE LOCATED IN THE FRONT YARD. IF LOCATED IN A SIDE YARD, THE ACCESSORY STRUCTURE SHALL NOT BE LOCATED CLOSER TO THE STREET THAN THE REQUIRED FRONT SETBACK OF THE PRINCIPAL STRUCTURE.
    - ACCESSORY STRUCTURES SHALL BE SET BACK FROM ALL SIDE AND REAR LOT LINES AS PROVIDED IN TABLE 3, ZONE DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONES AND TABLE 4, ZONE DEVELOPMENT STANDARDS FOR NON-RESIDENTIAL ZONES.
    - ON CORNER LOTS, ACCESSORY STRUCTURES SHALL NOT BE LOCATED ON THE SIDE STREET SIDE BETWEEN THE SIDE STREET AND THE REQUIRED FRONT SETBACK LINE OF STRUCTURES FRONTING ON THE SIDE STREET.
    - SEE ALSO SECTION 4-3-2.B AND SECTION 4-8-5.B.3.
  - COMPLIANCE:
    - WHEN AN ACCESSORY STRUCTURE IS ATTACHED TO THE PRINCIPAL STRUCTURE, IT SHALL COMPLY IN ALL RESPECTS WITH THE REQUIREMENTS OF THESE REGULATIONS APPLICABLE TO THE PRINCIPAL STRUCTURE(S).
    - NO ACCESSORY STRUCTURE SHALL BE CONSTRUCTED WITH A CELLAR OR BELOW-GRADE STORY.
  - SIZE:
    - THE FOOTPRINT OF THE ACCESSORY STRUCTURE(S) SHALL BE INCLUDED IN THE COMPUTATION OF BUILDING COVERAGE.
    - 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.
  - PROHIBITED USE:
    - NO PART OF ANY ACCESSORY STRUCTURE SHALL BE DESIGNED OR USED FOR HUMAN HABITATION.
- CORNER LOTS ARE REQUIRED TO PROVIDE TWO FRONT YARDS AND TWO SIDE YARDS.



CONDITIONS "D" USED CAR DEALER (ONLY)  
GENERAL REPAIR GARAGE

**NOTES:**

- There shall be no display of temporary sandwich signs, pedestal signs, flags, bunting, or other advertising gimmicks beyond the setback lines as provided by the zoning regulations of the city of Bridgeport.
- Appropriate berms are to be placed to insure the appropriate setback as required by the building codes of the city of Bridgeport so that no vehicle may extend beyond the boundaries of the property for which the waiver has been granted.
- The premises shall be maintained and operated in a neat and orderly fashion and the operator shall meet with the approval of the police department of the city of Bridgeport.
- All trash shall be collected in an appropriate container and shall be kept covered all the times.

1 SITE PLAN

Scale: 1"=20'

ALL DESIGNS, SKETCHES, DRAWINGS, SPECIFICATIONS, MODELS AND SAMPLES ARE THE EXCLUSIVE PROPERTY OF RICHARDSON DESIGN. WHETHER OR NOT THE JOB IS EXECUTED.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB.



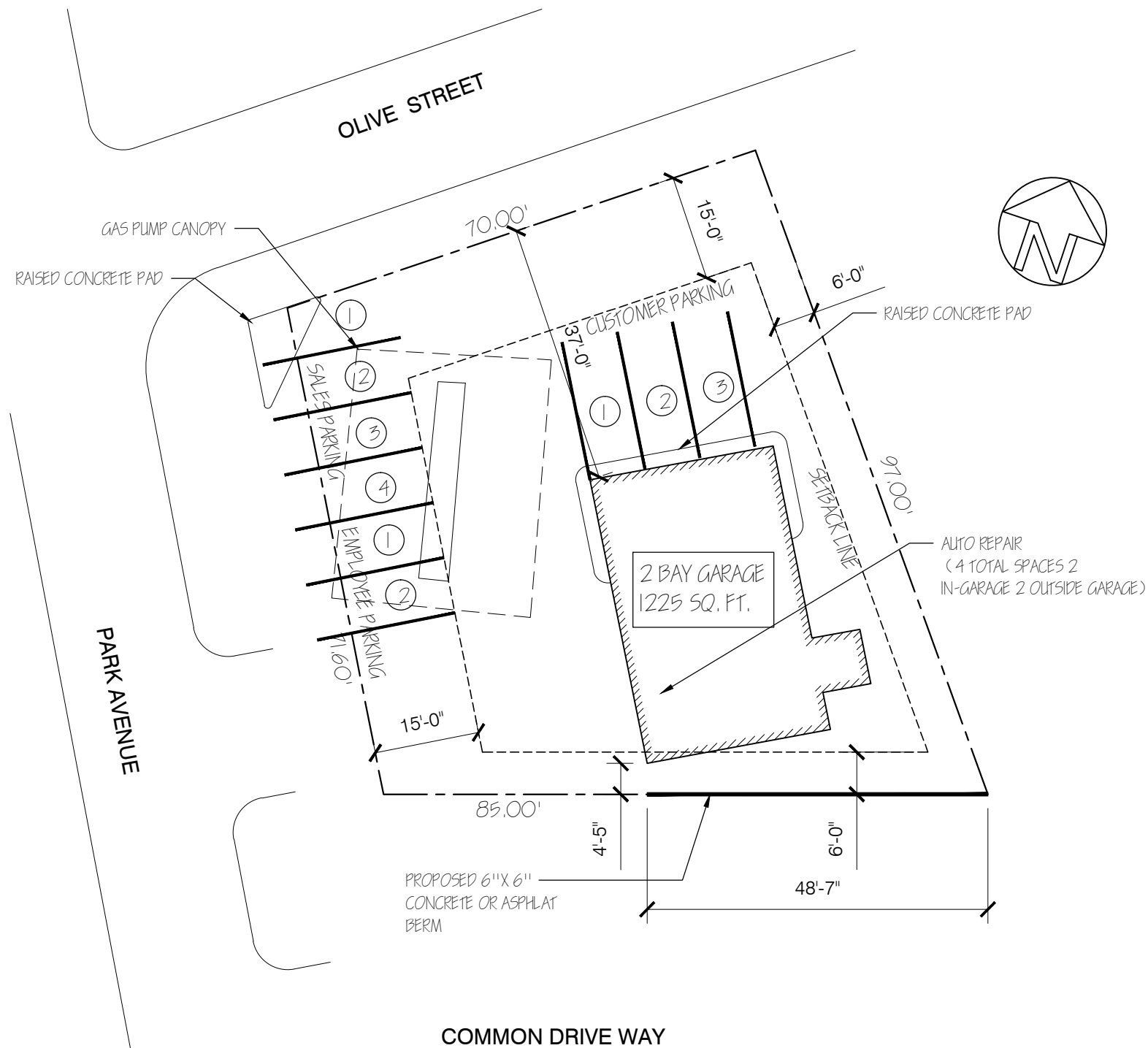
CELL: (203) 923-6828 EMAIL: EDGAR_ERIC_RICHARDSON@YAHOO.COM	
CLIENT:	Believers Auto Repair and Sales llc Ernest T Agbeko
PROJECT NAME:	1370 PARK AVENUE
DRAWING TITLE:	SITE PLAN
SCALE:	1"=20'
DRAWN BY:	EER
CHECKED BY:	EER
ORG. DATE:	3.15.20
JOB #:	
DATE:	11.6.20

S-1.0

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LAST PREVIOUS USE: COMMERCIAL		
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Minimum Lot Area	7,500 sf.	6,382 sf.
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CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB.



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PROJECT NAME:	1370 PARK AVENUE
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DRAWN BY:	EER
CHECKED BY:	EER
ORG. DATE:	3.15.20
JOB #:	
DATE:	11.6.20

S-1.0



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:

1380-1488 Barnum Avenue Zone IX

On the South side of the street about 20 feet East from

Ridgefield Avenue Block : 44/1828 Lot: 23/X

Dimension of Lot in Question See Attached

- 1. NAME OF APPLICANT / BUSINESS 1460 Barnum Ave LLC
2. APPLICANT INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Owner
3. HAS A PREVIOUS APPLICATION BEEN FILED? NO IF SO, GIVE DATE OF HEARING N/A
4. DESCRIBE PROPOSED DEVELOPMENT The Applicant proposes to subdivide the parcel into Two (2) separate lots.

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 Existing mixed industrial and commercial uses to remain

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

APPLICANT [Signature] DATE 01/06/2021

If signed by agent, state capacity (lawyer, builder, etc) /
Mailing Address Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Road, Fairfield, CT 06824 203-528-0590

PROPERTY OWNERS ENDORSEMENT Print

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

Note: READ CAREFULLY BEFORE FILLING OUT THIS APPLICATION

All questions must be answered in detail (use separate sheet if necessary).
The Applicant, or Agent for, must adhere to the attached check list or it will not be possible for
The Zoning Board of Appeals to process this application.
NO APPLICATION RECEIVED BY MAIL CAN BE ACCEPTED.
PLEASE MAKE CHECK PAYABLE TO ZONING BOARD OF APPEALS
(REFER TO ZONING DEPARTMENT AS TO FEES 203-576-7217)

Lisa S. Broder\*  
LBroder@russorizio.com  
Colin B. Connor  
Colin@russorizio.com  
Robert G. Golger  
Bob@russorizio.com  
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Katherine M. Macol  
Kathy@russorizio.com  
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Victoria@russorizio.com  
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10 Sasco Hill Road, Fairfield, CT 06824  
Tel 203-254-7579 or 203-255-9928  
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John J. Ryan+  
John@russorizio.com  
Jane Ford Shaw  
Jane@russorizio.com  
Vanessa R. Wambolt  
Vanessa@russorizio.com

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

January 6, 2022

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

**Re: Application for Variances – 1380-1488 Barnum Avenue**

Dear Mr. Buckley:

Please accept this Application to the Bridgeport Zoning Board of Appeals for a variances on behalf of my client, 1460 Barnum Avenue, LLC, for the property located at 1452 Barnum Avenue (the "Site") in the IX Zone.

**Variances Requested**

Variance of Section 3.50.4.8 of the Bridgeport Zoning Regulations (the "Regulations") to increase the maximum site coverage of Eighty-five percent (85%) to Ninety percent (90%) for proposed Lot 'A' and Ninety-three percent (93%) for proposed Lot 'B' to subdivide the Site into Two (2) separate lots.

**Proposed Development & Use**

The Applicant proposes to subdivide the Site into Two (2) separate lots. The Applicant is not proposing any type of development with this Application, it is merely to split the lots. Therefore, all buildings and site conditions are existing and remaining. The Site is located in the new IX Zone, which has no lot width requirement. Therefore, the Applicant proposes a rear lot, which fully conforms to the Regulations, except for Site coverage (detailed below). The proposed New Lot 'B' will be located at the rear of the Site and contain the buildings known as 1440 & 1460 Barnum Avenue along with the associated off-street parking area that surrounds it. This lot will have an access easement to Barnum Avenue through the same route currently used by visitors to this portion of the Site. The

remaining buildings will be located within the proposed New Lot 'A' with direct access onto Barnum Avenue.

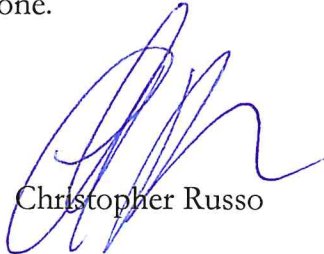
The Site is currently an extremely large lot for the IX zone, which permits the General Building type. There is no lot area requirement for the Zone, but the Site currently contains 9.959 acres. Even after the proposed subdivision, the proposed New Lot 'A' will contain 6.530 acres and New Lot 'B' will contain 3.429 acres, which are still very large lots. However, the subdivision will reduce the Site into Two (2) more manageable building lots with greater potential for future redevelopment. To the naked eye, the Application proposes no changes to the Site.

### Hardship

Granting the Applicant the above-stated variances will not substantially affect the comprehensive zoning plan of the City of Bridgeport and strict adherence to the Regulations would cause a unique hardship to the Applicant as the Application does not actually propose any physical increase to the coverage on the Site. No site conditions are changing and there are no changes to the existing buildings and site coverage proposed. The necessity for variances merely arises because the Site is being subdivided into Two (2) smaller lots, which alters the site coverage calculation. Previously, the Site had been located predominantly in the I-H Zone with a small portion along the frontage in the MU-LI Zone. The I-H Zone had no maximum site coverage requirement. When the current Regulations were adopted, the Site was located in the IX Zone, which has a maximum site coverage standard of Eighty-five percent (85%). So, despite no actual change to the conditions of the Site, a variance is required for the proposed lots under the subdivision. The Application clearly will have no impact on the surrounding neighborhood as nothing will change. In the future, however, approval of the Application will allow greater potential for redevelopment of the Two (2) building lots, which will benefit the City and neighborhood and likely result in greater conformity with the Regulations.

For these reasons, we respectfully request approval of the Petition to subdivide the Site into Two (2) separate lots in the IX Zone.

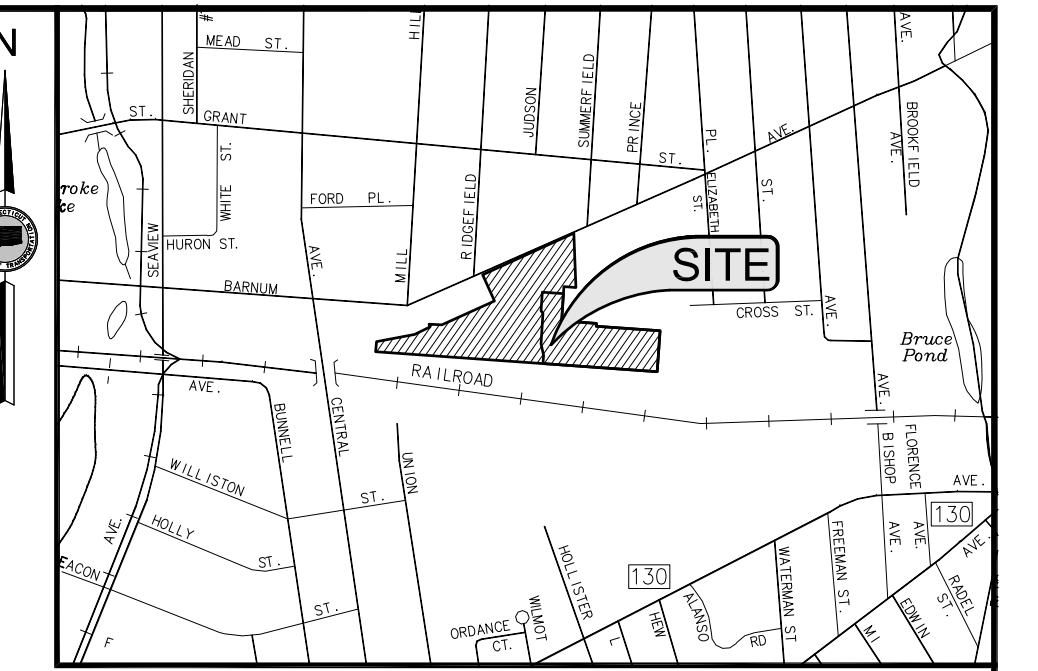
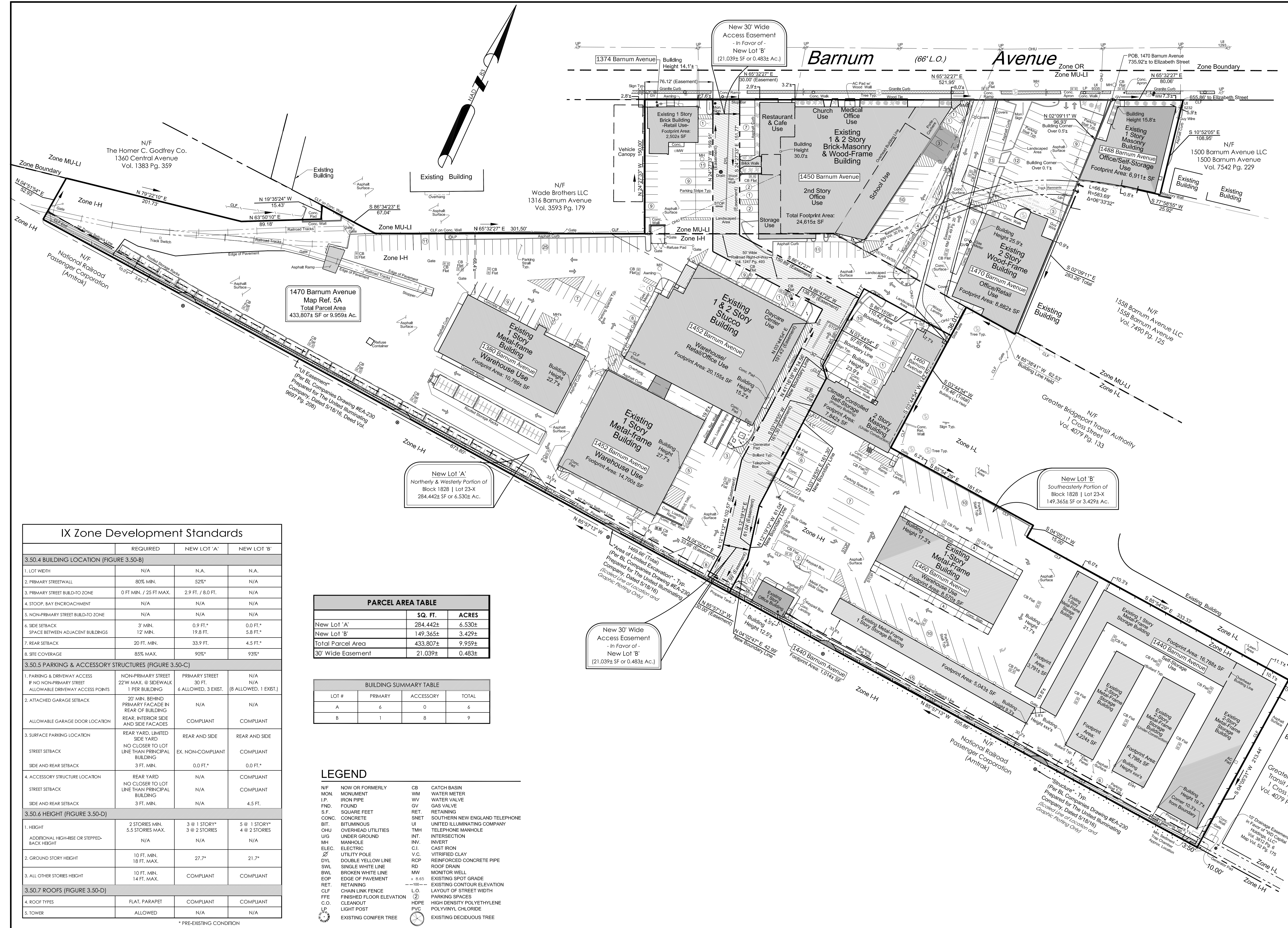
Sincerely,



Christopher Russo

**LIST OF NEIGHBORS WITHIN 100' OF 1370- 1488 BARNUM AVE**

<b>LOCATION</b>	<b>OWNER</b>	<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
1360 CENTRAL AV	HOMER C GODFREY CO THE	1360 CENTRAL AVE	BRIDGEPORT	CT	06610
1276 BARNUM AV #1278	MIRANDA AWILDA	1276 BARNUM AVE	BRIDGEPORT	CT	06610
1470 BARNUM AV	1460 BARNUM AVENUE LLC	1460 BARNUM AVE	BRIDGEPORT	CT	06610
1 CROSS ST	GREATER BRIDGEPORT TRANSIT AUTHORITY	1 CROSS ST	BRIDGEPORT	CT	06604
664 HOLLISTER AV #REAR	STATE OF CONN	EXEMPT PARCEL N/A	BRIDGEPORT	CT	06607
		789 HOWARD AVE MCS-2			
1473 BARNUM AV #1475	BRIDGEPORT HOSPITAL YALE NEW HAVEN HEALTH	ATTN TAX DEPARTMENT	NEW HAVEN	CT	06519
50 RIDGEFIELD AV	COLUMBIA TOWERS LLC C/O MICHAEL P DONADEO	880 NORTH AVENUE	BRIDGEPORT	CT	06606
1500 BARNUM AV	1500 BARNUM AVENUE LLC	1504 BARNUM AVE	BRIDGEPORT	CT	06610
1488 BARNUM AV	1460 BARNUM AVENUE LLC	1460 BARNUM AVE	BRIDGEPORT	CT	06610
1316 BARNUM AV	WADE PROPERTIES LLC	1316 BARNUM AVE	BRIDGEPORT	CT	06610
1282 BARNUM AV #1284	CAZEAU-PREVILON FAISE & PREVILON WILFRED	1282 BARNUM AVE	BRIDGEPORT	CT	06610
1288 BARNUM AV #1292	GABRIELE SALVATORE & MARY L	1288 BARNUM AVE	BRIDGEPORT	CT	06610
1526 BARNUM AV	1558 BARNUM AVENUE LLC	1460 BARNUM AVENUE	BRIDGEPORT	CT	06610



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

- NOTES**
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A **PROPERTY/BOUNDARY SURVEY** BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND INTENDED TO BE USED FOR **PARCEL PARTITION AND EASEMENT PURPOSES**.
  - THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
  - ALL IMPROVEMENTS SHOWN BASED ON FIELD MEASUREMENTS AND OBSERVATIONS.
  - 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 (COR594). COORDINATES WERE DETERMINED FROM STATIC GPS OBSERVATIONS MADE ON JANUARY 8, 2013. IN ACCORDANCE WITH "GUIDELINES AND SPECIFICATIONS FOR GLOBAL NAVIGATION SATELLITE SYSTEM LAND SURVEYS IN CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. HAVING THE FOLLOWING VALUES FOR PUBLISHED BASE DATA:  
**STATION-ORANGE**  
NORTHING 653,555.9292, EASTING 927,267.5499,  
LATITUDE 41°15'15.89404", LONGITUDE 73°00'52.60263",  
ELLIPSOID -4,143
  - MAP REFERENCES  
A. ALTA/ACSM LAND TITLE SURVEY AT 1374 THRU 1470 BARNUM AVENUE AND 1488 BARNUM AVENUE BRIDGEPORT, CONNECTICUT, PREPARED FOR 1460 BARNUM AVENUE, LLC, SCALE: 1"=50' DATED JANUARY 22, 2013; LAST REVISED 6-1-2017 PREPARED BY CABEZAS DEANGELIS, ENGINEERS & SURVEYORS.  
B. LEASE AREA MAP PREPARED FOR ARJAN, LLC, LEASE AREA KNOWN AS 1488 BARNUM AVENUE AND A PORTION OF 1470 BARNUM AVENUE, BRIDGEPORT, CONNECTICUT, SCALE: 1"=50', SEPTEMBER 17, 2019, PREPARED BY CABEZAS DEANGELIS ENGINEERS AND SURVEYORS, LLC ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS **RECORD MAP VOL 56, PG. 4**.  
C. CITY OF BRIDGEPORT ENGINEERING PIN SHEET DEPICTING **BLOCK 2758**.
  - RECORD OWNER: 1460 BARNUM AVENUE LLC VOL. 8766 PG. 342
  - ASSESSOR'S REFERENCE: MAP 44 | BLOCK 1828 | LOT 23-X
  - PARCEL AREA: 433,807± SQ. FT. OR 9,959± AC.
  - PARCEL IS LOCATED WITHIN AREAS DESIGNATED AS **MU-LI** AND **I-H** ZONING DISTRICT.
  - SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 441 OF 626, COMMUNITY BRIDGEPORT, CITY OF, NUMBER 090002 PANEL 0411 SUFFIX G, MAP NUMBER 09001C0411G, EFFECTIVE DATE 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, CONFLICTING MAPS 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 EXACT LOCATION INDICATED ALTHOUGH IT IS CERTIFIED THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CABEZAS DEANGELIS HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES. CALL BEFORE YOU DIG, INC. (1-800-922-4455).
  - PROPERTY HAS DIRECT ACCESS TO BARNUM AVENUE. A DEDICATED PUBLIC STREET.
  - REFERENCE TO OTHER INSTRUMENTS:  
VOL. 10051 PG. 235 (SPECIAL PERMIT)  
VOL. 10089 PG. 308 (SITE PLAN APPROVAL)  
VOL. 10089 PG. 310 (VARIANCE)

**IX Zone Development Standards**

	REQUIRED	NEW LOT 'A'	NEW LOT 'B'
<b>3.50.4 BUILDING LOCATION (FIGURE 3.50-8)</b>			
1. LOT WIDTH	N/A	N/A.	N/A.
2. PRIMARY STREETWALL	80% MIN.	52%*	N/A
3. PRIMARY STREET BUILD-TO-ZONE	0 FT MIN. / 25 FT MAX.	2.9 FT. / 8.0 FT.	N/A
4. STOOP, BAY ENCROACHMENT	N/A	N/A	N/A
5. NON-PRIMARY STREET BUILD-TO-ZONE	N/A	N/A	N/A
6. SIDE SETBACK SPACE BETWEEN ADJACENT BUILDINGS	3' MIN. / 12' MIN.	0.9 FT. / 19.8 FT.	0.0 FT. / 5.8 FT.*
7. REAR SETBACK	20 FT. MIN.	33.9 FT.	4.5 FT.*
8. SITE COVERAGE	85% MAX.	90%*	93%*
<b>3.50.5 PARKING &amp; ACCESSORY STRUCTURES (FIGURE 3.50-C)</b>			
1. PARKING & DRIVEWAY ACCESS IF NO NON-PRIMARY STREET ALLOWABLE DRIVEWAY ACCESS POINTS	NON-PRIMARY STREET 22'W MAX. 8 SIDEWALK 1 PER BUILDING	PRIMARY STREET 30 FT. 6 ALLOWED, 3 EXIST.	N/A N/A (8 ALLOWED, 1 EXIST.)
2. ATTACHED GARAGE SETBACK	20' MIN. BEHIND PRIMARY FACADE IN REAR OF BUILDING REAR, INTERIOR SIDE AND SIDE FACADES	N/A	N/A
ALLOWABLE GARAGE DOOR LOCATION		COMPLIANT	COMPLIANT
3. SURFACE PARKING LOCATION	REAR YARD, LIMITED SIDE YARD NO CLOSER TO LOT LINE THAN PRINCIPAL BUILDING	REAR AND SIDE	REAR AND SIDE
STREET SETBACK		EX. NON-COMPLIANT	COMPLIANT
SIDE AND REAR SETBACK	3 FT. MIN.	0.0 FT.*	0.0 FT.*
4. ACCESSORY STRUCTURE LOCATION	REAR YARD NO CLOSER TO LOT LINE THAN PRINCIPAL BUILDING	N/A	COMPLIANT
STREET SETBACK		N/A	COMPLIANT
SIDE AND REAR SETBACK	3 FT. MIN.	N/A	4.5 FT.
<b>3.50.6 HEIGHT (FIGURE 3.50-D)</b>			
1. HEIGHT	2 STORIES MIN. 5.5 STORIES MAX.	3 @ 1 STORY* 3 @ 2 STORIES	5 @ 1 STORY* 4 @ 2 STORIES
ADDITIONAL HIGH-RISE OR STEPPED-BACK HEIGHT	N/A	N/A	N/A
2. GROUND STORY HEIGHT	10 FT. MIN. 18 FT. MAX.	27'*	21'*
3. ALL OTHER STORIES HEIGHT	10 FT. MIN. 14 FT. MAX.	COMPLIANT	COMPLIANT
<b>3.50.7 ROOFS (FIGURE 3.50-D)</b>			
4. ROOF TYPES	FLAT, PARAPET	COMPLIANT	COMPLIANT
5. TOWER	ALLOWED	N/A	N/A

\* PRE-EXISTING CONDITION

**PARCEL AREA TABLE**

	SQ. FT.	ACRES
New Lot 'A'	284,442±	6.530±
New Lot 'B'	149,365±	3.429±
Total Parcel Area	433,807±	9,959±
30' Wide Easement	21,039±	0.483±

**BUILDING SUMMARY TABLE**

LOT #	PRIMARY	ACCESSORY	TOTAL
A	6	0	6
B	1	8	9

**LEGEND**

NIF	NOW OR FORMERLY	CB	CATCH BASIN
MON.	MONUMENT	WM	WATER METER
IP.	IRON PIPE	WV	WATER VALVE
FP.	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	CI	CAST IRON
ZZ	UTILITY POLE	V.C.	VITRIFIED CLAY
DYL	DOUBLE YELLOW LINE	RCP	REINFORCED CONCRETE PIPE
SWL	SINGLE WHITE LINE	RD	ROOF DRAIN
BWL	BROKEN WHITE LINE	MW	MONITOR WELL
EOP	EDGE OF PAVEMENT	x 8.65	EXISTING SPOT GRADE
RET.	RETAINING	---100---	EXISTING CONTOUR ELEVATION
CLF	CHAIN LINK FENCE	L.O.	LAYOUT OF STREET WIDTH
FPE	FINISHED FLOOR ELEVATION	(S)	PARKING SPACES
C.O.	CLEANOUT	HDPE	HIGH DENSITY POLYETHYLENE
LP	LIGHT POST	PVC	POLYVINYL CHLORIDE
UP	EXISTING CONIFER TREE	(D)	EXISTING DECIDUOUS TREE

**Cabezas DeAngelis**  
ENGINEERS & SURVEYORS

78 ELM STREET, BRIDGEPORT, CT 06604  
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SCALE: 1"=50'  
FIELD FILE: 1470-1488 Barnum Av\_ECS.nw5  
PROJECT NO. 600 & CD19-12  
DATE: November 10, 2021  
CAD FILE: 1470 & 1488 Barnum Ave\_PS.dwg  
SHEET 1 OF 1  
REV: December 6, 2021

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

**PROGRESS PRINT 12/06/2021**

WASHINGTON CABEZAS, JR PEL 70210

**PROGRESS PRINT 12/06/2021**

0 50 100 150 200 250

SCALE

**PROPERTY SURVEY, EASEMENT MAP**  
- AND -  
**PARCEL PARTITION MAP**

- PREPARED FOR -  
**1460 BARNUM AVENUE, LLC**

1470 BARNUM AVENUE  
ASSESSOR'S REFERENCE: MAP 44 | BLOCK 1828 | LOT 23X  
BRIDGEPORT, CONNECTICUT

SHEET 1 OF 1

NOVEMBER 10, 2021 WASHINGTON CABEZAS, JR., PE, LS SCALE: 1"=50'