PETITION TO THE BOARD OF APPEALS DEC 14 Reid 2 City of Bridgeport, Connecticut 21 ML1:29 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 I Request for Re-hearing A 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: 5 635+643 NOVODA AVE 20 1 KEMEN side of the street about (North, South, East, West) Lot: Dimension of Lot in Question .08 X (Specify) 2. PETITIONERS INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) (Yes or No) accessor 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 Zowing Board of 6. USE TO BE MADE OF PROPERTY (rouide storage IN accessory 7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)? VIS R. Zal PETITIONER (Signature) If signed by agent, state capacity (lawyer, builder, etc) 334-5220 (Phone #) PROPERTY OWNERS ENDORSEMENT (If other than owner) (Signature) Subscribe & Sworn to before me this day of 20

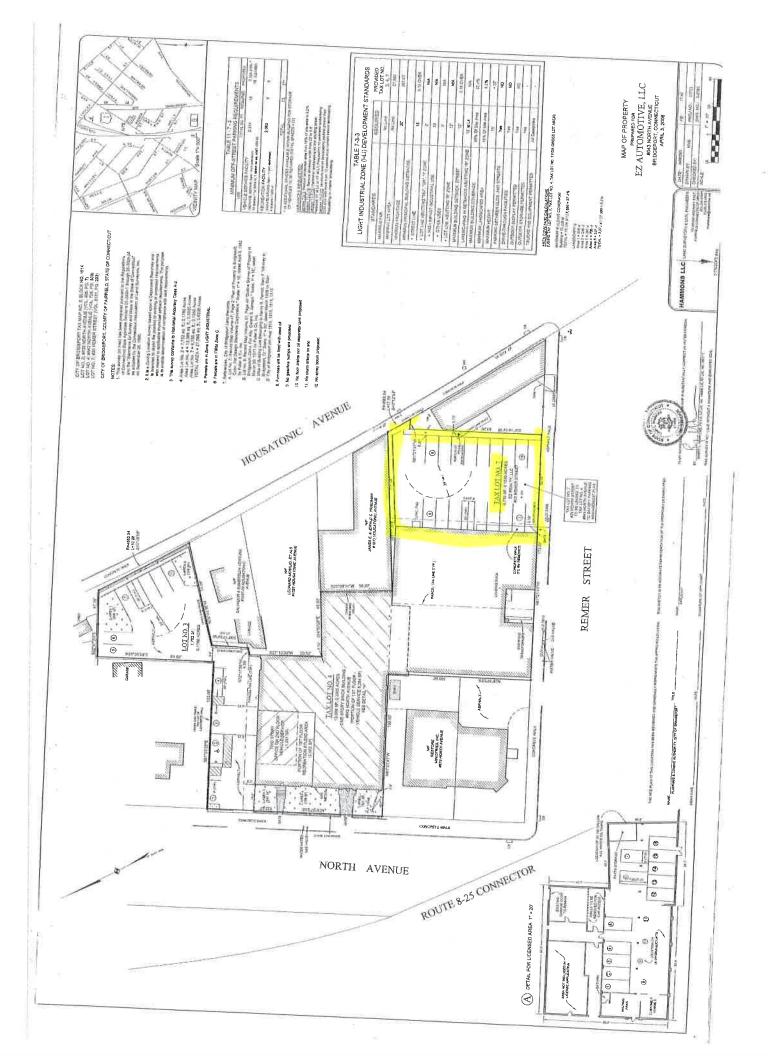
Note: READ CAREFULLY BEFORE FILLING OUT THIS PETITION

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

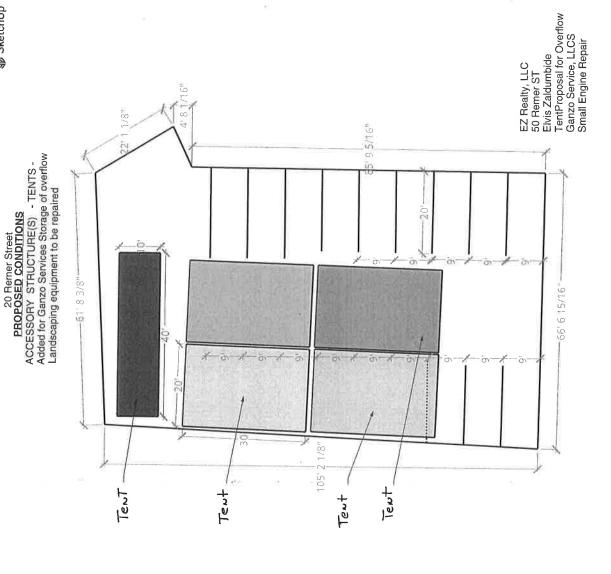
The Petitioner or Agent for, must adhere to the attached check list or it will not be possible for
The Zoning Board of Appeals to process this petition.

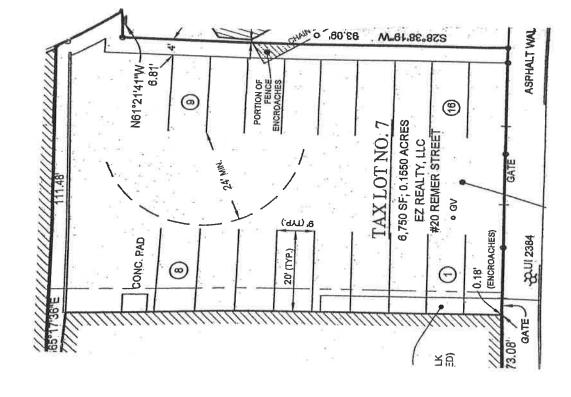
NO PETITION RECEIVED BY MAIL CAN BE ACCEPTED.

Notary Public In & for the County of Fairfield, State of Connecticut.



20 Remer Street EXISTING CONDITIONS





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

. 5	£ 2 500-5000	- aragobore, confined	1cut 06604
At a meeting held in City Hal	ll onTuesday, J	fuly 11, 2006	COPY
RE: 635 & 643 North Avenu			
Potition C TO	st 20, 62 & 50 Reme	r 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-LI

PUBLIC HEARING: Tuesday, July 11, 2006 to permit the general repair of used motor vehicles

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

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

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

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



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: Val	lidate existing engine repair tenant on first floor
Applicants Name: Ganzo Services, LLC	
	oning Regulations of this City and I am satisfied that the same and may be occupied and or used as: <u>Industrial Building</u>
Application No.: 052751	Dated: 7/22/14
Signed: NEW Zoning Enforcement Officer	7 Date: 4-3-14
circulation serving the municipality of Bridger	provide notice of this certification in the newspaper having substantial port. Incompared by CGS and issued by the Building Official.



CERTIFICATE OF ZONING COMPLIANCE

Zoning Commission City of Bridgeport, CT

DATE: September 3, 2014	_
This is to Certify that at the address of	of: 32 Remer Street
The work approved and completed:	Validate existing engine repair tenant on first floor
Applicants Name: Ganzo Services, I	LC
	e Zoning Regulations of this City and I am satisfied that the same ons and may be occupied and or used as: <u>Industrial Building</u>
Application No.: 052751	Dated: 7/22/14
Signed: Zoning Enforcement Officer	Date: 9-3-14.
D	

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 Eccupancy required by CGS and issued by the Building Official.

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

052751



APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE

ZONING COMMISSION City of Bridgeport, CT



Applicant: Ganzo Services, LLC, Tenant Owner or Tenant Only	Date: <u>July, 22, 2014</u>
Address of Work: 32 Remer Street	Zone: I-L
On the North side of the street about 100 feet Fac	st
North, South, East, West from North Avenue Block No. 1514	North, South, East, West Lot No. 4
CAM Area: No Wetlands: No	
Dimensions of Lot: See Schedule Attached	110
Size of Proposed Addition or Building: N/A No. of Storie	es: First Floor only
Other Work: Validate existing small engine repair facility. First Floor only.	
Proposed Use: Small engine repair facility - USE PERMITTED BY KI	CHT IN I-L ZONE
Proposed Use: Small engine repair facility. As Approx by Planting + Zoning Commission on August 25,2 deceing any use of all vacant areas of the building to be submitted uses. Small engine repair facility. July 11. 2006 Decision.	ory. This is previding notification withof to the Commission for Approval
Existing Use: Small engine repair facility. July 11, 7006 Decision.	
Previous Use and Date Discontinued:Is Pr	re-Existing Right Claimed: NO July 25, 2014
Signature: Print Same: 60/12 Member/Opincy builder, etc.) Member/Opincy	Owner (CA-1)
Mailing Address: 32 Remer Street, Bridgeport, CT 06606 Phone I	No.: (203) 360-8126 ATTACHED
INSTRUCTIONS Fill Out This Application in link or Type	July 11,2006
A detailed plot plan must be submitted with this explication showing the proposed or existing location of all buildings in relation to the street line, side lot lines and rear lot line. NOTE: The and structures prior to the Issuance of a Certificate of Zoning Compliance is prohibited. This the time of making application, are not refundable and are in an amount established by the C	lot and building dimensions and the cocupancy and use of land, buildings Cockitions
EXPIRATION: The Application for Certificate of Zoning Compliance approval date of approval unless a building permit has been issued and construction had diligently pursued.	il shall expire 12 months from the las commenced and is being
Fee Received:	By: NWB Final-Inspection
APPLIED FOR	APPROVED FOR ZONING COMPLIANCE ONLY
ZONING COMPLIANCE ONLY ZONING DEPARTMENT CITY OF BRIDGEPORT, CT	CITY OF BRIDGEPORT, CT
V. (NKIS DATE: 9-2-14,	BY: NTIS DATE: 9-2-1

ACTIVE/76829.1/JPW/4718700v1

Pursuant to CGS-8-3f, the epplicant may provide notice of this "Application for Certificate of Zoning Compliance" in the newspaper having substantial circulation serving the municipality of Bridgeport.

Rev. 2/10/08

CITY OF BRIDGEPORT



ZONING BOARD OF APPEALS APPLICATION

The undersigned presents the following application for: (Check all that Apply)

Development ☐ Reques	om Zoning Officer	of Condition(s) of Approv	al; pursuant to the Zoning
	of Bridgeport and/or the Gene	ral Statutes of the State	of Connecticut as to the
premises located at:			=1.1.
(Number)	Federal Street		Zone RX1
*Constitution *	(Street)	10/224	(Zone Classification)
On the South (North, South, East, West)	side of the street about 119	feetfeet	South, East, West) from
Main Street	В	lock : 52/1405	Lot: 31
(Street) Dimension of Lot in Question	45.00' x 148.50' x 40.83' x 148	.50'	
	(Specify) BUSINESS Afranio Mendonca		
	(Prin N PROPERTY (OWNER, LESSEE,		
3. HAS A PREVIOUS APPLI	CATION BEEN FILED No (Yes or No)	IF SO, GIVE DATE OF HEAR	ING
4. DESCRIBE PROPOSED I	DEVELOPMENT		
Approval of modified site p	plan to permit roofed structure of	ver existing dining patio	
5. THIS APPLICATION RELA	ATES TO: Check all that Apply		
	☐ Landscaping ☐ Lot Area nent of Non-Conforming Use Ise ☐ Other:		-
6. USE TO BE MADE OF PR	OPERTY Restaurant with a cor	sumer bar and a dining pa	tio
	1		
7 MINAT IS THE SPECIFIC I	HARDSHIP FOR GRANTING A VA	DIANCE (14.7.4)2 See Atta	ched
- WHAT IS THE SI ECITION	IAXUSTIF PORGRANTING A VA	MANUE (14-1-4)?	
APPLICANT			DATE 1/6/2021
	(Signature)	(Print)	
If signed by agent, state capacity (la	wyer, builder, etc	/	
Mailing Address Attn: Chris R	usso, Russo & Rizio, LLC, 10 Sasc	o Hill Road, Fairfield, CT 0682	(Email) 4, 203 528 0590
DRODERTY OWNERS THE ST		(Zip Code)	(Phone #)
PROPERTY OWNERS ENDORS (If other than owner)	SEMEN I(Signature)	Print	
Subscribe & Sworn to before r		20	
Service addressed the above the contract of th		ic in & for the County of Fairfi	eld, State of Connecticut.
All o	AREFULLY BEFORE FIL questions must be answered in deta t, or Agent for, must adhere to the at The Zoning Board of Appeals to pr NO APPLICATION RECEIVED BY M PLEASE MAKE CHECK PAYABLE TO ZO (REFER TO ZONING DEPARTMENT AS	il (use separate sheet if necess tached check list or it will not ocess this application. AIL CAN BE ACCEPTED. NING BOARD OF APPEALS	sary).
FEE RECEIVED:	DATE:	, 20 Clerk	

Lisa S. Broder* LBroder@russorizio.com

Colin B. Connor Colin@russorizio.com

Robert G. Golger Bob@russorizio.com

David K. Kurata DKurata@russorizio.com

Stanton H. Lesser+ Stanton@russorizio.com

Katherine M. Macol Kathy@russorizio.com

Victoria L. Miller* Victoria@russorizio.com

Anthony J. Novella* Anovella@russorizio.com



10 Sasco Hill Road, Fairfield, CT 06824 Tel 203-254-7579 or 203-255-9928 Fax 203-576-6626

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

www.russorizio.com

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Christopher B. Russo Chris@russorizio.com

> Robert D. Russo* Rob@russorizio.com

John J. Rvan+ 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 and 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

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 8th) 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

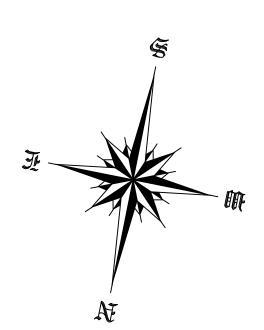
DB/gb

*Conditionally, if variance is not filed in the Town Clerk's office within six months, this approval becomes null and vold. 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

LOCATION	OWNER	MAILING ADDRESS	CITY	STATE ZIP	ZIP
29 FEDERAL ST	BLOSZKO SOLANGE	431 HERBERT ST	MILFORD	5	06461
2375 MAIN ST #2377	PAIVA ALBERTINA ETAL	49 BLACKS HILL ROAD	SHELTON	5	06484
2379 MAIN ST #2381	PAIVA ALBERTINA ETAL	49 BLACKS HILL ROAD	SHELTON	כל	06484
2403 MAIN ST #2409	DANMARK ASSOCIATES LLC	2403 MAIN ST #2409	BRIDGEPORT	ن ا	90990
2391 MAIN ST #2393	ALEXIS JOEL & CHANTALE	P O BOX 5106	BRIDGEPORT	5	06610
71 FEDERAL ST	LAROCCA MICHAEL & MARY C	30 SUNNYRIDGE RD	EASTON	C	06612
2395 MAIN ST #2397	CHUQUI EDUARDO D P ET AL	561 W 141 ST APT #58	NEW YORK	N≺	10031
41 FEDERAL ST	GOSPEL LIGHT COMMUNITY CHURCH	222 CHARLES ST	BRIDGEPORT	5	90990
2445 MAIN ST	SBM MAIN LLC	5014 16TH AVE STE 505	BROOKLYN	N	11217
2365 MAIN ST #2367	2365 MAIN STREET LLC	54 WINTHROP WOODS ROAD	SHELTON	5	06484
218 CHARLES ST	FASANELLA FRANK	88 OLD SAUGATUCK RD	NORWALK	5	06855
50 FEDERAL ST	LAROCCA MICHAEL & MARY C	30 SUNNYRIDGE RD	EASTON	5	06612
2351 MAIN ST #2359	2351 MAIN STREET LLC	54 WINTHROP WOODS ROAD	SHELTON	5	06484
234 CHARLES ST #238	SALDANA JUAN & MARIA R	10865 38TH AVENUE	CORONA	N	11368
2427 MAIN ST	SKAD CORP	22 MEADOW BROOK ROAD	NEWTOWN	5	06470
44 FEDERAL ST #46	PARAMORE SHIRLEY	44 FEDERAL ST	BRIDGEPORT	5	90990
226 CHARLES ST	GOSPEL LIGHT COMMUNITY CHURCH INC	222 CHARLES ST	BRIDGEPORT	_Մ	90990

DEVELOPMENT STANDARDS	MINIMUM	MAXIMUM	EXISTING	PROPOSED	
LOT					
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%	
STREET WALL					
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	
BUILDING SETBACK - FROM STREE	ET LOT LINE				
PRIMARY FRONTAGE	<i>O</i> '	10.0'	N/A	N/A	
SECONDARY FRONTAGE	O'	10.0'	N/A	N/A	
TERTIARY FRONTAGE	N/A	N/A	N/A	N/A	
YARDS					
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'	
OTHER STANDARDS					
LANDSCAPED AREA AS A% OF LOT	15%	25%	0%	0%	
FLOOR TO CELLING HEIGHT OF 1ST STORY	12.0 [']	NONE	N/A	N/A	
ALL WATER-ABUTTING PROPERTIES	NOTE 3	NOTE 3	N/A	N/A	
BUILDING DIMENSION STANDARDS					
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:

1. 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.

- 2. This Survey conforms to Class A-2.
- 3. The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Existing Building Location Survey.
- 4. Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds.)
- 5. North Arrow is based on Map Reference # 1.
- 6. This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
- 7. This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.
- 8. 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

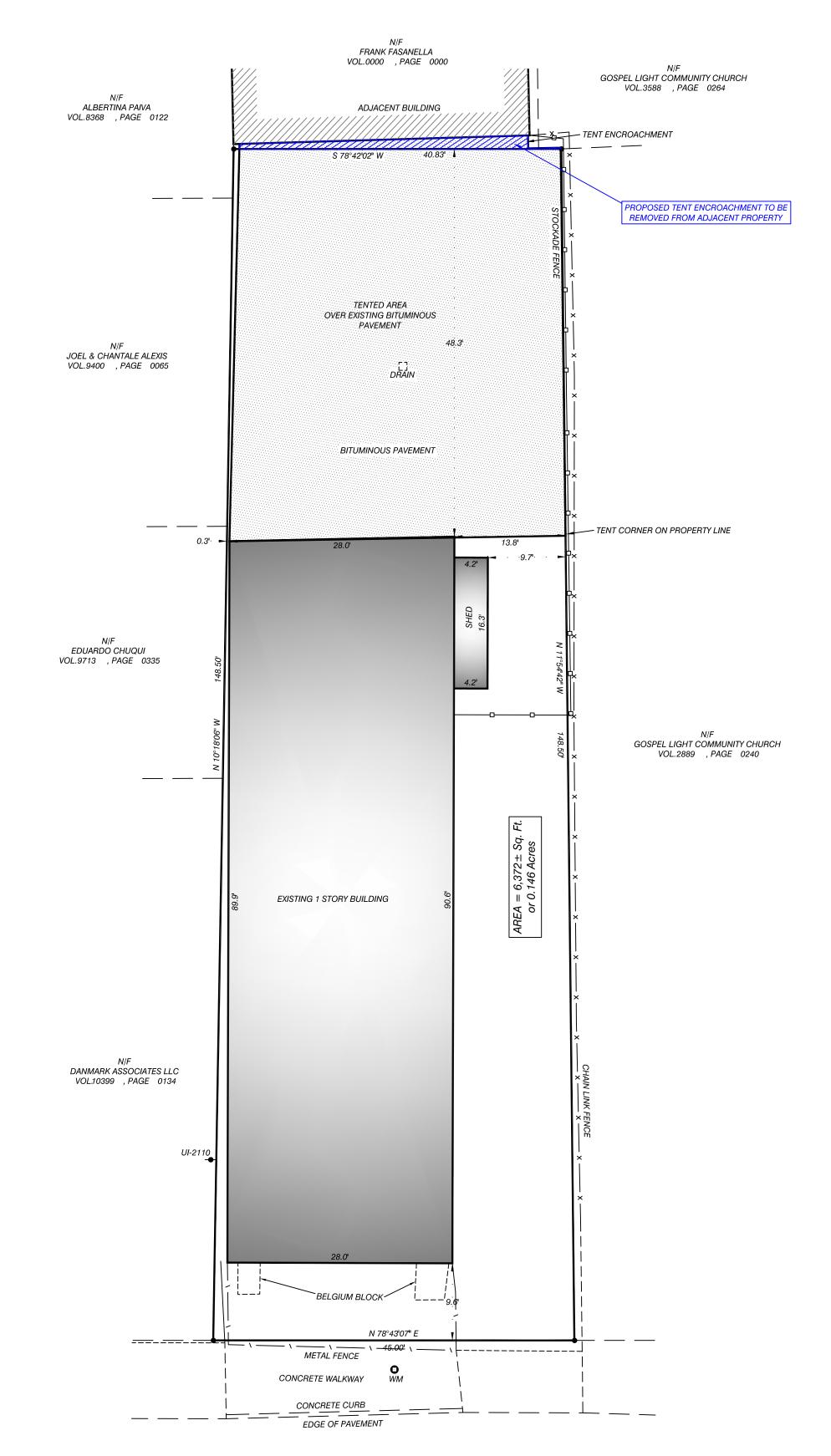
consideration to establish current deed lines.

- 10. 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
- 11. Lot served by town sewer system and public water supply.

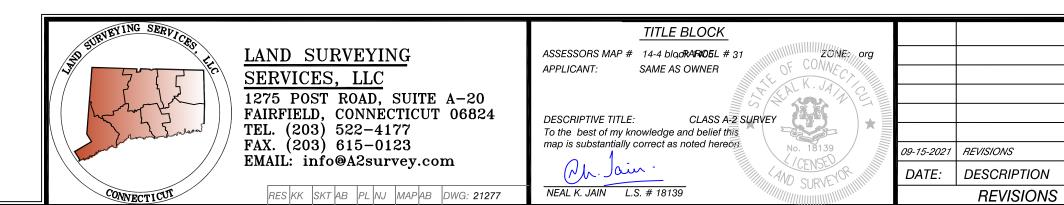
MAP REFERENCES:

1. RECORD MAP # VOL. 7 MAP 23 2. RECORD MAP # VOL. 55 MAP 38

1-800-922-4455.



FEDERAL STREET



IMPROVEMENT LOCATION SURVEY
PREPARED FOR

29 FEDERAL STREET, BRIDGEPORT, CONNECTICUT

SCALE: 1"= 10'

DATE: JUNE 9, 2021

BRAZILIAN SPORT 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)

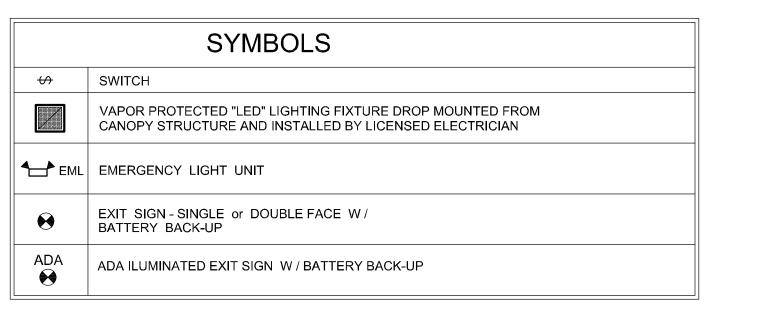
ALL WORK TO COMPLY WITH:

- 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

90'-6"

- 2017 NFPA 70, National Electrical Code, of the National Fire
- Protection Association Inc.
- 2015 International Residential Code of the International

Code Council, Inc.



EXISTING 6'-0" HIGH STOCKADE FENCE__ ALONG EDGE OF CANOPY STRUCTURE 47'-8"

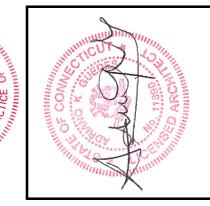
FIRE RESISTENT SHEATHING

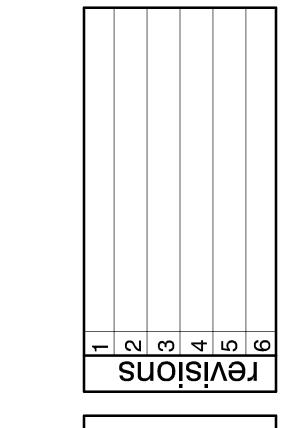
ON BOTH SIDES AND

EXTERIOR.

TEXTURE 111 SIDING ON







GUEDE

specifically for the owner of this project at this site and is not to

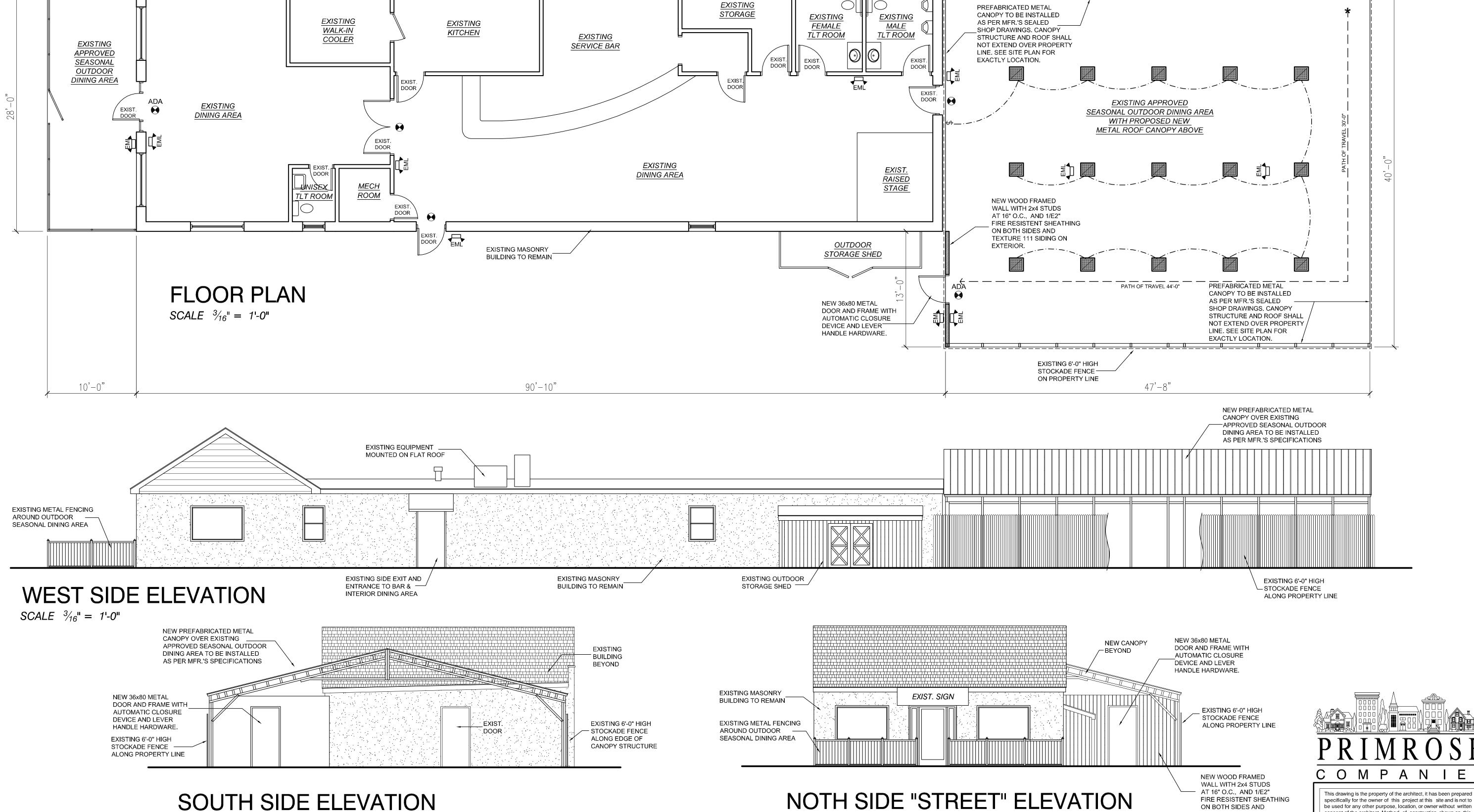
be used for any other purpose, location, or owner without written

consent of the architect. Method of construction shown on this

architect's consent or supervision, the architect will not be held

drawing should be followed exactly. Any deviation without

responsible for damages.



SCALE $\frac{3}{16}$ " = 1'-0"

CITY OF BRIDGEPORT



ZONING BOARD OF APPEALS APPLICATION

The undersigned presents the following application for: (Check all that Apply)

Regulations of the City of Bridgeport and/or the General Statutes of the State of Connecticut as to the premises located at: 83	(Check all that Apply) ☐ Variance ☐ Appeal Development ☐ Reque	est for Re-hearing	g 🗖 Change o	of Condition(s) of A	pproval; pursua	ant to the Zoning
On the East side of the street about 88 feet North prom, South, East, West) Colonial Avenue Block; 60/1535 Lot; 4 Dimension of Lot in Question 283.14' x 35.16' x 347.77' x 118.80' x 150.00' x 240.00' x 60.38' x 326.64' (Specially) 1. NAME OF APPLICANT / BUSINESS 83 North Avenue LLC 2. APPLICANT INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) 3. HAS A PREVIOUS APPLICATION BEEN FILED NO (Yes or his) 4. DESCRIBE PROPOSED DEVELOPMENT Construction of a new and used car sales facility and associated Site improvements 5. THIS APPLICATION RELATES TO: Check slit 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 Used and new vehicle sales dealership with detailing center 7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)? Mailing Address Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Road, Fairfield, CT 06824 APPLICANT (Flore Code) (Phone 8) PROPERTY OWNERS ENDORSEMENT (If other than owner) Subscribe & Sworn to before me this day of Subscribe & Sworn to before me this Oday of Subscribe & Sworn to before me this Oday of Subscribe & Sworn to be a subscribe of the attached check its or it will not be possible for The Zoning Board of Appeals to process this application. 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 its or it will not be possible for The Zoning Board of Appeals to process this application. No APPLICATION RELATED TO NONING BOARTMENT AS TO FEES 293-376-7217)		or Bridgeport arr	d/or the Oene	al Statutes of the	otate of Connec	sticut as to the
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APPLICANT DATE 02/03/2022 If signed by agent, state capacity (lawyer, builder, etc	6. USE TO BE MADE OF P	ROPERTY Used a	ind new vehicle	sales dealership wi	th detailing cente	er
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Mailing Address Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Road, Fairfield, CT 06824 203-528-0590 (Email) Mailing Address 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 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)	7. WHAT IS THE SPECIFIC	HARDSHIP FOR G	RANTING A VAI	RIANCE (14-7-4)? No	ot Applicable	
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Lisa S. Broder* LBroder@russorizio.com

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

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

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February 3, 2022

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> Raymond Rizio* Ray@russorizio.∞ın

Christopher B. Russo Chris@russorizio.com

> Robert D. Russo⁴ 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

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

Re: Petition for Certificate of Location and Dealership License for Light Vehicle Sales & Service Use Facility – 83 North Avenue

Dear Mr. Boucher:

Please accept the following narrative and enclosed application materials as part of the application for a Certificate of Approval of Location and Dealership License for Light Vehicle Sales & Service Use Facility to the Bridgeport Zoning Board of Appeals ("ZBA") for the property located at 83 North Avenue (the "Site") under the Commercial Center Building Type in the MX2 Zone.

The Petitioner requests an approval for a Certificate of Location for a Light Vehicle Sales & Service use at the Site. Said use is permitted as-of-right in the MX2 Zone subject to approval of a Certificate of Location. Said commercial use category includes the sale of new and used vehicles as well as car detailing, which will be done to vehicles for sale at the Site. The Site currently contains a single approximately 4,430 SF single-story nonconforming building containing City Cement Block, which will be demolished. The Site is located in an area with a longstanding history for motor vehicle repair and sales facilities.

The Petitioner proposes to construct a one-story car sales and detail building in conformity with the Commercial Center Building Type under the Regulations. The proposed building will be located 10' from the street property line with a street wall in excess of 60% of the Site frontage. The proposed building will comply with all other setbacks and coverage standards under the Commercial Center Building Type Regulations. The façade of the proposed building will be almost entirely made of glass, exceeding the transparency standards, and at a height of 18' it will comply with the height regulations. Ingress and egress to the Site will be through a two-way driveway on the northern side of the Site. The rear parking area was designed in conformity with the Regulations with Sixty (60) spaces for vehicles.

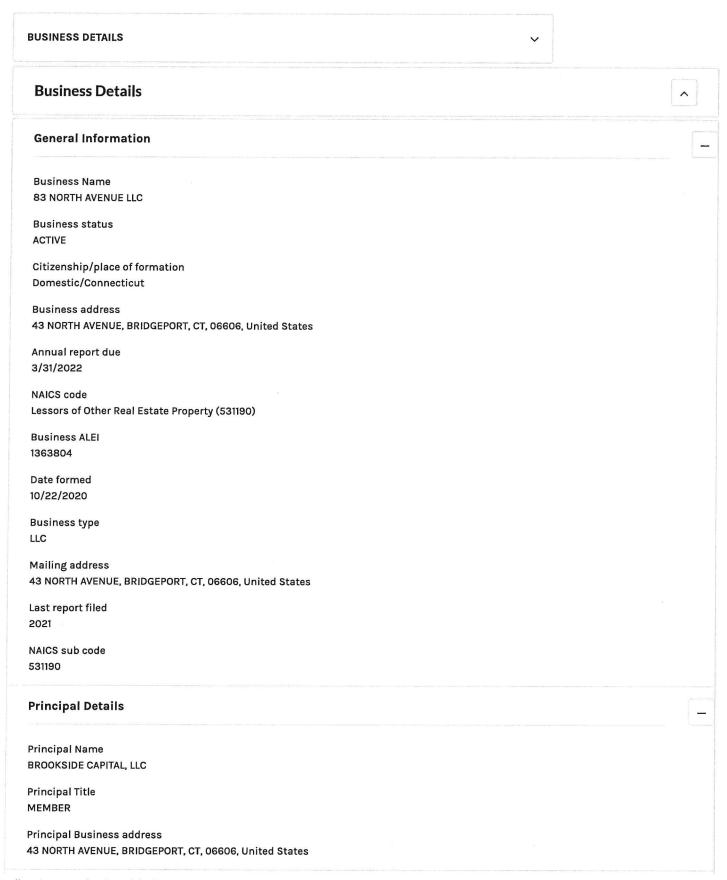
The proposed use is a permitted use subject to a Certificate of Location. Under Sec. 11.120.B, the authority to approve Certificates of Location light vehicles sales & services uses is vested in the ZBA in accordance with Sec. 14-54 of the Connecticut General Statutes. No hardship is required for said approval. The Petition is fully compliant with the site plan standards under the Commercial Center Building Type of the Regulations. The Petition will demolish a preexisting nonconforming building and will replace it with a fully conforming new construction building and use. The proposed dealership is in complete conformity with the surrounding neighborhood, which is known for its vehicle uses, and it will strengthen the attraction of the neighborhood as a destination for car buyers.

Sincerely,

hristopher Russo

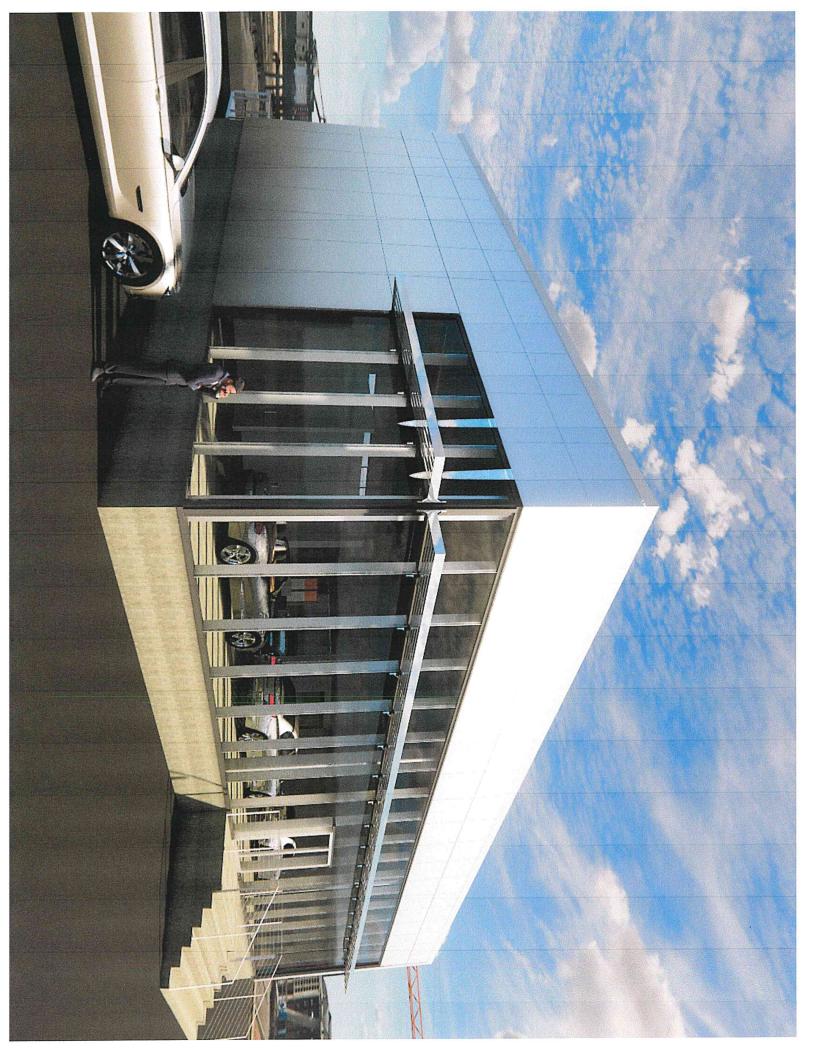
83 NORTH AVENUE LLC ACTIVE

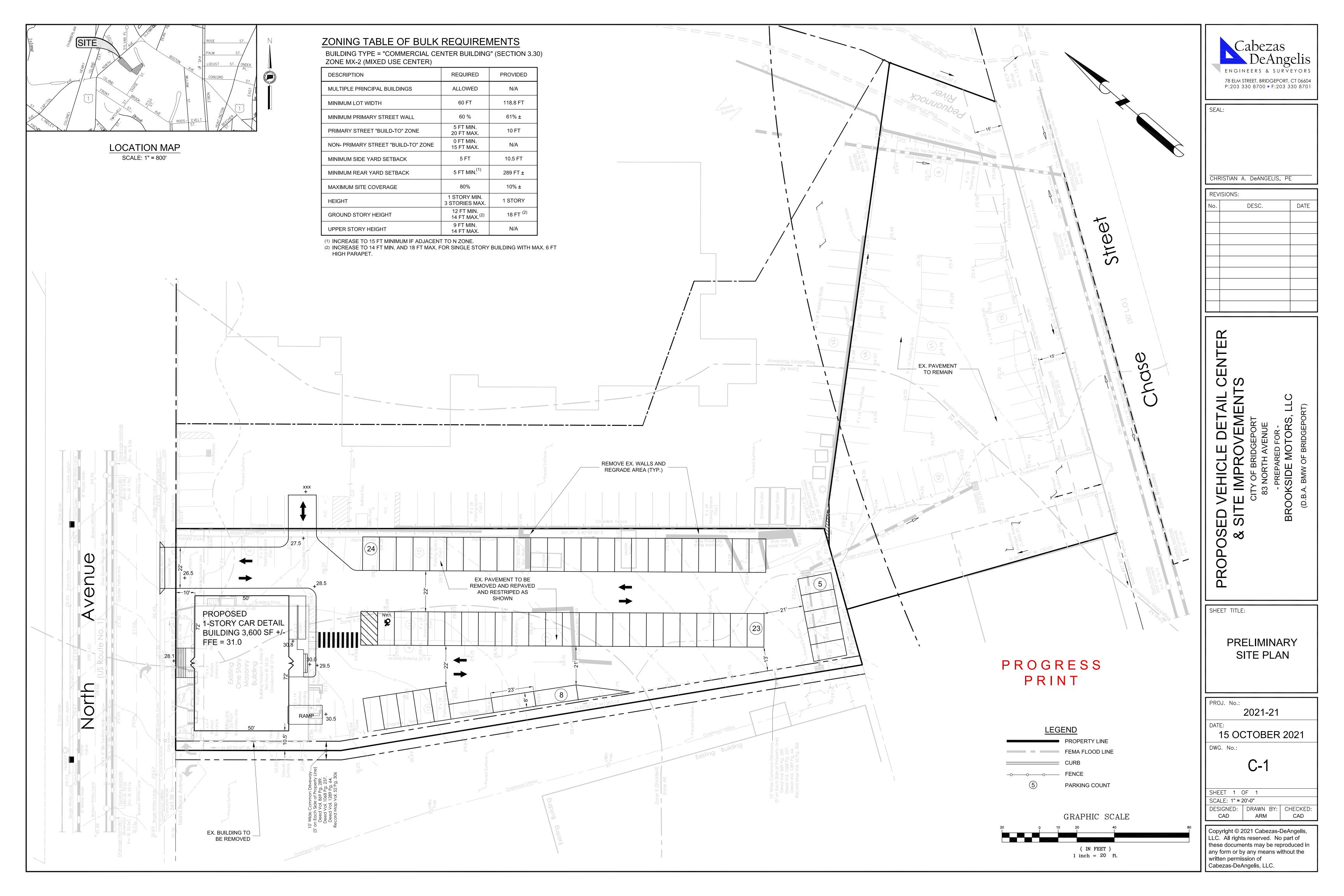
43 NORTH AVENUE, BRIDGEPORT, CT, 06606, United States

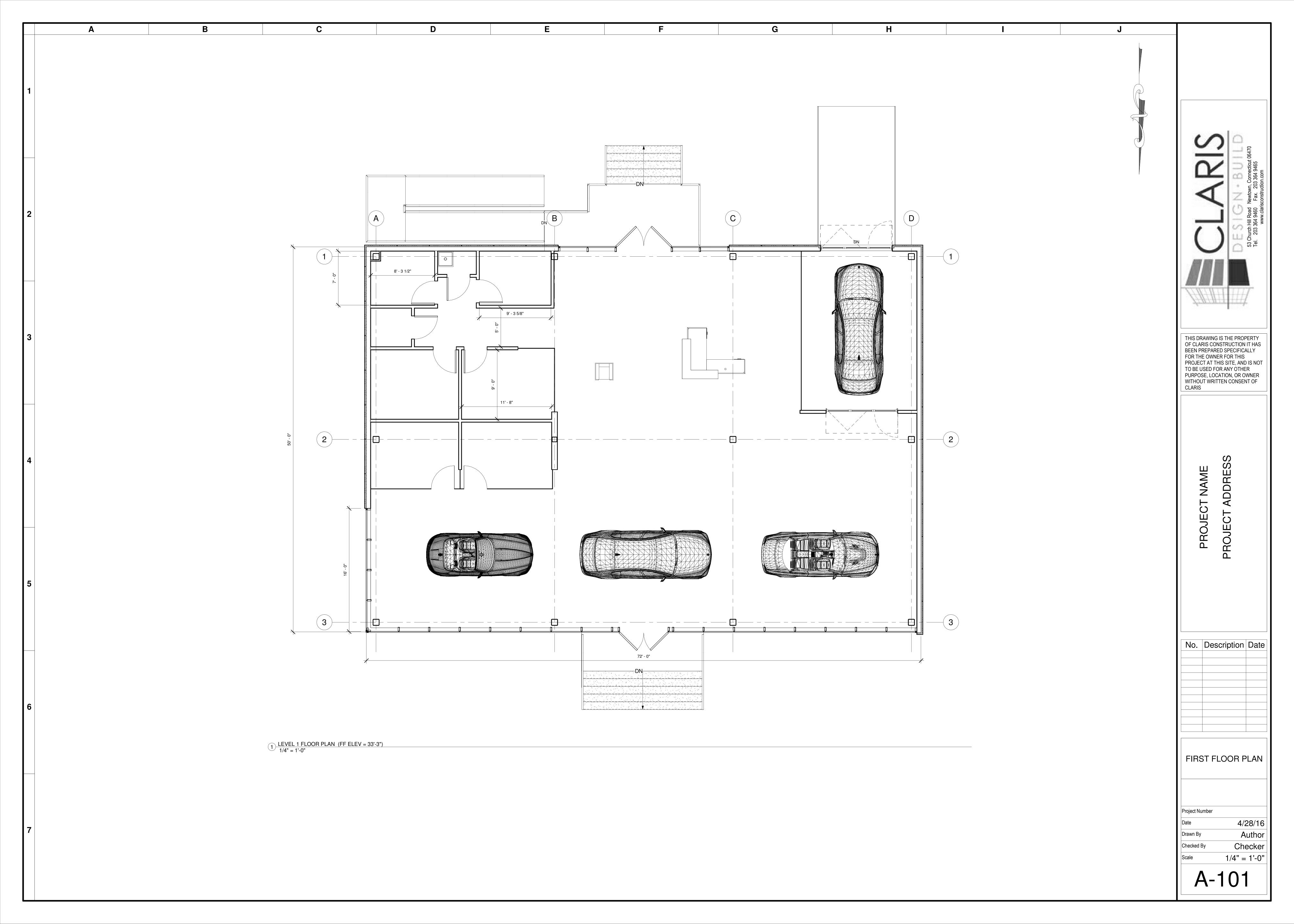


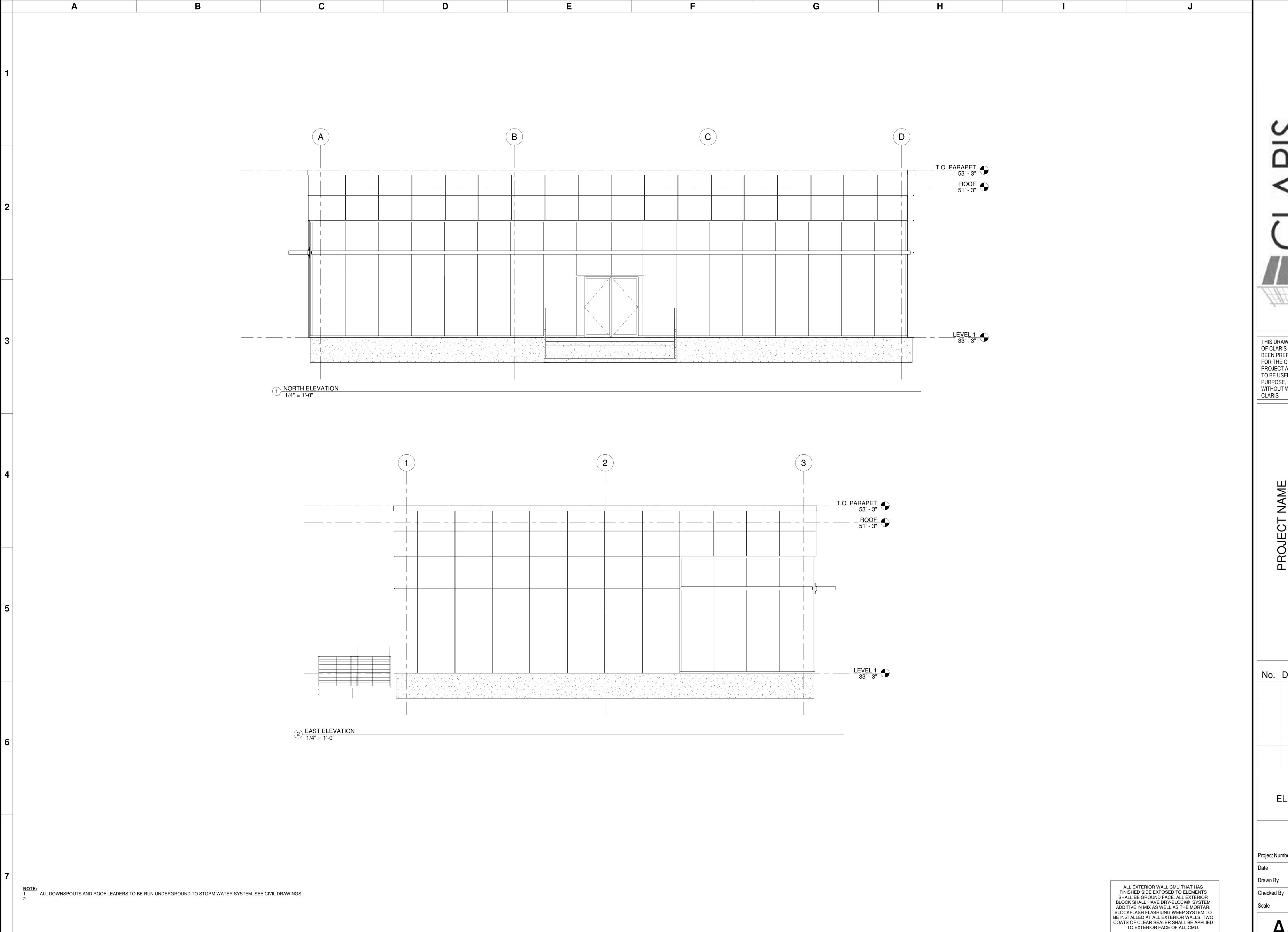
LIST OF NEIGHBORING PROPERTIES WITHIN 100' OF 83 NORTH AVE

LOCATION	OWNER	MAILING ADDRESS	CITY	STATE	ZID
141 NORTH AV	141 N AVE LLC	1862 EAST MAIN ST	BRIDGEPORT	ָ ב	06610
66 NORTH AV	SYLVAN AVENUE ASSOCIATES (LIMITED PARTNERSHIP)	60 NORTH AVE	BRIDGEPORT	5 t	01000
90 NORTH AV	SAMUEL M RIZZITELLI JR TRUSTEE	26 PRINDLE AVE	DERBY	5 b	06418
125 CHASE ST	125 CHASE STREET LLC	385 STEPNEY RD	EASTON	; b	06612
83 NORTH AV	83 NORTH AVENUE LLC	43 NORTH AVE	BRIDGEPORT	b	06606
12 CHASE ST	DELVENTO ARLENE A ET AL	385 STEPNEY RD	EASTON	5	06612
43 NORTH AV	83 NORTH AVE LLC & CHASE 125 LLC	43 NORTH AVE	BRIDGEPORT	: ב	06606
40 NORTH AV	SYLVAN AVENUE ASSOCIATES (LIMITED PARTNERSHIP)	60 NORTH AVE	BRIDGEPORT	; b	06606
94 NORTH AV #96		750 DANIELS FARM ROAD	TRUMBULL	נ ו	06611
61 NORTH AV	61 NORTH AVENUE LLC	43 NORTH AVE	BRIDGEPORT	5	90990









THIS DRAWING IS THE PROPERTY OF CLARIS CONSTRUCTION IT HAS

BEEN PREPARED SPECIFICALLY FOR THE OWNER FOR THIS
PROJECT AT THIS SITE, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER WITHOUT WRITTEN CONSENT OF

PROJECT NAME

No. Description Date

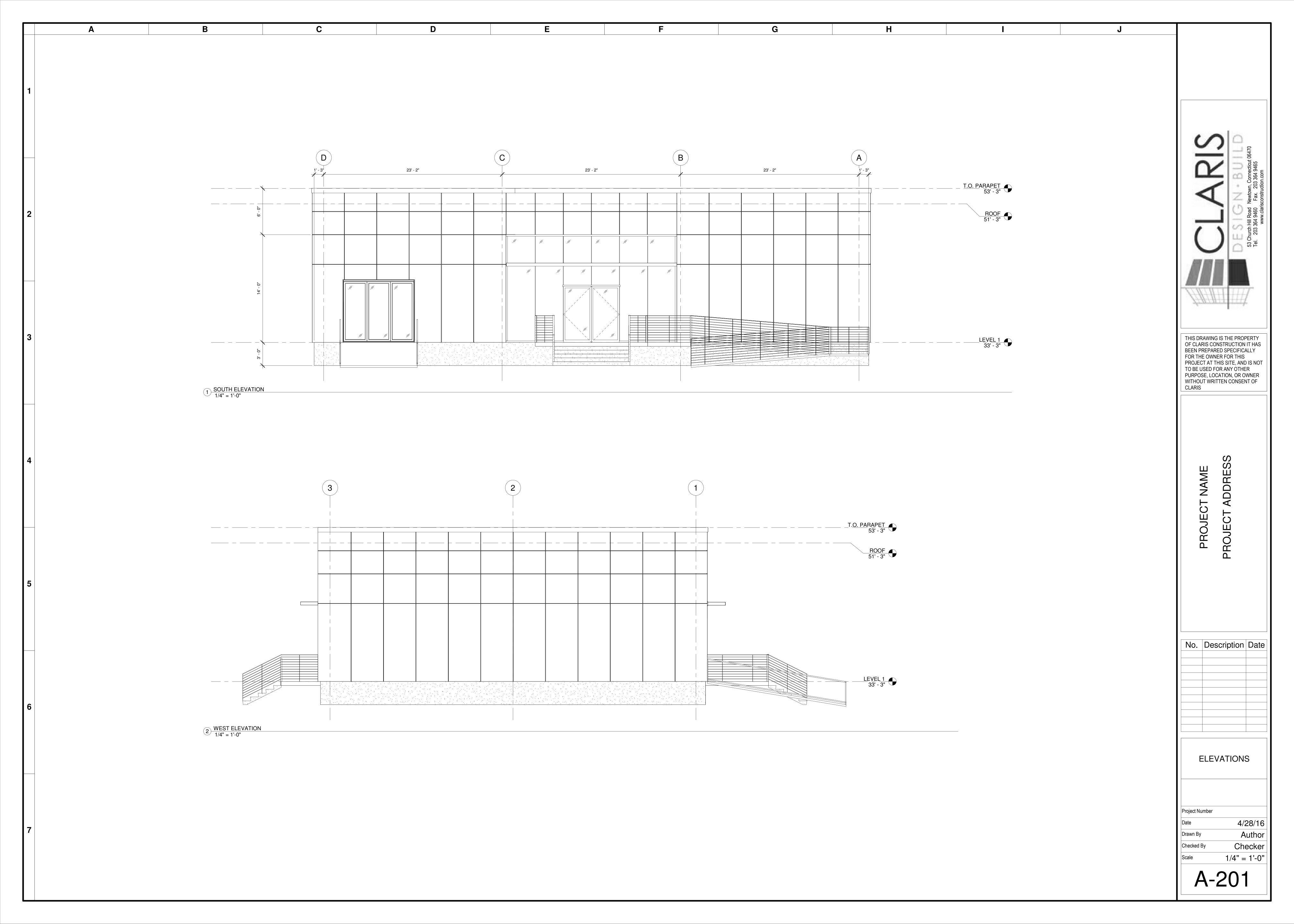
ELEVATIONS

Project Number

4/28/16 Author

1/4" = 1'-0"

Checker





FEE RECEIVED:

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: 143 Calhoun Avenue (Number) (Zone Classification) West On the South side of the street about Lexington Avenue 40/ 1039/ 21// Block: Lot: 49.38' x 115.08' x 50.30' x 117.03' Dimension of Lot in Question 1. NAME OF APPLICANT / BUSINESS Manuel DaSilva 2. APPLICANT INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Agent 3. HAS A PREVIOUS APPLICATION BEEN FILED? NO IF SO, GIVE DATE OF HEARING 4. DESCRIBE PROPOSED DEVELOPMENT Legalize existing Non-Comforming Detached Garage 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: USE TO BE MADE OF PROPERTY 2 - Family Residence 7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)? Pre-existing Non-Comforming Garage (Existing Dilapidated Garage was Replaced with the same size structure, and with similar architectural features) Manuel DaSilva APPLICANT If signed by agent, state capacity (lawyer, builder, etc Architectural Designer mldasilva12@gmail.com 8 Brookfield Drive, Shelton, CT., 06484 mldasilva12@gmail.com (Zip Code) (Phone #) Marco Rodrigues PROPERTY OWNERS ENDORSEMENT (If other than owner) Februry 20 2 NICHOLAS A. MCLEAN Notary Public in & for the County 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)

Clerk

List of Neighbors within 100ft of 143 Cahoun Ave

MARIA DO CEU COUTINHO

114 JONES AVENUE BRIDGEPORT, CT 06604

VALERIO LOURDES

1322 NORTH AVENUE STRATFORD, CT 06614

NUNES AUTO SALES INC

170 CALHOUN AVE BRIDGEPORT, CT 06604

RAFAEL GLEZ

127 CALHOUN AV BRIDGEPORT, CT 06604

DENSON ERNESTINE & DOROTHY

138 JONES AVE BRIDGEPORT, CT 06604

ARNOLD & BEATRICE LOUIS

169 CALHOUN AVE APT 2 BRIDGEPORT, CT 06604

JOAQUIM & ALEXANDRINA ROSA

128 JONES AVE BRIDGEPORT, CT 06604

MELISSA A LUCERO

8 BEECHWOOD AVENUE #5 BRIDGEPORT, CT 06604

JOSEPH C LAZZARO

17 CASEMENT STREET DARIEN, CT 06820

OLGA S ROSA

129 CALHOUN AVE BRIDGEPORT, CT 06604

ANI COLLINS

146 JONES AVENUE BRIDGEPORT, CT 06604

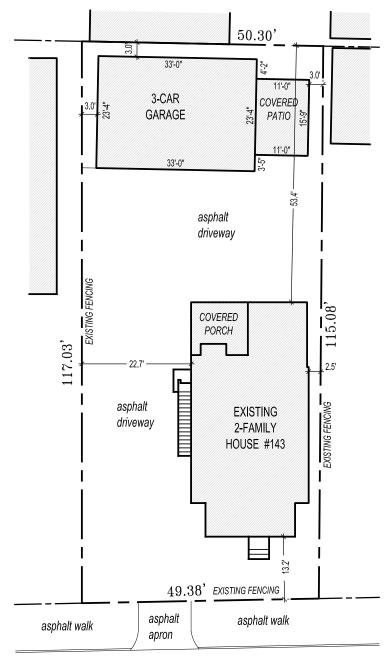
RAFAEL GLEZ

156 CALHOUN AV #158 BRIDGEPORT, CT 06604

PETER SILANO

14 BILTMORE

SHELTON, CT 06484



ZONE: NX2

LOT SIZE — 5,783 S.F.

3-CAR GARAGE FOOTPRINT — 770 S.F.

COVERED PATIO — 173 S.F.

AT GARAGE FOOTPRINT

EXISTING 2-FAMILY HOUSE — 1,224 S.F.

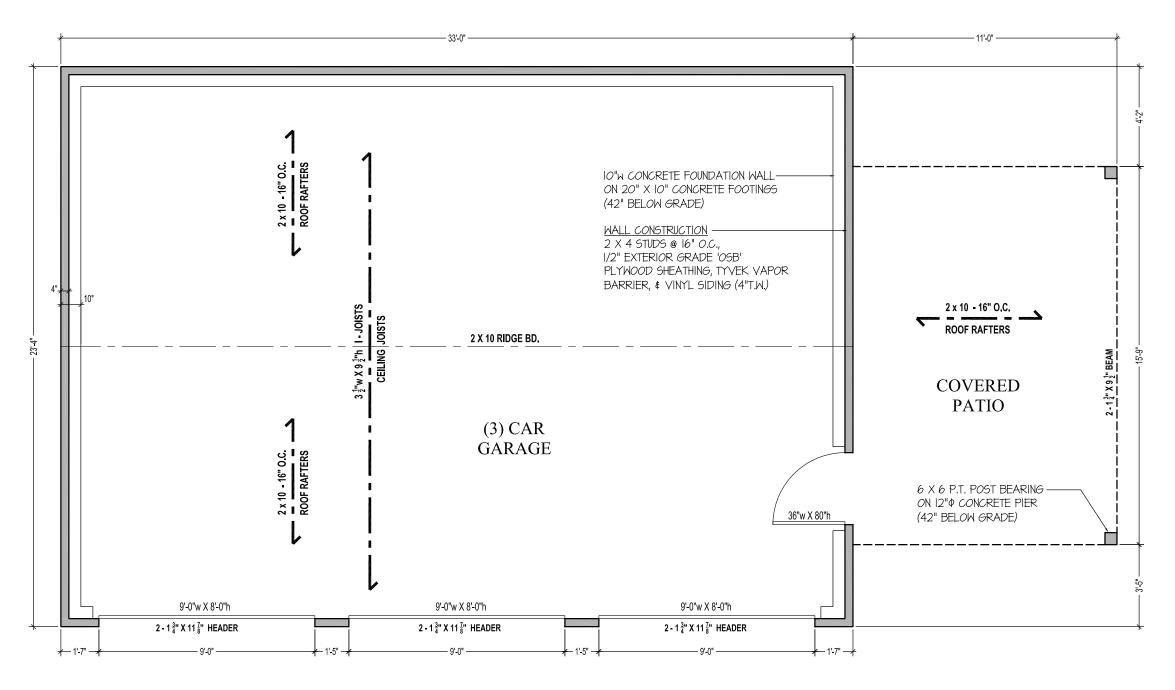
FOOTPRINT

EXISTING LANDSCAPED AREA — 0 S.F.

EXISTING PAVED AREA - 3,616 S.F.

CALHOUN AVE.





GARAGE FLOOR PLAN

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

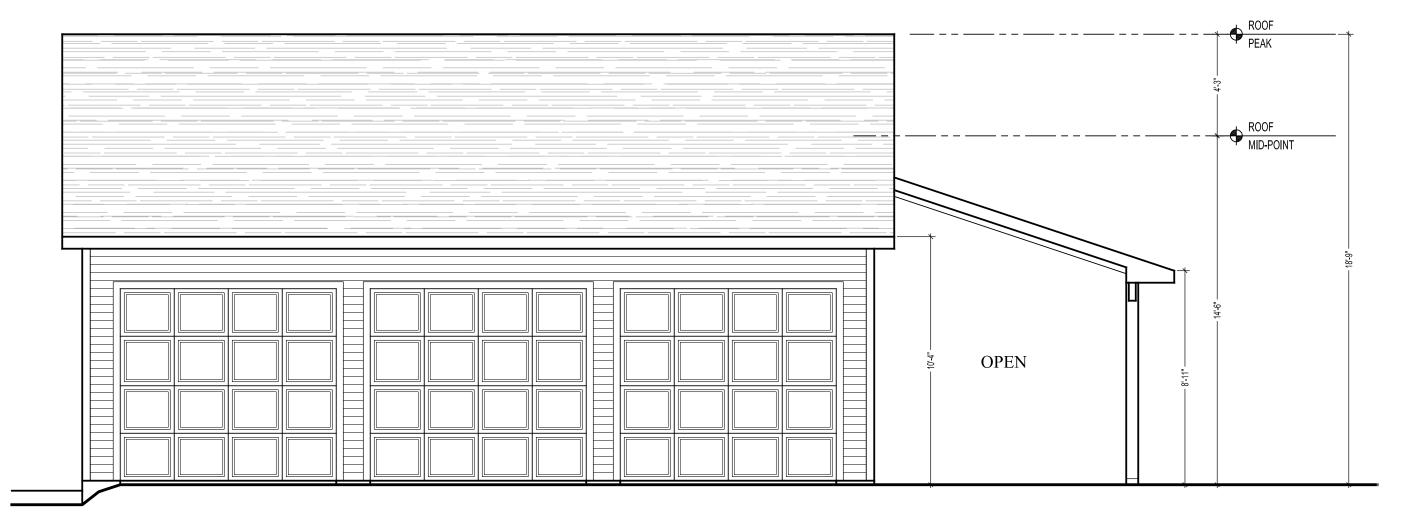
MARCO RODRIGUES

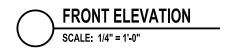
143 CALHOUN AVE
BRIDGEPORT, CT 06604

PREPARED BY:
MANUEL DASILVA
DaSilva Design & Const. LLC.
8 BROOKFIELD DR.
SHELTON, CT 06484
P. (203) 414-5943
E mldasilva120gmail.com

PREPARED BY:
MANUEL DASILVA
DATE:

1 of 3 02-02-2022





MARCO RODRIGUES

143 CALHOUN AVE
BRIDGEPORT, CT 06604

PREPARED BY:

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SHELTON, CT 06484
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E mildasilva120gmail.com

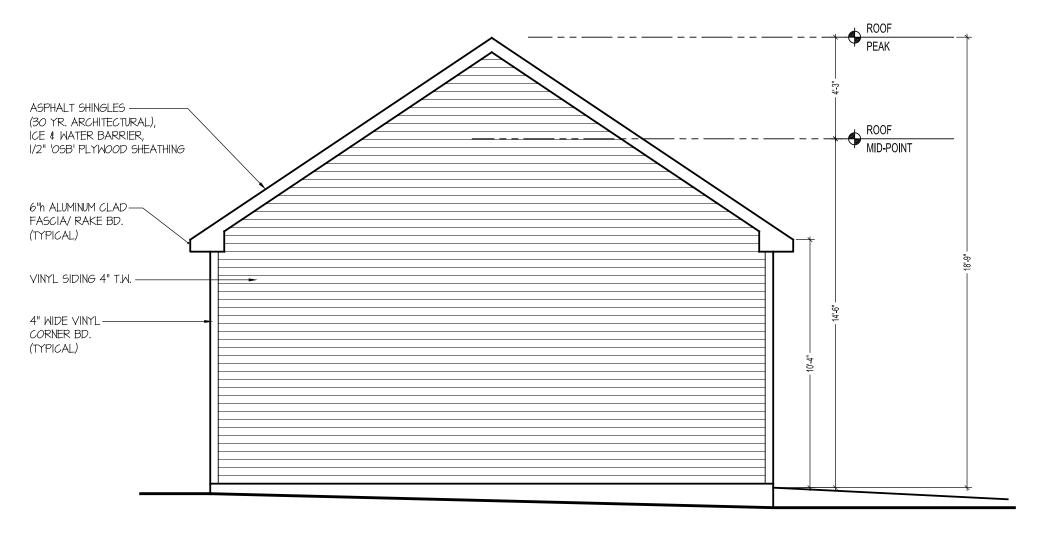
GARAGE
EXTERIOR ELEVATION

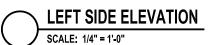
SCALE
1/4" = 1'-0"

DRAWING NO.

MANUEL OF SHEETS:

2 of 3 02 - 02 - 2022





MARCO RODRIGUES

143 CALHOUN AVE
BRIDGEPORT, CT 06604

PREPARED BY:
MANUEL DASILVA
DASILVA DESIGN & CONST. LLC.
8 BROOKFIELD DR.
SHELTON, CT 06484
P. (203) 414-5943
E midasilva12•gmail.com

GARAGE
EXTERIOR ELEVATION
SCALE:
1/4" = 1'-0"

DRAMING NO.

MANUEL DASILVA
DASILVA
OBANING NO.

MANUEL OF SHEETS:

3 of 3 02 - 02 - 2022

PROJECT OWNER & LOCATION:

CITY OF BRIDGEPORT



ZONING BOARD OF APPEALS APPLICATION CHECKLIST

Required Information

	All items must be submitted in sets of (11) Eleven
	All plans & drawings must be full size (24"x36"), drawn to scale and in a PROFESSIONAL manner and must include a title block noting the name, address & telephone number of preparer.
	Site Development Plan prepared in accordance with Sec. 14-2-3b of the Bridgeport Zoning Regulations. Include the Zone Development Standards table indicating both required as well as the proposed Standards.
	Elevation views of a proposed new structure or elevation views of an existing building where an addition or change is proposed.
	Floor plan of building(s) or section of building(s) being considered by the Board. (All sets FOLDED DOWN to 8" x 12") A Design Standard submission for new developments.
	A written statement citing the specific provision(s) of the Regulations from which the variance is sought.
X	A list of the names & addresses of all property owners within 100 ft of all property lines of the subject property. The Tax Assessor's Office (Room 105) can assist with this information or visit the COB website: http://gis.cdm.com/BridgeportCT/map.htm
	All applications must include the following:
	a) Mailing address & zip code of applicant or authorized agent.
	b) Daytime telephone number of applicant or authorized agent.
	c) Signature of owner(s) & applicant(s)
	d) Filing fee - cash, check or money order payable to the ZONING BOARD OF APPEALS or
	BPT. ZBA.
	All items submitted must be saved and properly installed on a USB flash drive. The information on the USB flash drive must include the application, site plans, and all other hard copy information (landscaping, floor elevations, etc) that will be submitted. It also must be labelled with the property address and the date of hearing. All plans and paper work that is submitted to the zoning office must be FOLDED (8"x12" or smaller) and Collated into 11 separate packets.
Notes:	 Applications that do not provide ALL of the above required information will be considered "incomplete" and will be not be accepted. Applications will be limited to the first 10 submitted, regardless of the submission deadline.
	2. No application will be assigned for a public hearing until such time as the City Engineering Department has reviewed and submitted comments to the Zoning Office.
	3. A Use Variance approval by the Z.B.A. requires a Site Plan Review by the Planning & Zoning Commission as set forth in Section 14-2-2. This approval may be in addition to other requirements of the Zoning Regulations. All required approvals must be obtained prior to the use and/or development of any parcel granted a Variance.
	 Proposed signs are not accepted as part of any petition. Signage is regulated under Sec. 11-7 of the Zoning Regulations.
	51 SM
	Applicant's Signature Date Reviewers Initials Date

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

premises located							Zone	
(Number)		(Street)						
On the	Fast West)	side of the street a	bout		feet	(North S	South Fast West)	from
(North, County)								
(Stre	el)			Block :				
Imension of Lot in C	Question _		(Specify)					
1. NAME OF APPLI	CANT / BL	SINESS						
2. APPLICANT INTE	EREST IN	PROPERTY (OWNE		int) E, ETC.)				
3. HAS A PREVIOU	S APPLIC	ATION BEEN FILED?	?	IF SO, GIV	/E DATE (OF HEARI	NG	
4. DESCRIBE PROI	POSED DE	EVELOPMENT	(Yes or No)					
□ Setback □ Co □ Extension or E	overage Inlargem	ES TO: Check all that Appl □ Landscaping [ent of Non-Conform e □ Other:	☐ Lot Are	e and/or E	Building	☐ Coas	tal Area Ma	anagement
3. USE TO BE MAD	E OF PRO	PERTY						
7. WHAT IS THE SP	PECIFIC HA	ARDSHIP FOR GRAI	NTING A V	ARIANCE (14-7-4)? .			
APPLICANT	5/	(Signature)	1	Sarah Scha	affer (Print)		DATE	
If signed by agent, state	capacity (law	yer, builder, etc	rchitect		/	sscha	iffer@brha	rch.com
Mailing Address					03	071	, ,	878-4823
PROPERTY OWNERS			signature)		^{(Zip} Print_	^{Code)} Sarah	, ,	hone #)
Subscribe & Sworn t	o before m	e this da	ay of Notary Pu	20 lblic in & for		 ty of Fairfie	eld, State of 0	Connecticut.
	All q Applicant,	REFULLY BE uestions must be ans or Agent for, must ac The Zoning Board of A NO APPLICATION F PLEASE MAKE CHECK F (REFER TO ZONING DE	wered in de Ihere to the Appeals to RECEIVED BY PAYABLE TO	etail (use sep attached ch process this MAIL CAN B ZONING BOA	parate shed neck list or application E ACCEPTEI ARD OF APPI	et if necess it will not l on. D. EALS	sary).	
			TE:		20 Cle			

Rite Aid Pharmacy – Reverse Vending Machine Installation

Abstract/ Background:

According to the "Store Obligations to Take Back Beverage Container" law certain stores throughout Connecticut are required "to have at least two RVMs at their locations. This requirement applies to stores that are part of a chain that (1) does the same general type of business; (2) operates at least 10 stores in Connecticut under common ownership; and (3) has at least 7,000 sq. ft. that is used to display goods for sale."

(https://www.cga.ct.gov/2021/rpt/pdf/2021-R-0156.pdf) This law can also be found in "Substitute Senate Bill No. 1037, Public Act No. 21-58" on page 13, section 7(a) where it states in part "...place of business is part of a chain engaged in the same general field of business that operates ten or more units in this state under common ownership and whose business has not less than seven thousand square feet devoted to the display of merchandise for sale to the public shall install and maintain not less than two reverse vending machines..."

(https://www.cga.ct.gov/2021/ACT/PA/PDF/2021PA-00058-R00SB-01037-PA.PDF).

Local Zoning Compliance:

In accordance with the law stated above the Rite Aid, located at 1060 East Main Street, are seeking a variance for the regulation 4.70.5 of the zoning code, specifically "(6) Outdoor vending machines may not be located within 5 feet of the public right-of-way, or located in such a manner as to encourage or require customers to stand or park in the right-of-way in order to use the machine." With this variance Rite Aid would place two reverse vending machines on the public sidewalk along East Main Street. Please refer to submitted drawings for further specificity of proposed reverse vending machines' location.



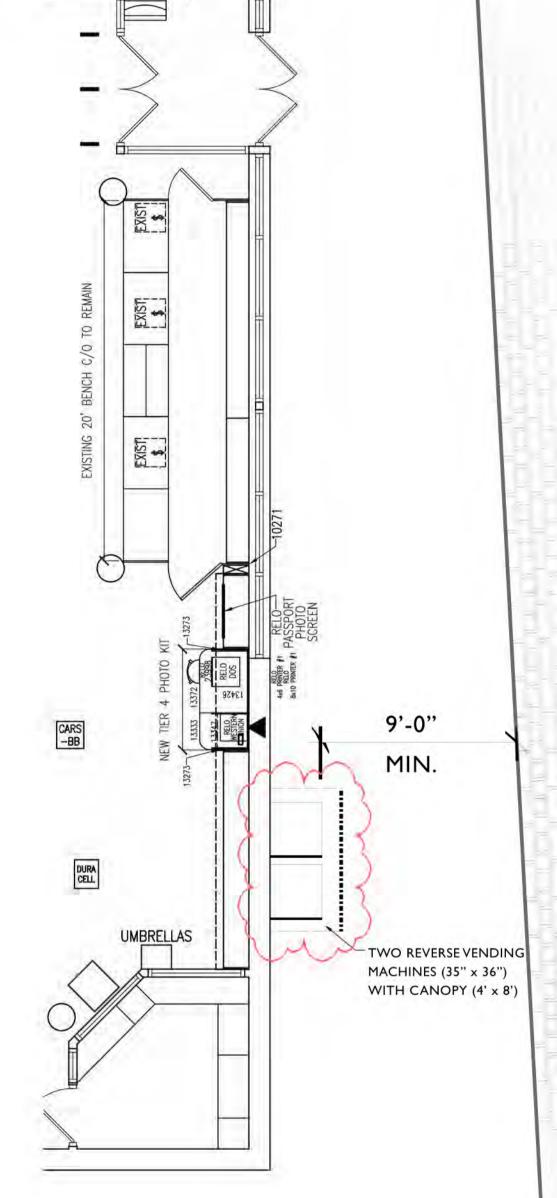
ADDRESS WITHIN 100FT OF SITE	PROPERTY OWNER'S NAME	PROPERTY OWNER'S ADDRESS
1025 EAST MAIN STREET	AFSA ENTERPRISE LLC	1025 EAST MAIN STREET
1023 EAST WAIN STREET	AI SA LIVI LIVI NISE LLC	BRIDGEPORT, CT 06608
1001 EAST MAIN STREET #1007	1001-1007 EAST MAIN ST INC	51 LAKE AVENUE
1001 EAST WAIN STREET #1007	1001-1007 EAST MAIN ST INC	YONKERS, NY 10703
426 ARCTIC STREET #436	EAST MAIN DEVELOPMENT LLC	1025 EAST MAIN STREET
420 ANCTIC STREET #430	LAST WAIN DEVELOPMENT LEC	BRIDGEPORT, CT 06608
1053 EAST MAIN STREET #1057	EAST MAIN DEVELOPMENT LLC	1025 EAST MAIN STREET
1033 EAST WAIN STREET #1037	EAST MAIN DEVELOPMENT LEC	BRIDGEPORT, CT 06608
1071 EAST MAIN STREET	OPTIMUS HEALTH CARE INC	1071 EAST MAIN STREET
10/1 EAST WAIN STREET	OF TIMOS HEALTH CARE INC	BRIDGEPORT, CT 06608
1070 EAST MAIN STREET #1086	1070 EAST MAIN ST LLC	1070-1086 EAST MAIN STREET
1070 EAST WAIN STREET #1000	1070 EAST WAIN STEEC	BRIDGEPORT, CT 06608
491 ARCTIC STREET #493	STEPHANIE STEWART	493 ARCTIC STREET
431 ANCIIC STREET #433	SILFIIANIL SILWANI	BRIDGEPORT, CT 06608

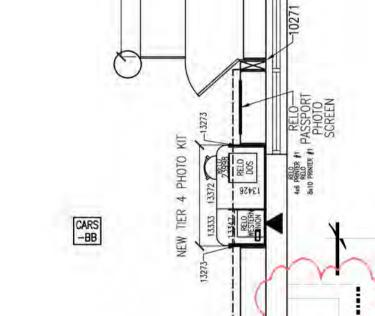
ADDRESS WITHIN 100FT OF SITE	PROPERTY OWNER'S NAME	PROPERTY OWNER'S ADDRESS
499 ARCTIC STREET	JUAN HERNANDEZ	499 ARCTIC STREET BRIDGEPORT, CT 06608
509 ARCTIC STREET #511	CITY OF BRIDGEPORT	45 LYON TERRANCE BRIDGEPORT, CT 06604
234 BROOKS STREET	HUNTLEY J STONE	234 BROOKS STREET BRIDGEPORT, CT 06608
216 BROOKS STREET #220	ROBERTO CEDENO ANGEL R LLAMAS-MAYEN	216-220 BROOKS STREET BRIDGEPORT, CT 06608
208 BROOKS STREET	JOSE A ET AL ORTIZ	208 BROOKS STREET BRIDGEPORT, CT 06608
200 BROOKS STREET #202	EST OF LUCILLE LITTLE C/O CHARLES LITTLE	200 BROOKS STREET BRIDGEPORT, CT 06608
194 BROOKS STREET #196	RIGOBERTO GONZALEZ	194-196 BROOKS STREET BRIDGEPORT, CT 06608
184 BROOKS STREET	CHARLOTTE OWENS	184 BROOKS STREET BRIDGEPORT, CT 06608
172 BROOKS STREET #178	RAPAJ QUN	228 PURDY HILL ROAD MONROE, CT 06468
164 BROOKS STREET #170	164 BROOKS ASSOC LLC	23 MATTABASSETT STREET BERLIN, CT 06037
547 barnum avenue	BTTC LL LLC	55 FIFTH AVEUNE 15 TH FLOOR NEW YORK, NY 10003
982 EAST MAIN STREET #988	OPTIMUS HEALTH CARE INC	988 EAST MAIN STREET BRIDGEPORT, CT 06608
975 EAST MAIN STREET	OPTIMUS HEALTH CARE INC	975 EAST MAIN STREET BRIDGEPORT, CT 06608
547 BARNUM AVENUE	BTTC LL LLC	55 FIFTH AVENUE 15 TH FLOOR NEW YORK, NY 10003



833 TURNPIKE ROAD P.O. BOX 104 **NEW IPSWICH NEW** HAMPSHIRE 03071

(603) 878-4834 SSCHAFFER@BRHARCH.COM





NEW 80'(84") 14BD (1)

| Wood EXIST 32'(84") 14BD (1)

| Wood EXIST 32'(84") 14BD (1) \$08\(RELO48'(60") 14BD (2) (S01)_{RELO28}'(60") 14BD (2) NEW 90" (66") COS. PROMO (S09) RELO36'(60") 14BD (2) S02 RELO36'(60") 14BD 2 (PWR REQ'D) 8 NEW 90" (66") COS. PROMO 16'-8" 6'-8" N (\$10)_{RELO36}'(60") 14BD (2) S03/RELO44'(60") 14BD 2 \$04) NEW 44'(60") 14BD (S11) RELO36'(60") 14BD (2) 6'-11" 44' OF GREETING CARDS 14'-5" NEW 24' OF 18" FT & BD (THIS SIDE ONLY) \$12 RELO44'(60") 14BD ② 13'-9" 20' OF GREETING CARDS CARS -88 S05 RELO40'(60") 14BD 2 \$13\text{RELO 36'(60"+6") 14BD 2 20(22)(23) 17'-0" \$06\RELO40'(60") 14BD 2 13'-3" EXIST RAPID SCRIPT EXIST 0.C. FRONT OF PHARMACY
TO RECEIVE NEW
PANELING
7'-7"

NEW (6) (507) RELO 40' (60") 14BD (2)

NEW TO MATCH EXISTING

NEW 10" VALANCE W/WALL MOUNTED BRACKETS

145'-2"

COMMON UPRIGHTS MO PANELS 52" SILL HEIGH

MGR'S OFFICE

COMMON UPRIGHTS

-NO PANELS

S14) RELO 40' (60"+6") 14BD 2 20 22 23

W06 EXIST59'(84") 14BD

FIXTURE PLAN SCALE: 1/8" = 1'-0"

FRONT-END DETAIL PLAN
SCALE: 3/16" = 1'-0"

BRUCE RONAYNE HAMILTON

ARCHITECTURE LAND PLANNING INTERIOR DESIG 3D VISUALIZATIO

ARCHITECTS

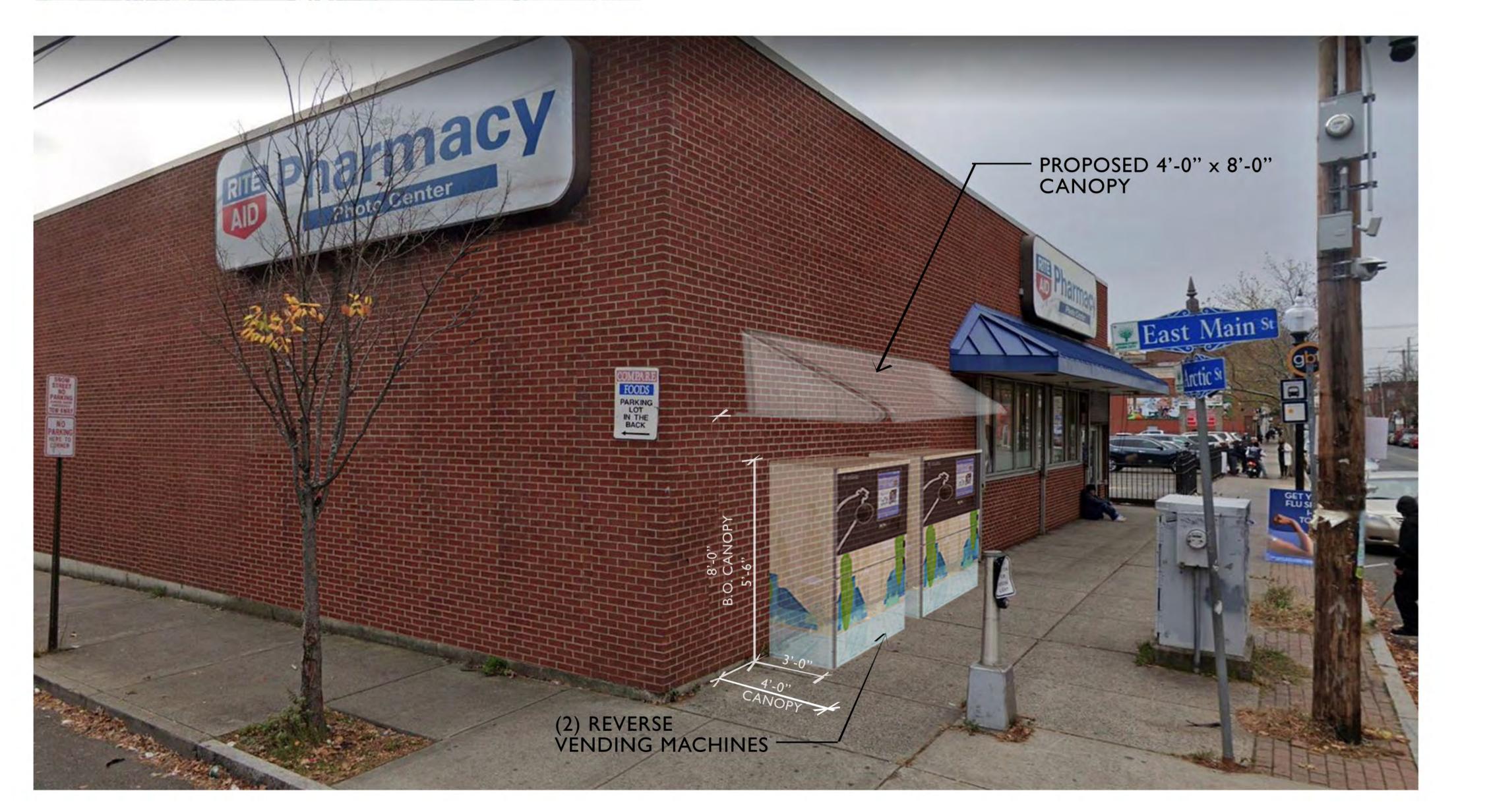
833 TURNPIKE ROAD P.O. BOX 104 NEW IPSWICH NEW HAMPSHIRE 0307

THIS DESIGN AND THE DRAWINGS
THEREFORE, PREPARED FOR THIS
PROJECT, ARE THE PROPERTY OF THE
ARCHITECT, BRUCE RONAYNE
HAMILTON, ARCHITECTS INC., AND, THE
DESIGN AND/OR DRAWINGS MAY NOT
BE USED IN WHOLE OR IN PART FOR
ANY USE OTHER THAN FOR THE
ORIGINAL PROJECT FOR WHICH THE
DESIGN AND/OR DRAWINGS WERE
PREPARED, WITHOUT THE EXPRESSED
WRITTEN PERMISSION OF THE
ARCHITECT, BRUCE RONAYNE
HAMILTON ARCHITECTS, INC. NO
BUILDING PERMIT SHALL BE ISSUED
BY ANY BUILDING DEPARTMENT,
UNLESS THIS DOCUMENT BEARS THE
ORIGINAL SEAL AND SIGNATURE OF
THE ARCHITECT, BRUCE RONAYNE
HAMILTON ARCHITECTS INC.

CALLOUTS PLAN

Bridgeport CT 06608 Rite Aid 1060 East Main Stre FLOOR

A-1.0



APPLICANT: SARAH SCHAFFER

P.O. BOX 104

NEW IPSWICH NEW

HAMPSHIRE 03071

(603) 878-4834 SSCHAFFER@BRHARCH.COM BRUCE
RONAYNE
HAMILTON
ARCHITECTS

ARCHITECTURE LAND PLANNING INTERIOR DESIGN 3D VISUALIZATION

833 TURNPIKE ROAD P.O. BOX 104 NEW IPSWICH NEW HAMPSHIRE 03071

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THE ARCHITECT, BRUCE RONAYNE
HAMILTON ARCHITECTS INC.

REV. DATE

DESCRIPTION OF REV.

SEV. NO

LEVATION VIEW

Rite Aid - Bridgeport
1060 East Main Street, Bridgeport CT 06608

SCALE:
DATE:
STA / 2022

A-2.0

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 ☐ Reque	st for Re-hearing Chan	ge of Con	dition(s) o	f Approval;	pursuant to the Zonii	_
-	of Bridgeport and/or the G	ieneral Sta	atutes of the	ne State of	Connecticut as to the	1
premises located at:	01 15 1 4	100000			NIV/ O	
1096/1102	Stratford Avenu	ie			Zone NX-3	
(Number)	(Street)	4E 0	10/0	a.t	(Zone Classification)	
On the South South Fast West!	side of the street about 24	45.6	feet vve	St (North Sou	th, East, West) from	į
Newfield Avenue						
	101 100 11 101 100	Block : 6	1		Lot: 20	
Dimension of Lot in Questio	_n 48' x 100.4' x 48' x 100.	4'				_
1. NAME OF APPLICANT /	BUSINESS Habitat for Hun	nanity of C	Coastal Fa	irfield Cour	nty	_
2. APPLICANT INTEREST	IN PROPERTY (OWNER, LESS	(Print) SEE, ETC.)	Owner			_
3. HAS A PREVIOUS APPL	LICATION BEEN FILED? No		GIVE DATE	OF HEARIN	G	_
4. DESCRIBE PROPOSED	DEVELOPMENT New construction		side two-family	home each unit	containing	_
4 bedrooms and 2 bath	rooms and off-street parki	ng for 2 ca	ars per uni	it.		
5. THIS APPLICATION REI	_ATES TO: Check all that Apply					
□ Setback □ Coverage	e □ Landscaping □ Lot	Area and \	Width □ F	Floor Area	□ Height ■ Parking	ר
	ement of Non-Conforming)
Approval D Liquor D	Use Other: 3.70.4 Prima	rv Street Wa	all : 3 70 9 N	umber of Prin	nciple Units	
					ioipie orinte	_
6. USE TO BE MADE OF F	PROPERTY Residential: two	-family ho	me			_
				Attempting to	develop urgently needed	_
7. WHAT IS THE SPECIFIC	HARDSHIP FOR GRANTING	A VARIANC	E (14-7-4)?		1 0 ,	-
affordable homeownership opportu	unities on an existing, narrow non-confo	rming lot in kee	eping with the a	esthetics of the	neighborhood.	
APPLICANT Kuin	move 1	KEVIN	MOORE	61	DATE 2/3/2022	
	(Signature)		(Print)			
If signed by agent, state capacity	(lawyer, builder, etc DI2ECTO2 C	F CONSTR	UCTLON	KMOORE (D HABITATCEC . OR	G
	* **			101.1.2	(Email)	-
Mailing Address 1542 Barn	um Ave. Bridgeport CT		06610		(203) 209-5596	_
PROPERTY OWNERS ENDO	Marin Mond	e		ip Code) Kevin Moore	(Phone #)	_
(If other than owner)	2 (Signature)	1	11			
Subscribe & Sworn to before	// / #	obrej				
1 / had	Notary	/ Public in &	for the Cou	nty of Fairfield	d, State of Connecticut.	
Note: READ	CAREFULLY BEFORE	FILLIN	G OUT 1	THIS APP	LICATION	
Α	Il questions must be answered i	n detail (use	separate she	eet if necessa	ry).	
The Applica	ant, or Agent for, must adhere to The Zoning Board of Appeals				e possible for	
Manney Comment	NO APPLICATION RECEIVE					
	PLEASE MAKE CHECK PAYABLE					
	(REFER TO ZONING DEPARTMI	ENI AS TO FE	ES 203-576-72	.17)		
FEE RECEIVED:	DATE:		, 20 (Clerk		



February 3, 2022

RE: Petition to the Zoning Board of Appeals regarding 1096 Stratford Ave

Habitat for Humanity of Coastal Fairfield County is requesting approval to build a 28' 9" x 68' 11" side-by-side two family two-story home consisting of 2 homeownership units each with 4 bedrooms, 2 bathrooms and an unfinished basement. Off street parking for two cars per unit will be provided.

We are requesting a waiver of 4 provisions of the NX-3 zoning requirements:

3.70.4 #2- Primary Street Wall

We are requesting a waiver of the 85% minimum width and 3 unit minimum of the primary street wall. (Requesting approval for 2 homeownership units with 60% width.)

3.70.5 #1- Parking & Driveway Access

We are requesting a waiver of the requirement to have only 1 driveway access per building. (Requesting approval for (2) 9' wide driveway openings.)

3.70.9 #1- Number of Principle Units

We are requesting a waiver of the 3 unit minimum. (Requesting approval for 2 homeownership units.)

With your approval we are hoping to develop two urgently needed affordable homeownership units for Bridgeport residents. The narrow, existing non-conforming lot provides a clear hardship as developing more than two homeownership units on this lot would be unfeasible. By building a side-by-side two-family home as we have designed these units can be sold to separate homeowners and live much like detached homes with only one shared wall and separate yard spaces and parking areas. We feel this home design is within keeping with the aesthetics, character and scale of the neighborhood.

Thank you for your time and consideration.

Requested by:

Kevin Moore

Director of Construction

Kuin Moon



งหับงเพื่ 1542 Barnum Avenue, Bridgeport, CT 06610 | Ph: 203-333-2642 | Fax: 203-333-2650 | www.habitatcfc.org

Property Abutters within 100' or 1096 Stratford Ave. Bridgeport, CT

Property A	ddress	Owner	Owner's mailing address	City/Town, State Zip Code
101 CLIFFO	RD ST	THOMPSON KIMBERLY	101 CLIFFORD ST	BRIDGEPORT, CT 06607
115 CLIFFO	RD ST	RIVERSTONE DEVELOPMENT	606 NORTH AVE	BRIDGEPORT, CT 06606
117 CLIFFO	RD ST #119	BEAUDUY, AMIYRA T	31 MALER AVE	SHELTON, CT 06484-5924
123 CLIFFO	RD ST #125	MALANGO ANDRES M	123 CLIFFORD ST # 125	BRIDGEPORT, CT 06607
129 CLIFFO	RD ST #131	GARCIA JOSE LUIS	129 CLIFFORD ST #131	BRIDGEPORT, CT 06607-1605
137 CLIFFO	RD ST #139	COOTE BRIAN	137 -139 CLIFFORD STREET	BRIDGEPORT, CT 06607
143 CLIFFO	RD ST	SHOREY SHEEM O ET AL	143 CLIFFORD ST	BRIDGEPORT, CT 06607
1126 STRA	ΓFORD AV #1130	JON Q LLC	306 HUNTINGTON ROAD	BRIDGEPORT, CT 06608
1116 STRA	TFORD AV	BRIDGEPORT CITY OF	45 LYON TER	BRIDGEPORT, CT 06604
1106 STRA	TFORD AV #1108	1106 STRATFORD AVENUE LLC	P O BOX 109	BRIDGEPORT, CT 06601
1088 STRA	TFORD AV #1090	AKAFFOU JACK	216 KIMBERLY AVE	NEW HAVEN, CT 06514
1078 STRA	TFORD AV	SALAZAR NEFETH	6747 161ST STREET APT 1L	FLUSHING, NY 11365
1068 STRA	TFORD AV #1072	1072 STATFORD AVE LLC	1068 STRATFORD AV #1072	BRIDGEPORT, CT 06607-1320
1081 STRA	TFORD AV	ASHLAR HISTORIC RESTORATION	l 35 SOPHIA DRIVE	RIDGEFIELD, CT 06877
1095 STRA	ΓFORD AV #1105	BRIDGEPORT CITY OF	45 LYON TERRACE	BRIDGEPORT, CT 06604
1107 STRA	TFORD AV	VR STRATFORD LLC	25 COWAN AVENUE	STAMFORD, CT 06906
1119 STRA	ΓFORD AV #1121	WILLIAMS SHARON M	1119 STRATFORD AV #1121	BRIDGEPORT, CT 06607-1322

Bold = Direct Abutter

- I. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND "THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A **LIMITED PROPERTY/BOUNDARY SURVEY** BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS **T-2** IS INTENDED FOR **MUNICIPAL**
- 2. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
- 3. ALL IMPROVEMENTS SHOWN BASED ON FIELD MEASUREMENTS AND OBSERVATIONS.
- 4. 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 **NOVEMBER 20, 2013** IN ACCORDANCE WITH "GUIDELINES AND SPECIFICATIONS FOR GLOBAL NAVIGATION SATELLITE SYSTEM LAND SURVEYS IN CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., HOLDING THE FOLLOWING VALUES FOR PUBLISHED BASE DATA:

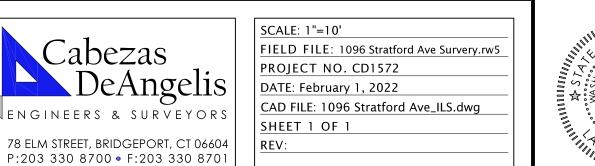
STATION: ORANGE, NORTHING 653,555.9292, EASTING 927,267.5499, LATITUDE 41°15'15.89404", LONGITUDE 73°00'52.60263", ELLIPSOID -4.143.

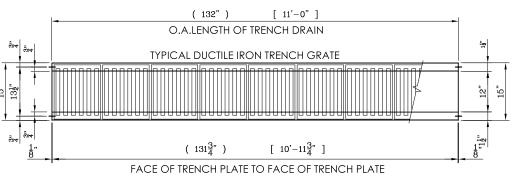
5. MAP REFERENCES:

- A. CHART OF LOTS BELONGING TO LINES & MARSH. BRIDGEPORT, CONN., SCALE: 1" = 40', DATED 1891 PREPARED BY HULL & PALMER ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS MAP VOLUME 2 PAGE 54.
- B. PLAT BOOK OF THE CITY OF BRIDGEPORT, CONNECTICUT. FROM OFFICIAL RECORDS, PRIVATE PLANS AND ACTUAL SURVEYS COMPILED UNDER THE DIRECTION OF AND PUBLISHED BY G.M. HOPKINS CO. CIVIL ENGINEERS, 136-138 SO. FOURTH ST. PHILADELPHIA, 1917 AND ON FILE IN THE CITY OF BRIDGEPORT ENGINEERING DEPARTMENT.
- C. CITY OF BRIDGEPORT ENGINEERING PIN SHEET DEPICTING BLOCK 621.
- RECORD OWNER: HABITAT OF HUMANITY OF COASTAL FAIRFIELD COUNTY, INC. VOL. 10466 PG. 61
- 7. ASSESSOR'S REFERENCE: MAP 37 | BLOCK 621 | LOT 20
- 8. PARCEL AREA: 4,802± SQ. FT., OR 0.110± AC.
- 9. PARCEL IS LOCATED WITHIN THE 'NX-3' ZONING DISTRICT.
- 10. SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 441 OF 626, COMMUNITY BRIDGEPORT, CITY OF, NUMBER 090002 PANEL 0441 SUFFIX G, MAP NUMBER 09001C0441G, MAP REVISED JULY 8, 2013. THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS **ZONE X** (**UNSHADED**).
- I. BOUNDARY LINES DEPICTED HEREON ARE A RESULT OF EXTENSIVE RECORD RESEARCH, FIELD EVIDENCE AND FIELD MEASUREMENTS. DUE TO LACK OF RECORD MONUMENTATION AND CONFLICTING TITLE LINES WITH OCCUPATION LINES THE BOUNDARY LINES DEPICTED HEREON REPRESENT THE PROFESSIONAL OPINION OF THE SURVEYOR. BOUNDARY LINE AGREEMENT IS RECOMMENDED. BOUNDARY LINES MAY BE SUBJECT TO ANY REVISION REQUIRED BY LEGAL ACTION OR BY THE DISCOVERY OF ADDITIONAL RECORD INFORMATION AND/OR FIELD EVIDENCE.
- 2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. CABEZAS DEANGELIS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CABEZAS DEANGELIS FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT IS CERTIFIED THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CABEZAS DEANGELIS HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL BEFORE YOU DIG, INC. (1-800-922-4455).

LEGEND

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





TYPICAL TRENCH DRAIN

$-1\frac{1}{2}$ " Bituminous Concrete (Class 2) ر−1½" Bituminous Concrete (Class 1) Non-Woven Geo Textile around top. sides and 4" Processed Aggregate bottom of Crushed Stone 4" Perforated PVC Pipe-- CT DOT No. 3 (2") Cleaned Crushed Stone Variable Depth (See Plan) 4" PVC Roof Drain - Compacted Sub-Grade @ 2% Slope

BITUMINOUS CONCRETE PAVEMENT AND CRUSHED STONE BED

SANITARY SEWER NOTES 1. SADDLE TO BE SEALTITE TYPE 'E' MULTI-RANGE WYE SEWER SADDLE. (TO BE USED IF CONNECTION IS NOT FOUND)

2. 6" PVC SEWER CONNECTION TO BE INSTALLED ON CRUSHED STONE BASE. CRUSHED STONE TO EXTEND FROM 6" BELOW PIPE TO 3" ABOVE PIPE. FILTER FABRIC TO BE INSTALLED ON TOP SURFACE OF CRUSHED STONE.

3. SERVICE LATERALS TO CROSS SANITARY LINE. VERIFY ELEVATIONS AT CROSSINGS WITH TEST PITS

1. PIPE TO BE BEDDED IN CRUSHED STONE.

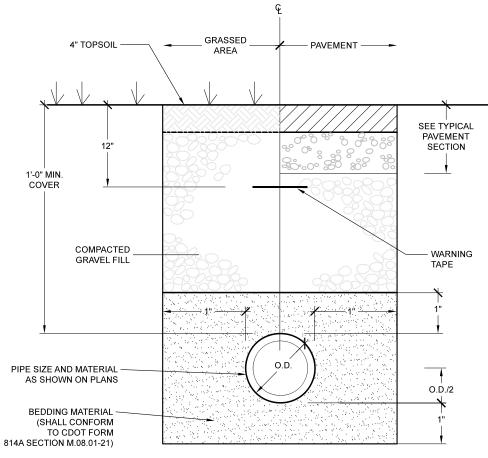
SEALTITE TYPE "E" MULTI-RANGE WYE SEWER SADDLE VARIOUS CONTOURS TO FIT 6.00" THROUGH 30.00" O.D. GRAVITY SEWER MAINS



Models Available: EH 4" & 6" Gasketed Bell to accept SDR-35 4" & 6" Solvent Weld PVC Hub to accept 4" & 6" Spigot Can Connect Any Lateral 4" & 6" Spigot of SDR 35-PVC 4" & 6" Hub to accept Extra Heavy CI Gasket Included) 4" & 6" Hub to accept Service Weight CI E40 4" & 6" Gasketed Bell to accept SCH 40 E40A 4" & 6" Spigot - SCH 40 PVC O.D.

E90P 4" & 6" Solvent Weld PVC Hub to accept

E90A 4" & 6" Spigot - C900 O.D.



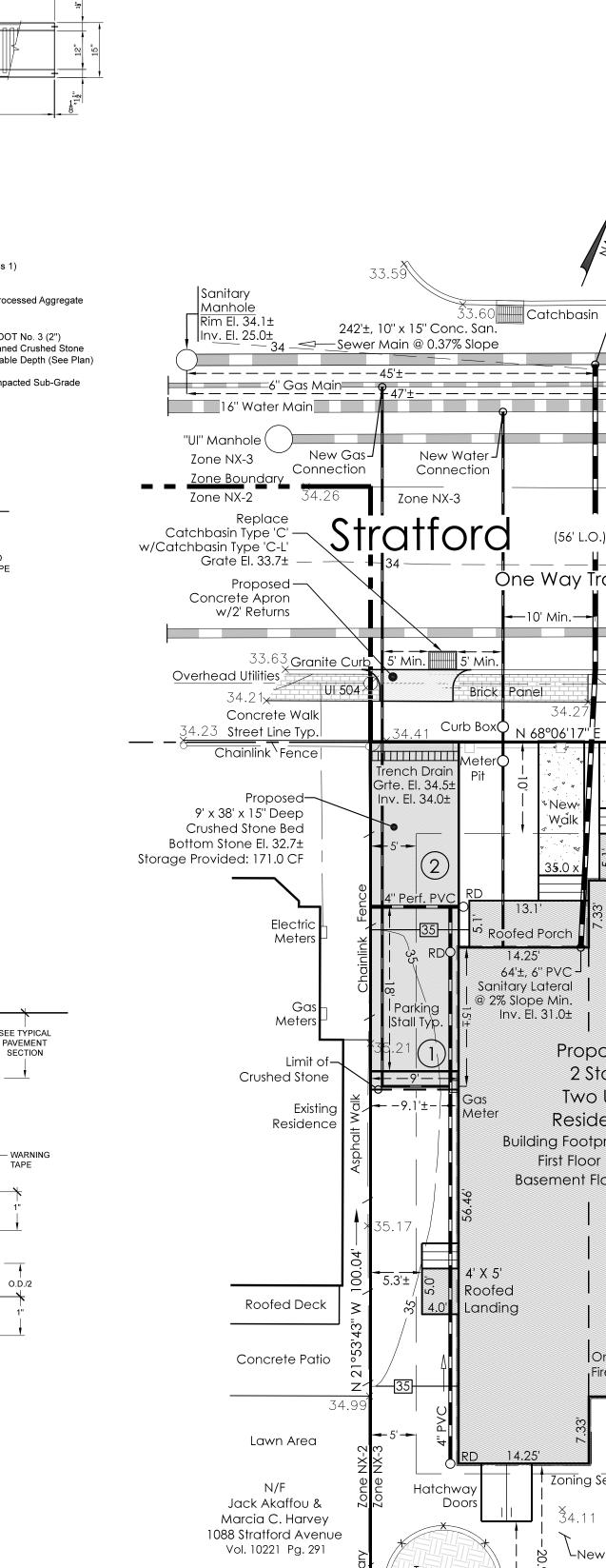
Typical Trench Section (Sanitary Sewer)

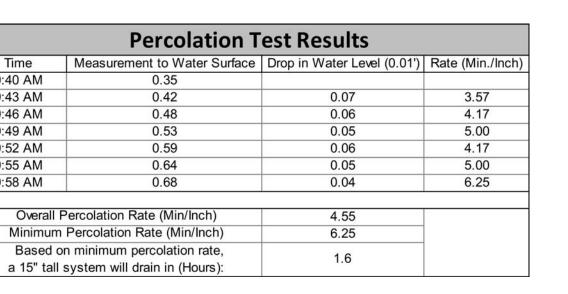
NOTES:

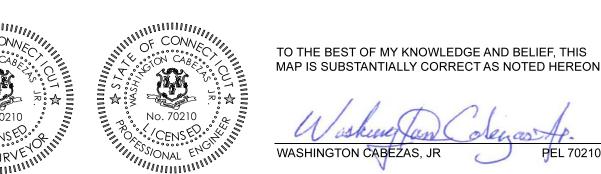
1. Storm drain pipe shall be P.E. Pipe type N-12 w/ water tight couplings, by ads or equal.

2. Sewer gravity main shall be PVC SH-40, 8 inch diameter. 3. Sewer force main shall be C-900 PVC

	Percolation T	est Results	
Time	Measurement to Water Surface	Drop in Water Level (0.01')	Rate (Min./Inch)
9:40 AM	0.35		
9:43 AM	0.42	0.07	3.57
9:46 AM	0.48	0.06	4.17
9:49 AM	0.53	0.05	5.00
9:52 AM	0.59	0.06	4.17
9:55 AM	0.64	0.05	5.00
9:58 AM	0.68	0.04	6.25
Overall	Percolation Rate (Min/Inch)	4.55	
Minimum	Percolation Rate (Min/Inch)	6.25	
	on minimum percolation rate,	1.6	









Sanitary Lateral

Provide Saddle

Main Inv. El. 25.2±

Lateral Inv. El. 26.5±

Granite Curb 33.55 Sanitary

Electric Underground Conduits

6" Gas Main

Broken Single White Line

Avenue (State Route No. 130)

Concrete Apron

Telephone Underground Conduits

Granite Curb

Concrete Walk

—Anti-Track Pad

9' x 38' x 15" Deep

Crushed Stone Bed

Bottom Stone El. 32.8±

Storage Provided: 171.0 CF

Roofed

Porch

-Limit of

Existing

1106 Stratford Avenue, LLC

1106 Stratford Avenue

Vol. 4045 Pg. 83

PAVEMENT^J

CLASS "C" CONCRETE

GRANULAR FILL

DRIVEWAY APRON RAMPED SECTION

CROSS SLOPE SHALL BE DESIGNED

EDGE OF PAVEMENT. MAXIMUM CROSS

WELDED STEEL WIRE FABRIC

TO MEET THE EXISTING ROADWAY

SLOPE SHOULD BE 1"/FT

Residence

Crushed Stone

34.54 **245.80**′ to Newfield Avenue — **►**

L New Gas

Connection

rench Drair

Grte. El. 34.65

Inv. El. 34.1±

(See Detail)

■ New Water J

Connection

Curb Bo

14.50'

L56'±, 6" PVC

Sanitary Later

@ 2% Slope M

Roofed Landing

Inv. El. 31.0±

Öne Way Traffic

242'±, 10" x 15" Conc. San. 5

New Water -

Connection

Curb BoxQ

14.25'

Sanitary Lateral @ 2% Slope Min.

Roofed

Landing

Temporary

Stockpile

Location

Install Sediment and Erosion –

Control Fence @ Boundary

Line as Required

Chainlink

N/F

Amiyra T. Beauduy

117 Clifford Street

Vol. 9917 Pg. 44

64'±, 6" PVC ·

Inv. El. 31.0±

Proposed

2 Story

Two Unit

Residence

Building Footprint: 1,662± SF

First Floor El. 38.5±

Basement Floor El. 29.5±

One Hour

Zoning Setback Line Typ.

└New Lawn Area¬

↓[×] S 68°06'17" W/ 48.00'

Hatchway Door

Zone NX-2_

N/F

Andres Malango

123 Clifford Street

Vol. 10557 Pg. 304

.Firewall

ench Drain

Grte. Fl. 34.5

Inv. El. 34.0±

Sewer Main @ 0.37% Slope

New Gas J

Connection

UI 504

Electric

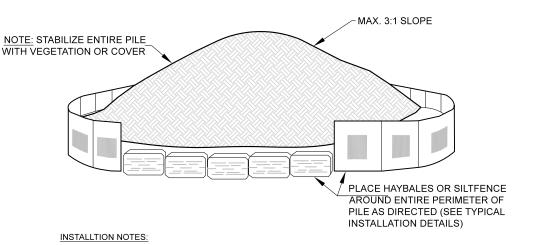
Meters

Existina

Residence

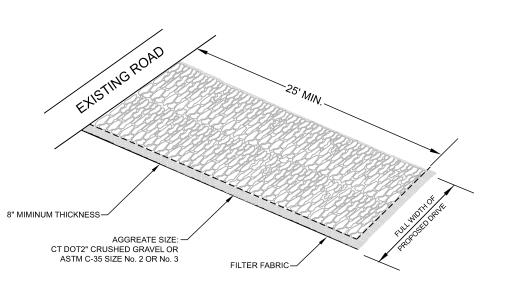
Lawn Area

N/F

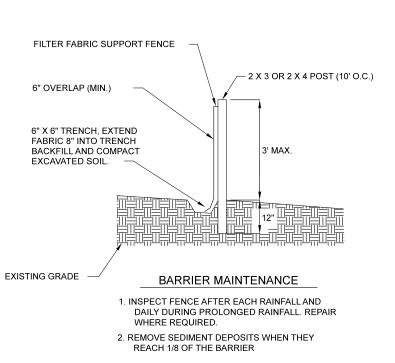


- AREA CHOSEN FOR STOCKPILE OPERATION SHALL BE DRY AND STABLE . THE GROUND SURFACE SHALL SLOPE AWAY FROM THE STOCK PILE.
- E. IF NECESSARY, PLACE TARP OR IMPERVIOUS MATERIAL BENEATH STOCKPILE TO PREVENT MIXING OF SOIL
- 4. COVER STOCKPILE WITH FABRIC OR VEGETATION AS DIRECTED. 5. MAX. SLOPE OF STOCKPILE SHALL BE 3:1 (H:V) UNLESS OTHERWISE

TEMPORARY SOIL STOCKPILE



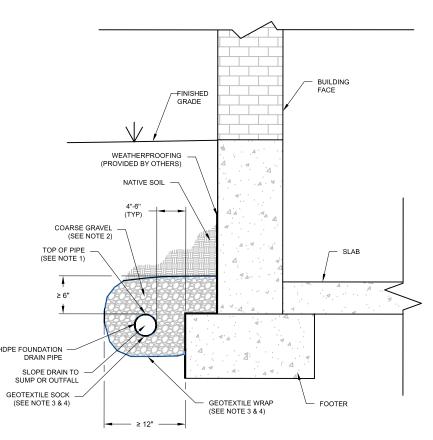
ANTI-TRACKING PAD



FILTER FENCE DETAIL

(N.T.S.)

-1¹/₂" Bituminous Concrete (Class 2) /-1½" Bituminous Concrete (Class 1)

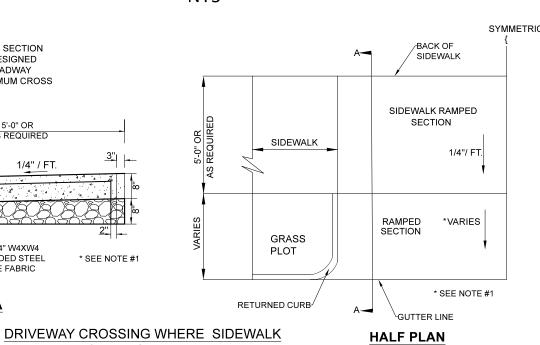


BITUMINOUS CONCRETE PAVEMENT

FOUNDATION DRAIN NTS

* SEE NOTE #1

ADJACENT TO LAWN PANEL



LOCATION MAP

SCALE: 1" = 800'

existing

48.00 FT.*

VACANT LOT

VACANT LOT

VACANT LOT

VACANT LOT

VACANT LOT

VACANT LOT

VACANT LOT

VACANT LOT

VACANT LOT

VACANT LOT

VACANT LOT

VACANT LOT

VACANT LOT

VACANT LOT

VACANT LOT

* PRE-EXISTING CONDITION

PROPOSED

48.00 FT.*

14.9± FT.

10.0± FT.

N/A

1± FT. | 18.2± FT. TOTAL

COMPLIES

20.9± FT.

60%

NO NON-PRIMARY

SIDEWALK: 1 DRIVEWAY

ALLOWED, 2 PROVIDED

VARIANCE REQUIRED

N/A

N/A

N/A

N/A

N/A

2 STORIES

9 FT.

N/A

PITCHED

N/A

'ARIANCE REQUIRE

N/A

N/A

N/A

3/4" LOCKING ANGLE METER VALVE WITH 1"X3/4" BUSHING

18"X54" METER PIT FOR 5/8"X3/4"

OPPER OR BRASS PIPING

BALL VALVE TO BE

STREET: 9± FT. WIDE A

NX-3 Zone Development Standards

REQUIRED

60 FT. MIN.

85% MIN.

3 UNITS MIN.

10 FT.

5 FT. MIN.

5 FT. MIN.

T. MIN. AND 8 FT. MII

TOTAL BOTH SIDES

6 FT. MIN.

20 FT. MIN.

80% MAX.

ON-PRIMARY STREET:

NO NON-PRIMARY

AT SIDEWALK; MAX. 1

DRIVEWAY ACCESS

POINT PER BUILDING

15 FT. BEHIND PRIMARY

FACADE

A PRIMARY STREET AND

SCREENED FROM

NO CLOSER TO LOT

LINE THAN PRINCIPA

BUILDING

3 FT. MIN.

1.5 STORIES MIN.

3 STORIES MAX.

PITCHED, FLAT, PARAPET

ALLOWED

3 MINIMUM

NOT ALLOWED

ALLOWED

ALLOWED

CAST IRON FRAME AND 15

LOCKING LID WITH HOLE AND-PLUG FOR TOUCH PAD READER

FOAM INSULATION PA

SERVICE CURB BOX

REAR; NOT VISIBLE FROM

REAR OF BUILDING; MIN.

TREET; 12 FT. MAX WIDTH

3.70.5 PARKING & ACCESSORY STRUCTURES (FIGURE 3.70-C)

ROW BUILDING TYPE

FACADE WIDTH PER STREET FRONTAGE

. PORCH, ENCLOSED PORCH, BAY SETBACK

SPACE BETWEEN ADJACENT BUILDINGS

PRIMARY STREET BUILD-TO LINE

NON-PRIMARY STREET SETBACK

PARKING & DRIVEWAY ACCESS

2. ATTACHED GARAGE SETBACK

ALLOWED GARAGE DOOR LOCATION

ACCESSORY STRUCTURE LOCATION

3.70.6 HEIGHT (FIGURE 3.70-D)

HEIGHT TO EAVES (PITCHED ROOF)

3.70.7 ROOFS (FIGURE 3.70-D)

LOT WIDTH

7. REAR SETBACK

B. SITE COVERAGE

. PARKING LOT &

STREET SETBACK

SIDE AND REAR SETBACK

. FLOOR-TO-FLOOR HEIGHT

3.70.9 ALLOWED USES

IUMBER OF PRINCIPLE UNITS

DUSEHOLD LIVING

GROUP LIVING

IUMBER OF ACCESSORY UNITS

4 ROOF TYPES

TOWER

PRIMARY STREETWALL

3.70.4 BUILDING LOCATION (FIGURE 3.70-B)

IMPROVEMENT LOCATION SURVEY TOPOGRAPHIC SURVEY

STANDARD METER PIT

- PREPARED FOR -

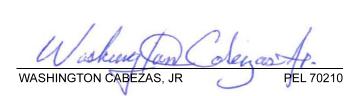
HABITAT OF HUMANITY OF COASTAL FAIRFIELD COUNTY, INC.

> 1096 STRATFORD AVENUE BRIDGEPORT, CONNECTICUT ASSESSOR'S REFERENCE: MAP 37 | BLOCK 621 | LOT 20

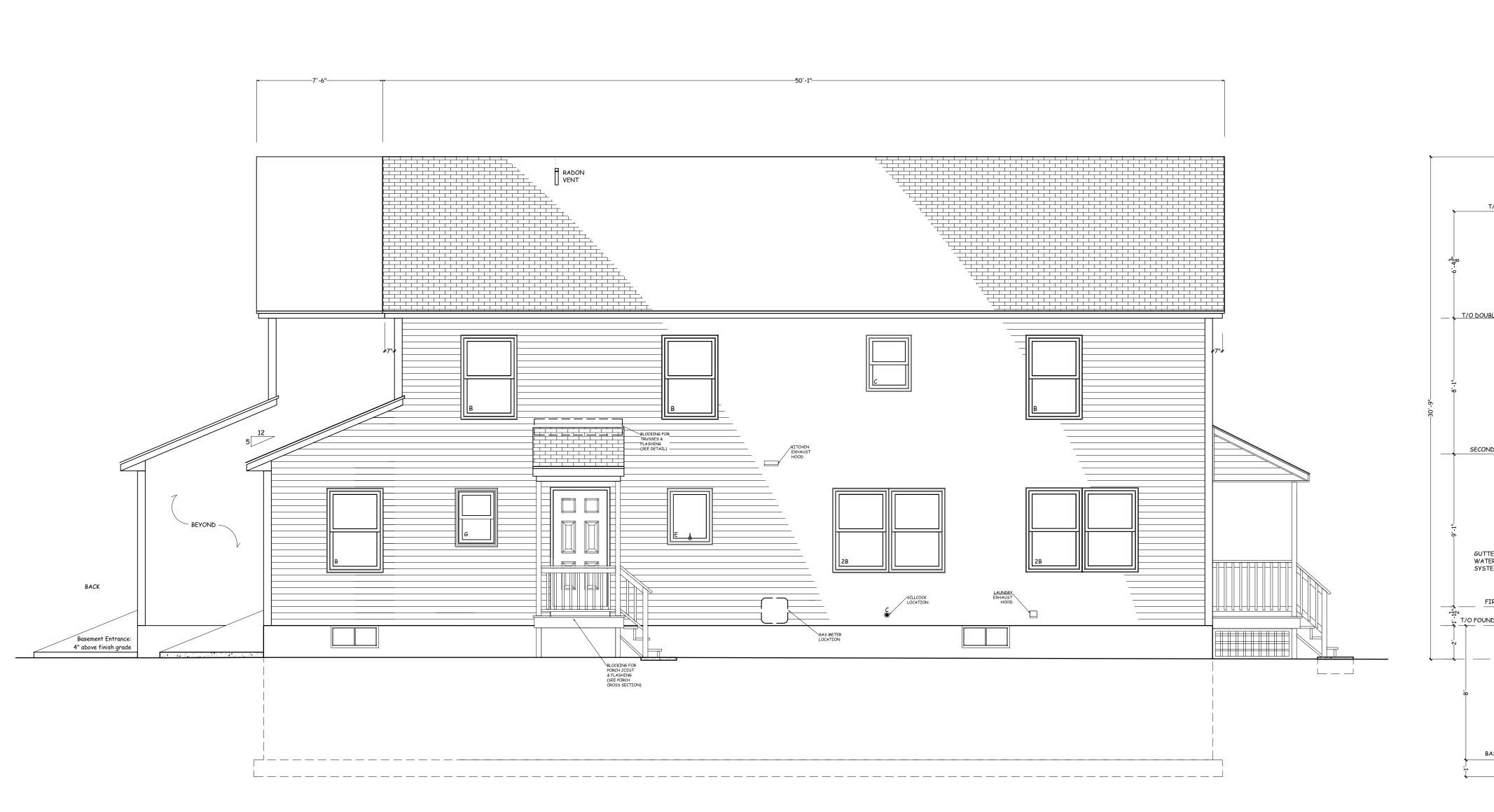
> > SHEET 1 OF 1

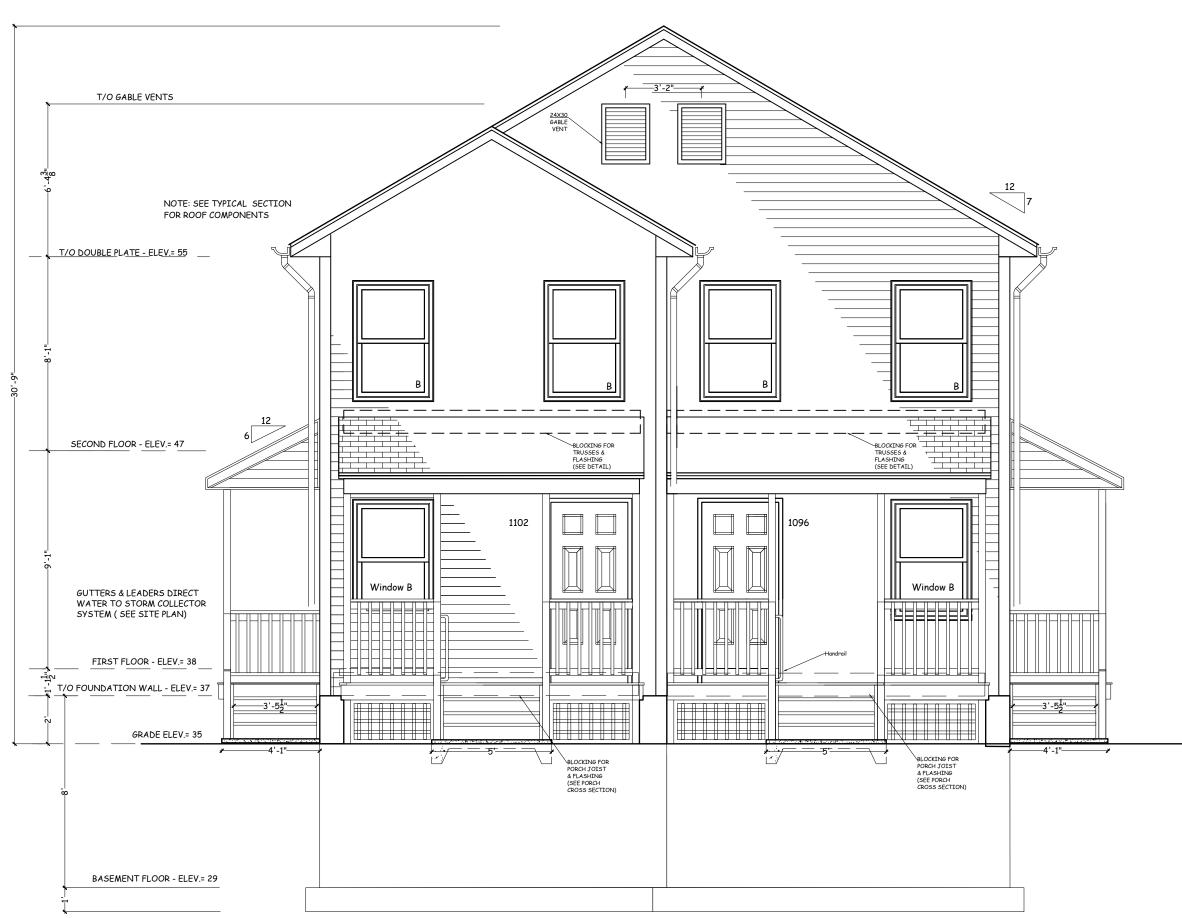
FEBRUARY 1, 2022 WASHINGTON CABEZAS, JR., PE, LS SCALE: 1" = 10"











LEFT SIDE ELEVATION FRONT ELEVATION

Habitat for Humanity® of Coastal Fairfield County

	1096-1102 STRATFORD AVE, BRIDGEPORT Two Family House		ELEVATI	:ONS	
Ī	Habitat for Humanity of CFC	1542 Barnum Ave., Bridgeport CT 06610 (203)333-2642	REVISIONS:	DATE: FEBRUARY 2, 2022] /
	Drawn & Designed: HFHCFC, Construction Division	www.habitatcfc.org		SCALE: 1/4" = 1'-0"	

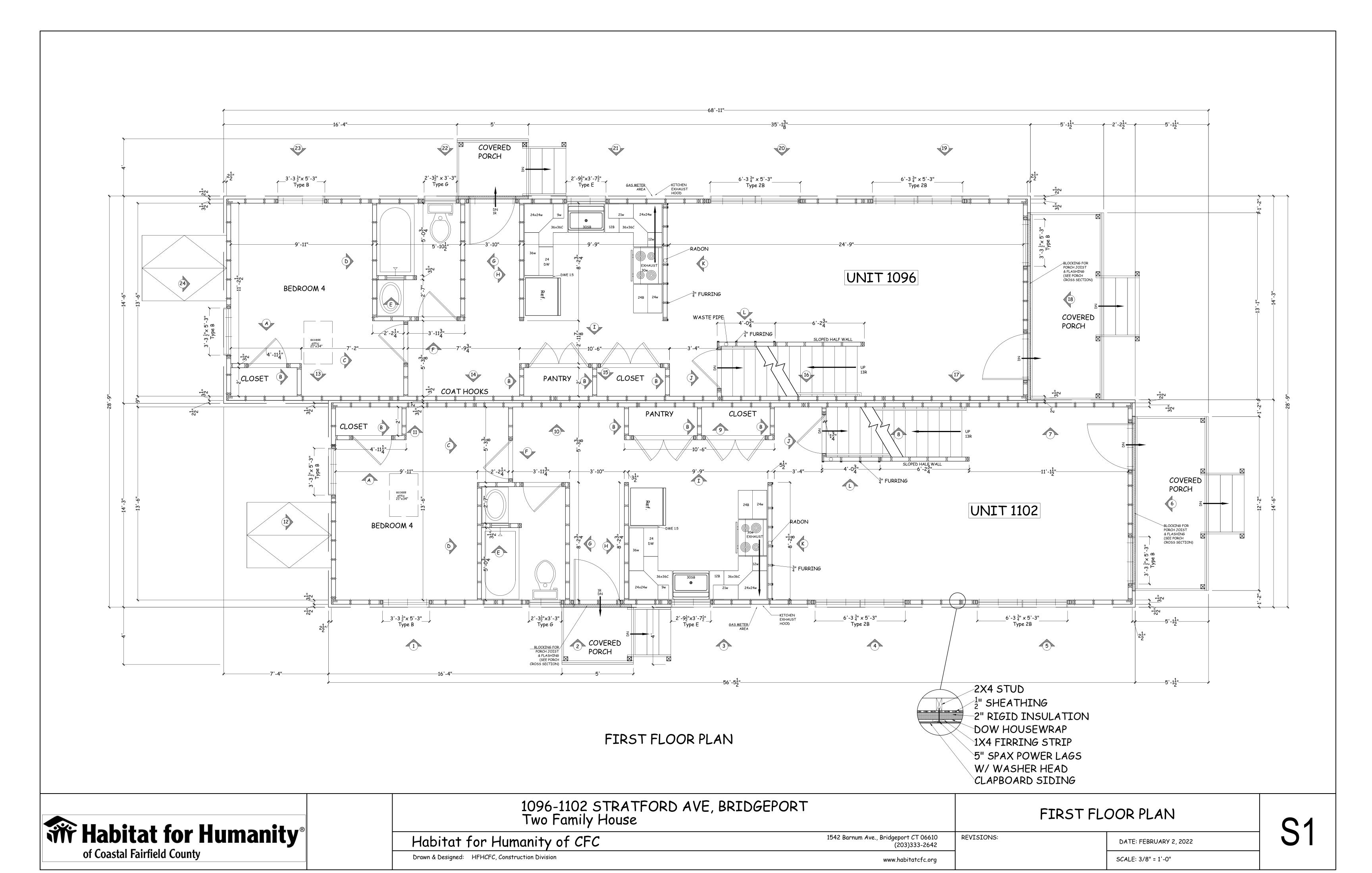


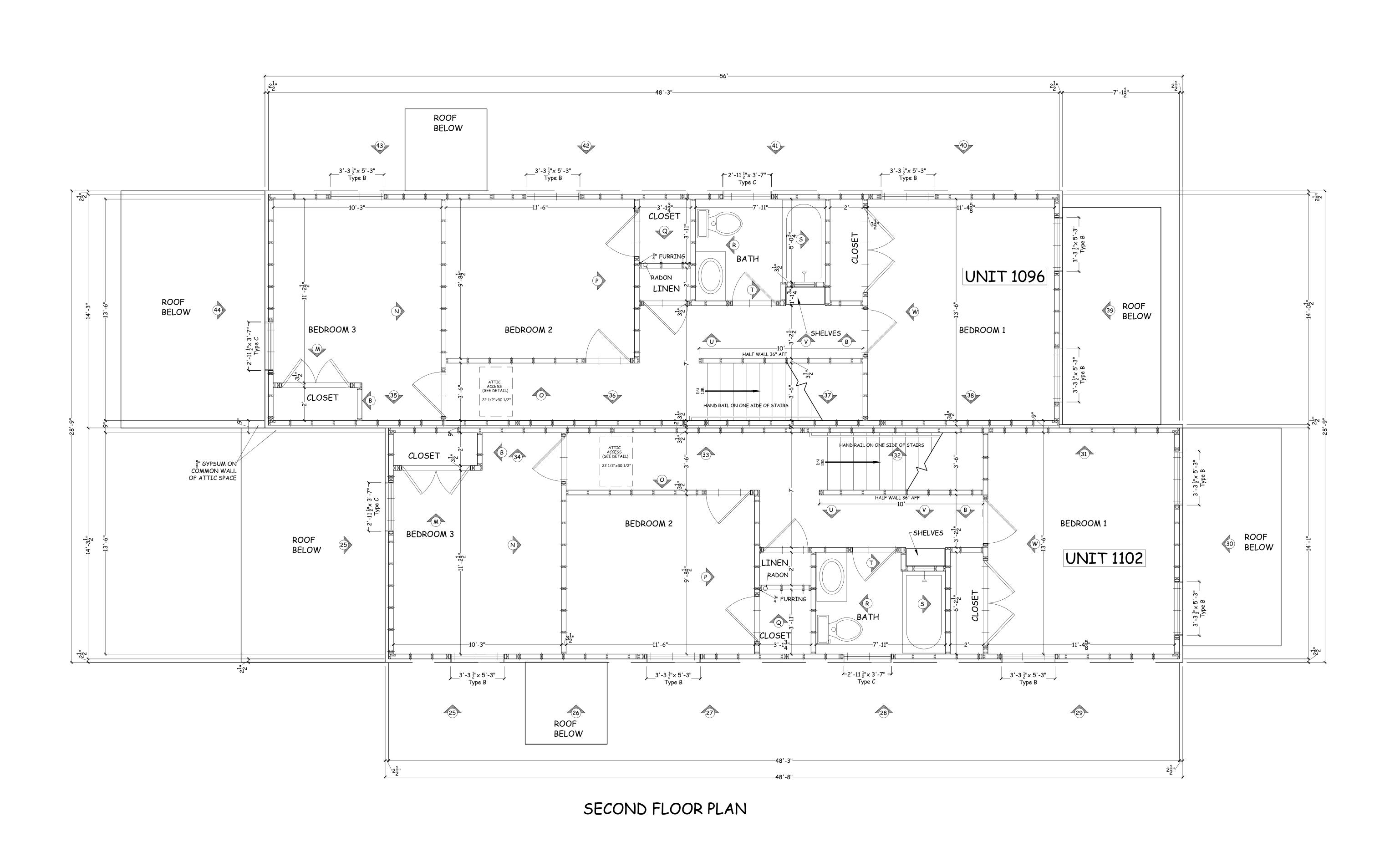


REAR ELEVATION RIGHT SIDE ELEVATION

Habitat for Humanity® of Coastal Fairfield County

1096-1102 STRATFORD AVE, BRIDGEPORT Two Family House		ELEVATI	ONS	
Habitat for Humanity of CFC	1542 Barnum Ave., Bridgeport CT 06610 (203)333-2642	REVISIONS:	DATE: FEBRUARY 2, 2022	
Drawn & Designed: HFHCFC, Construction Division	www.habitatcfc.org		SCALE: 1/4" = 1'-0"	





Habitat for Humanity® of Coastal Fairfield County

1096-1102 STRATFORD AVE, BRIDG Two Family House	EPORT	SECOND FLOO	OR PLAN
Habitat for Humanity of CFC	1542 Barnum Ave., Bridgeport CT 06610 (203)333-2642	REVISIONS:	DATE: FEBRUARY 2, 2022
Drawn & Designed: HFHCFC, Construction Division	www.habitatcfc.org		SCALE: 3/8" = 1'-0"



ZONING BOARD OF APPEALS APPLICATION

The undersigned presents the following application for: (Check all that Apply)

Wariance D Appeal from Zoning Officer D Extension of Time Permit / Modification of Plan of Development Di Request for Re-hearing Di 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: 1830 BM)Mercl On the side of the street about Lot 10,870 Dimension of Lot in Question SHANDAVI L 1. NAME OF APPLICANT / BUSINESS LESSEE 2. APPLICANT INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) 3. HAS A PREVIOUS APPLICATION BEEN FILED? NO _ IF SO, GIVE DATE OF HEARING 4. DESCRIBE PROPOSED DEVELOPMENT INTERIOR 5. THIS APPLICATION RELATES TO: Check all that Applic □ 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 X Liquor □ Use □ Other: 5. USE TO BE MADE OF PROPERTY 44/1 7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)? APPLICANT If pigned by eigent, state cap PROPERTY OWNERS ENDORSEMEN (Eignature (if other than owner) day of Feb 20 22 Subscribe & Swom to before me Notary Public in & for the County of Fairfield, State of Connectious. anthe CYNTHIA CROSE: READ CAREFULLY BEFORE FILLING OUT THIS APPLICATION

Notary Public - State of Florida

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

Commission # 60 973779 The Applicant, or Agent for must adhere to the attached check list or it will not be possible for My Comm. Expires Mar 26, 2024

The Zoning Beard of Appeals to process this application. All questions must be answered in detail (use separate sheet if necessary).

Jicant, or Agent for, must adhere to the attached check list or it will not be possible for

The Zening Beard of Appeals to process this application.

NO APPLICATION RECEIVED BY MAIL, CAN BE ACCEPTED.

PLEASE MAKE CHECK PAYABLE TO ZONENG BOARD OF APPEALS

(REFER TO ZONENG DEPARTMENT AS TO FEES 203-578-7217)

Borded through National Notary Assn.

- FEE RECENTED DATE _ 20_

FOR OFFICE USE ONLY (New SEZZYS)

Zoning Board Of Appeals- Variance

City of Bridgeport Zoning 45 Lyon Terrace #210, Bridgeport, CT 06604

February 3, 2022

Re: 1830 Commerce Dr.

To: Zoning Board Members,

I would like to first thank the board of appeals members for giving me the chance to explain the use of building.

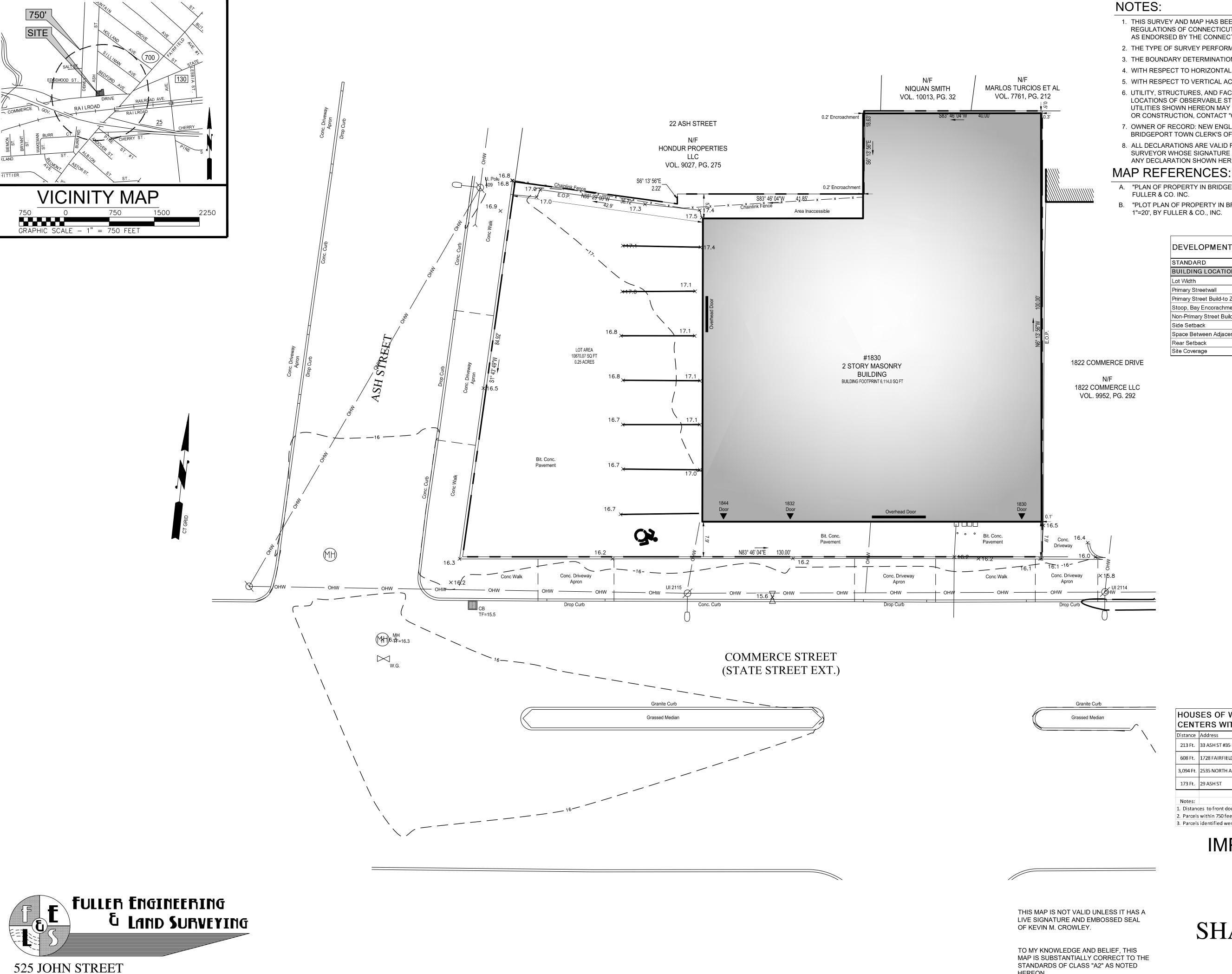
This is an interior renovate space that will be use for catering/social hall. We are asking for the use of getting a liquor permit to be able to use the event space for its full purpose of use.

The Lot size is about 10,870 sq ft, with parking space and additional parking on side streets.

Thank you for your time and consideration.

Your's Truly,

Janet May



- 1. 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 - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AND ADOPTED ON SEPT. 26, 1996.
- 2. THE TYPE OF SURVEY PERFORMED WITH RESPECT TO THE BOUNDARY PERIMETER IS IMPROVEMENT LOCATION MAP.
- 3. THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
- 4. WITH RESPECT TO HORIZONTAL ACCURACY, THIS MAP CONFORMS TO AN ACCURACY CLASS A-2.
- 5. WITH RESPECT TO VERTICAL ACCURACY, THIS MAP CONFORMS TO AN ACCURACY CLASS T-2, DATUM NAVD88.
- 6. UTILITY, STRUCTURES, AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN-PART, BY FIELD LOCATIONS OF OBSERVABLE STRUCTURES AND PAINTED MARKINGS. THE ACTUAL LOCATION AND SIZE OF UNDERGROUND UTILITIES SHOWN HEREON MAY NOT BE INDICATED. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. PRIOR TO EXCAVATION OR CONSTRUCTION, CONTACT "CALL BEFORE YOU DIG", (800) 922-4455.
- 7. OWNER OF RECORD: NEW ENGLAND HEATING PARTS CO, INC. RECORDED IN VOLUME 3352, PAGE 262 IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE.
- 8. ALL DECLARATIONS ARE VALID FOR THE MAP AND COPIES THERE OF ONLY IF THEY BEAR THE EMBOSSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY RENDER ANY DECLARATION SHOWN HEREON NULL AND VOID.

- A. "PLAN OF PROPERTY IN BRIDGEPORT, CONN FOR UNIVERSAL SUPPLIERS, INC,", DATED OCT 20, 1978, SCALE 1"=20', BY
- B. "PLOT PLAN OF PROPERTY IN BRIDGEPORT, CONN FOR DAVID WILLIAMS AND GEORGE TUOTI", DATED JUNE 29, 1984, SCALE 1"=20', BY FULLER & CO., INC.

DEVELOPMENT CTANDADDO	RX2 General			
DEVELOPMENT STANDARDS	Building Type			
STANDARD	REQUIREMENT	EXISTING	PROPOSED	COMMENTS
BUILDING LOCATION				
Lot Width	No Requirement	N/A		
Primary Streetwall	80% min	N/A		
Primary Street Build-to Zone	0 Ft. min	N/A		
Stoop, Bay Encorachment	5 Ft. min	N/A		
Non-Primary Street Build-to Zone	0 Ft min	N/A		
Side Setback	3 Ft. min	0.1 Ft.		Existing non-conforming
Space Between Adjacent Buildings	12 Ft. min	1.1 Ft		Existing non-conforming
Rear Setback	20 Ft min	N/A		Corner Lot
Site Coverage	85%	97.3%		Existing non-conforming

HOUSES OF WORSHIP, SCHOOLS, HOSPITALS & COMMERCIAL DAY CARE CENTERS WITHIN 750 FEET 213 Ft. | 33 ASH ST #35 PRINCE OF PEACE CHURCH INC 608 Ft. | 1728 FAIRFIELD AV | MAGYAR BAPTIST CHURCH 3,094 Ft. 2535 NORTH AV MT GROVE CEMETERY ASSOCIATION aken to nearest structure, but property is within 750 Fee

1. Distances to front doors approximated via Google Earth.

2. Parcels within 750 feet were identified using digital tax assessor data published by the City of Bridgeport.

PRINCE OF PEACE CHURCH INC

3. Parcels identified were based on published owner data. No identification of current status or use was made.

IMPROVEMENT LOCATION PLAN

1830 COMMERCE DRIVE BRIDGEPORT, CONNECTICUT

PREPARED FOR:

SHANGRI-LA SOCIAL CLUB

SCALE 1" = 10' 9 JANUARY 2022 REVISED 3 FEBRUARY 2022 FE21-1696



STANDARDS OF CLASS "A2" AS NOTED

KEVIN M. CROWLEY R.L.S. # 70261

PH. 203-333-9465 EMAIL:INFO@FULLERSURVEYORS.COM

BRIDGEPORT, CT.

Property Location Vision ID 10062	1859 COMMERCE	ount #	-0171500	Map ID	19/1	237/ 11/ / Bldg #	111		Bldg Name Sec # 1 of		Card # 1 of	_	State Use 3 Print Date 2	300 2/7/2022 2:11:06 PM	:11:06 PM
BRESKY DONA	BRESKY DONALD R TRUSTEE UNDE			VIII III I	1	NOAD NOAD	LOCATION		Description	Code	Code Appraised	Asse	pa	99	6015
K BKESKY LIVING I RUST (41 HARVEST MOON ROAD	K BRESKY LIVING I RUST (SUCC IN 41 HARVEST MOON ROAD	Alt Prol ID Census Tr	1237-11 CEN710	SUPPLEMENTAL DATA	NTAL DA	TA			Ind Bldg	3-7-	752,540		526,770	BRIDGE	BRIDGEPORT, CT
EASTON	CT 06612	Heart Abstract Freeze	300:300		Spe	Special Dis								VIS	VISION
		GIS ID	1237-11		Asso	Assoc Pid#				Total	957 700		670 380		
BRESKY DONA	DONALD R TRUSTEE UNDER			05-15-2013	0/0	VII SAL	SALE PRICE	2 70	Year Code	PREVIC Assessed	US ASSESS	Assesse	ORY	Code	7000000
BRESKY HARO BRESKY THER	BRESKY HAROLD E & DONALD R BRESKY THERESA L & FRANK		3210 0166 2949 0141	12-30-1993	000		219,333 0	\$		0.0		143,610 526,770			117,570 451,920
	FXEMPTIONS					OTUED	OTUTO ACCIOCUMENTO	1	Total	670380	Total	670380		Total	569490
Year Code	Description		Amount	Code	Description	noi	Number	Amount	or Comm Int		e acknowledges	I his signature acknowledges a visit by a Data Collector or Assessoi	Collector	or Assessor	
						_					APPR	APPRAISED VALUE SUMMARY	SUMM	ARY	
		Total	0	0.00	0000				_	Appraised	Appraised Bldg. Value (Card)	Card)			669,420
Nbhd	Nbhd Name		133E33ING	ASSESSING NEIGHBORHOOD	door.	Tracing			Batch	Appraised	Appraised Xf (B) Value (Bldg)	Bldg)			83,120
CMRC						5				Appraised	Appraised Ob (B) Value (Bldg)	(Bldg)	_		0
		20		NOTES	-				200	Appraised	Appraised Land Value (Bldg)	(gp)			205,160
Signal Volvering										Special Land Value	nd Value				0
DAEGAT & CONO	0000									Valuation Method	Lotal Appraised Parcel Value Valuation Method	alue			957,700 C
										Total Appraised	Par	/alue			957,700
Permit Id Iss	Issue Date Type De	Description	Amount	Amount Insp Date % Col	CKD %	mp Date Comp	umo	Č	Comments	Opto	ISIA	HANG	HISTOR	Y	11.00
								5		07-07-2020 09-03-2008 07-09-2008 04-28-1999	MVS AD JF MR	01 1 00 01 A A		Fulposintesuir Datamailer-No Change Com Field Review Measured & Listed Inside Inspection	thange w
					LAN	ND LINE VALUATION SECTION	1LUATIO	N SECTI	NC						
B Use Code	Zone	Land Type		Unit Price	I. Factor	Site Index	Cond. N	Nbhd. Nht	Nhbd Adj	Notes	Loc	Location Adjustment	-	Adj Unit Pric L	Land Value
1 300 Ind	Industrial Mdl 96 ILI		29,367 SF	8.73	1.00000	_:	1.00 C	CMR	0.800				0	9	205,160
	Total Card Land Units		0.674 AC	Pa	Parcel Total L	Land Area: 0.6742	0.6742						Total Land Value	d Value	205.160

Property Location Vision ID 10061	ocation 1900 FAIRFIELD AV 10061 A	ccount	R0150500	Map ID	19/1	237/ 10/ / Bldg #	-		Bldg Name Sec # 1 of	-	Card# 1 of	-	State Use 221 Print Date 2/7/	State Use 221 Print Date 2/7/2022 2:10:01 PM	2:10:01 PM
MCDONALDS CORPORATION	ORPORATION			OHEIHES	אווים –	KOAD	LOCATION		Description	CORRENT AS	ASSESSMENT Appraised	// Assessed	Ssed		
C/O TREFZ CORPORATION 10 MIDDLE ST	RPORATION	Alt Prol ID		SUPPLEMENTAL D	NTAL DATA	A		Com	Com Land Com Bldg Com Outbl	2-1 2-2 2-5	538,430 1,503,260 111,250		376,900 1,052,280 77,880		6015 BRIDGEPORT, CT
BRIDGEPORT	CT 06604	Census Ir Heart Abstract Freeze	s Ir CEN710 ct 200:200		Speci	ecial Dis								VIS	VISION
		GIS ID			Assoc	soc Pid#				Total	2 152 940		1 507 060		
MCDONALDS CORDODATION	RECORD OF OWNERSHIP	SHIP		S	0/0	VII SALE	SALE PRICE	VC	Codo	PREVIOU	IS ASSES!	ENTS (STORY	1	4
PRINCIPAL MUTUAL LIFE MCDONALDS CORPORATION	TUAL LIFE		2962 0081 2874 0108	01-18-2002 12-20-1991 02-01-1991	000		648,470 648,472 625,000		2-1 2-2 2-5	200	2020 2-1 2-2 2-2 2-5	376,900 1,052,280 77,880	2019 200 2019 280	2-2 2-5 2-5	Assessed 150,700 475,550 75,920
									Total	1507060	Total	1507060	090	Total	702170
Year Code	Desc	Description	Amount	Poode	Description	OTHER ASSESSMENTS	SSESSM	Amount	Comm Int		acknowledge	This signature acknowledges a visit by a Data Collector or Assessor	ata Collecto	or or Assessor	
											APPR	APPRAISED VALUE SUMMARY	UE SUM	MARY	
		Total		0.00						Appraised Bldg. Value (Card)	ldg. Value (Card)			1,491,560
FAGIN		A P I S S S S S S S S S S S S S S S S S S	ASSESSING	ASSESSING NEIGHBORHOOD	DO04				0 = 0	Appraised Xf (B) Value (Bldg)	f (B) Value	(Bldg)			11,700
FR2		Notice Institle		a		Iracing		m	Batch	Appraised Ob (B) Value (Bldg)	b (B) Value	(Bldg)			111,250
	X		V	NOTES	1)2					Appraised Land Value (Bldg)	and Value (i	Bldg)			538,430
MCDONALDS										Special Land Value	d Value				0
										Total Appraised Parcel Value	sed Parcel	Value			2,152,940
										Valuation Method	ethod				O
										Total Appraised	ised Parcel Value	Value			2,152,940
		1		PERMIT REC	ORD						NIS	VISIT / CHANGE HISTORY	E HISTO)RY	
פ				Insp Date	% Comp	Date Comp		Comi	Comments	Date	H	Type Is	\vdash	Purpost/Result	Result
169318 10- -354589 09- 7473 06- 2163 02- 20189 10-	10-16-2018 OI 09-28-2018 FD 06-01-2017 02-20-2009 CO 10-19-2005 RE	Other Foundation INT & EXT ALT Cert. of Occ. Remodel	150,000 150,000 15,000 50,000	0 05-16-2019 0 09-22-2017 08-21-2009 0 04-23-2008	100	08-08-2017 07-08-2009 04-23-2008		FDN ANCHORS FOR Foundations are for s C/O #6175 C/O # 14878 COFFE! ROOF MCDONALDS	FDN ANCHORS FOR SIGNS Foundations are for sign and si C/O #6175 C/O # 14878 COFFEE AREA ROOF MCDONALDS		2	01 02 07 02 02	_	Datamailer-No Change Permit Activity Permit Activity Reviewed Permit Activity	Change
		0.18			LANE	IND LINE VALUATION SECTION	UATION	SECTION		08-12-2008	8 JF		P Per	Permit Activity	
ode	tion	Zone Land Type	e Land Units	Unit Price		Site Index C	Cond. Nb	Nbhd. Nhbd Adj	Adj	Notes	Loc	Location Adjustment		Adj Unit Pric	Land Value
1 221 1 221 Faa	Fast Food	2	43,560 SF 0.130 AC	7.01	1.00000	00	1.40 1.00 FF	FR2 1.250	0 0			-	00	31,250	534,370 4,060
	To L	Total Card Land Units	1 130 AC	Dage	Darcel Total	and Area: 1 1300	1300							Silcy Pub	900
	0.00	Cald Laild Oill		Ū L	6.1	ווס אוממי	200						lotal L	lotal Land Value	538,430

888ed 6015 45,390 BRIDGEPORT, CT	VISION	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1-1 1-3 8	Total 94090	MMARY	161,690	0	64,840	0 226,530	O	226,530	OKY Purpost/Result	Datamailer-No Change No Entry Gained Measured/Vacant Res Field Review Measured, Int. Refusal Inside Inspection		Adj Unit P Land Value	.0000 15.78 64,840
Asse		SMENTS (HISTORY) Assessed V Year	45,390 113,180	s a visit by a Data Collec	APPRAISED VALUE SUMMARY	(Card)	(Bldg)	(Bldg)	Value		Value	Type Is Cd F	01 6 29 Da 02 00 Mc No 02 00 Mc No 01 00 M		Location Adjustment	1.0000
CURRENT ASSESSMENT Code Appraised 1-1 1-1 164,840 1-3		Total 226,530 158,570 PREVIOUS ASSESSMENTS (HISTORY) Assessed Year Code Assessed Year	0 2020	158570 Total Total Total Total Total This signature acknowledges a visit by a Data Collector or Assessor	APPR	Appraised Bldg. Value (Card)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value Total Appraised Parcel Value	Valuation Method	Total Appraised Parcel Value	P	020 M 009 E 008 D 108 T	THE PERSON OF TH	Notes	
Description Res Land Res Dwell		Year Code	1-1	NTS Amount Comm Int			Batch					Comments		ECTION	Nbhd. Adj	1.000 CI
T/ROAD LOCATION	Special Dis	SALE PRICE	000°52°	OTHER ASSESSMENTS iption Number Amo			Tracing					omp Date Comp		LAND LINE VALUATION SECTION	Site Index Cond. Nbhd.	1 1.00000 5 0.95 07
SUPPLEMENTAL I		SALE DATE	11-10-2008 U	Code Descr		0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	В	NOTES				Insp Date % C		FA .	Unit Price	16.6
TOPO		BK-V01	7921 0078 0000 0000	Amount		Total		_	1/2 BA			Description Amount			Land Type Land Units	4,110 SF
CURRENT OWNER IDA E & RAMON PFORD AVENUE	CT 06605	RECORD OF OWNERSHIP	SILVA WALTER & ROBERTO A LEITAO GALLMAN HATTIE B	EXEMPTIONS Description			Nbhd Name	0.00	MB, PRL, ATTIC=50% FIN.(2 ROOMS & 1/2 BA TH) EXT =CI COMM BLDG ACROSS ST			Issue Date Type D			ion Zone	Two Family ILI
CRUZ NEIDA E & RAMON 21-23 BEDFORD AVENUE	BRIDGEPORT	RECOR.	SILVA WALTER & GALLMAN HATTI	Year Code			Nbhd	700	MB, PRL, ATTIC≕ TH) EXT =CI COM			Permit Id Issue			apo	1 102 Two

CORPENT ASSESSMENT Code Appraised	Property Location Vision ID 9800	1814 COMMERCE		RP-0025556	Map ID	19/	1221/ 10/ / Bldg #			Bldg Name Sec # 1 of	e of 1 Card#	- -	ν α	State Use	103	-00-04 DM
Company Comp	CURR	ENT OWNER	TOP		JTILITIES	STRT/	ROAD	LOCAT	NOI		CURRENT	SSMENT			7 7707117	20.00
Comments Comments	PAPINI CAROLA	Z								Description s Land	63	51,30	Asse	35,910	Ø	015
Code Description Total Care Land Units Code Co	1638 NORTH BE	NSON ROAD	Alt Prol ID Census Tr	7.51	SUPPLEM	ENTAL DA	TA			5	>	2		200,	BRIDGE	PORT, CT
Color Pasce Pasc	FAIRFIELD		Heart Abstract Freeze	100:100		Spe	cial Dis								NIS	0
Code Part Code				1221-10			oc Pid#				Total	196.490		137.540		
Code Description Total	PAPINI CAROL A	NN	BK	-VOL/PAGE	SALE DA	0/0		E PRICE	2 2		Assessed Year	S ASSESS	MENTS (HI.	STORY	9000	Λοοσοσο
Code Description Amount Code Description Number Amount Description Number Amount Description Number Number	PAPINI RONALD	E & CAROL ANN	6 ठ 		77-11-70				C7		00		35,91		1-1	10,890 77,530
Code Description Tracing Tra										Total	137540	Total	13754	Ot	Total	88420
Name Total Appraised Big Value (Bigg) Appraised Bigg Value	\vdash	Description	0	Amount	Code	Descript	ion Nu	ASSESS	Amoun			acknowledges	a visit by a Da	ita Collector	or Assessor	
Nbhrid Apprised Bid Value (Bids) Apprised Bid Value (Bids) Apprised Bids Apprise												APPR	4/SED VAL	UE SUMA	MARY	
Note Note Note Assessing Higher RHOOR Note Appriated Michael (1943) Note Note				0	00:						Appraised Blc	fg. Value (C	(ard)			145,190
Apprised Ob (B) Value (Bidg)	744	A PARIN		SSESSING	NEIGHBO	SHOOD	ŀ				Appraised Xf	(B) Value (E	3ldg)			0
Appraised Pand Value Stability Appraised Pand Value Appraised Pand Appraise	200	Dign	מוומ		۵		Lracing			Batch	— Appraised Ob	(B) Value ((Bldg)			0
Total Appraised Parcel Value Total Appraised Parcel Value					VOTES			S			Appraised Lai	nd Value (B	(ldg)			51,300
Total Appraised Parcel Value Parcel Market Parcel Market	3 FAMILY										Special Land	Value				0
Total Appraised Parcel Nation Method Save Date Type Ty	3-2 BD APTS										Total Appraise	ed Parcel V	alue			196,490
Three Family 15 15 15 15 15 15 15 1	EXT = CI										Valuation Me	thod				O
Same Date Type Description Amount Insp Date % Comp Date Comp Comments Date Most Notation Amount Insp Date % Comp Date Comp Comments Date Most Notation Amount Insp Date % Comp Date Comp Comments Date Most Notation Most No											Total Apprais	ed Parcel V	/alue			196,490
1 1 1 1 1 1 1 1 1 1	W.		JV.	BUILDING	PERMIT RE	CORD		ST.				VISI	T/CHANG	E HISTOF	47	
07-12-2019 OT OT 07-12-2019 OT OT 07-12-2019 OT OT 07-12-2019 OT OT OT OT OT OT OT O	P	Type		Amount	Insp Dat	ŏ	-		Ŝ	mments	Date	P	ype Is	PS	Purpost/F	Result
Use Code Description Zone Land Type Land Units Unit Price Size Adj Site Index Cond. Nbhd. Adj Notes Location Adjustment Adj Unit P Land 103 Three Family ILI 4,000 SF 16.88 1.00000 5 0.95 07 1.000 CI TR2 1.0000 12.83 Total Card Land Units 4,000 SF Parcel Total Land Area 0.0918		(2-2019 OT		00 ⁶		0		E T	indicap Rai	dц	05-12-2020 01-20-2009 09-30-2008 07-09-2008 05-21-1999 07-02-1991	MVS RM DVVM JF JL	φ τ		mailer-No (ige No Hrg Field Revie sur/Info @ I sured Exter	Change w Door, Int R ior Only
Use Code Description Zone Land Units Unit Price Size Adj Site Index Cond. Nbhd. Adj Nbhd. Adj Nbhd. Adj Nbhd. Adj Notes Location Adjustment Adj Unit P Land Land 103 Three Family ILI 4,000 SF 16.88 1.0000 5 0.95 07 1.000 CI TR2 1.0000 12.83 103						LAI	ND LINE VA	ALUATIO	N SECTIC	N				-		De Clark
103 Three Family ILI	Use Code	Zone		Land Units	Unit Price					1. Adj	Notes		cation Adjus		dj Unit P	Land Value
4,000 SF Parcel Total Land Area 0.0918 Total Land Value	103			4,000 SF	16.88		Ω.					-	TR2	1.0000	12.83	51,300
4,000 SF raice Total Land Area 0.0916		- Prof. Joseph						0,00								(C)
		I otal Card I					Land Area	0.0910						l otal La	nd Value	51,300

Property Location Vision ID 9799	ocation 1822 COMMERCE DR #1824 9799 Account #		-0134300	Map ID	19/ 1	221/ 9/ / Bldg #			Bldg Name Sec # 1 of	+	d# 1 of	-	State Use Print Date	102 2/7/2022 2:07:58 PM	07:58 PM
1000 CORREDOR 11 CO	TILO OWNER	OLOL		UILLIIES	SIRI	/ ROAD	LOCATION		notinion	N	ASSESSMENT				
1022 COMMINIERO) 			SUPPLEMENTALD	NTA! DA	ATA		Res Land Res Dwell	Land Dwell	1-1 1-3	Appraised 51,300 163,370	Asse	35,910 114,360	99	6015
WESTPORT	CT 06880	Alt Prcl ID Census Tr Heart Abstract Freeze	7 1221–09	ive	Spec	Special Dis		X N N		4	10,080	0	7,060	VISIO	VISION
		GIS ID	1221-9		Asso	Assoc Pid#				Total	224 750	C	157 330		
RECOR	RECORD OF OWNERSHIP			S	U/O	V/I SALE	SALE PRICE	Ϋ́		PREVIOU	IS ASSESS	PREVIOUS ASSESSMENTS (HISTORY)	STORY		
1822 COMMERCE LLC JANTZ-SELL ROBERT KURIMAI ETHEL (ESTATE OF) KURIMAI ETHEL	E LLC BERT (ESTATE OF)		9952 292 8135 0048 8091 0113 0000 0000	01-16-2019 11-25-2009 09-16-2009	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		245,000 55,002 0	25 2021	7-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	Assessed Year 35,910 2020 114,360 7,060	20 1-1 1-3 1-4	35,910 114,360 7,060	V Year 10 2019 30	Code 1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	10,890 82,140 7,060
									Total	157330	Total	157330	30	Total	100090
Year Code	Description	S	Amount	Code	Description	orher A	OTHER ASSESSMENTS Number Amo	ENTS Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor	acknowledges	s a visit by a De	ata Collector	or Assessor	
											APPR	APPRAISED VALUE SUMMARY	UE SUMA	IARY	
		Total		00.00						Appraised Bldg. Value (Card)	ldg. Value (t	Card)			163,370
Nbhd	Nbhd	Nbhd Name	ASSESSING	ASSESSING NEIGHBORHOOD B	доон	Tracino		Ra	Batch	Appraised Xf (B) Value (Bldg)	f (B) Value ((Bldg)			0
200						0		3		Appraised Ob (B) Value (Bldg)	b (B) Value	(Bldg)			10,080
				NOTES	1000			1		- Appraised Land Value (Bldg)	and Value (F	3ldg)			51,300
INTERIOR RENOVATIONS	VATIONS									Special Land Value	i Value				0
EXT = CI										Total Appraised Parcel Value	sed Parcel \	/alue			224,750
RENOVATIONS T	RENOVATIONS TO GARAGE ALSO									Valuation Method	ethod				O
										Total Appraised Parcel Value	sed Parcel	Value			224,750
			BUILDING	BUILDING PERMIT RECORD	CORD						NIS	VISIT / CHANGE HISTORY	E HISTOR	47	
Permit Id Issu	Issue Date Type	Description	Amount	Insp Date	e % Comp	p Date Comp	dwo	Comments	ents	Date	P	Type Is	S	Purpost/Result	esult
										06-15-2020 09-07-2010 10-27-2008 09-30-2008 09-20-2008 08-15-2008	MVS BF S VAT S DVVM	00 00 01 01	31 Datal 08 Meas 31 Datal 90 Res F 04 Sat C 01	DataMailer Change Measured Exterior Only DataMailer Change Res Field Review Sat Call Back	or Only ge v
	16 C S 1 1 1 5 C		X		LAN	IND LINE VALUATION SECTION	LUATION	SECTION	N. M. X.	04-02-133		S. C. Davidson	Digital	TINDE CONTRACTOR	
B Use Code	Description Zone	Land Type	Land Units	Unit Price		Site Index (Cond. Nbhd.	nd. Nbhd. Adj	qj	Notes	7	Location Adjustment		Adj Unit P	Land Value
1 102 Two	Two Family	i.	4,000 SF	16.88	1.00000	ιΩ	0.95	1.000	ō			TR2	1.0000	12.83	51,300
	Total Care	Total Card Land Units	4,000 SF		Parcel Total Land Area 0.0918	and Area 0	.0918						Total La	Total Land Value	51.300

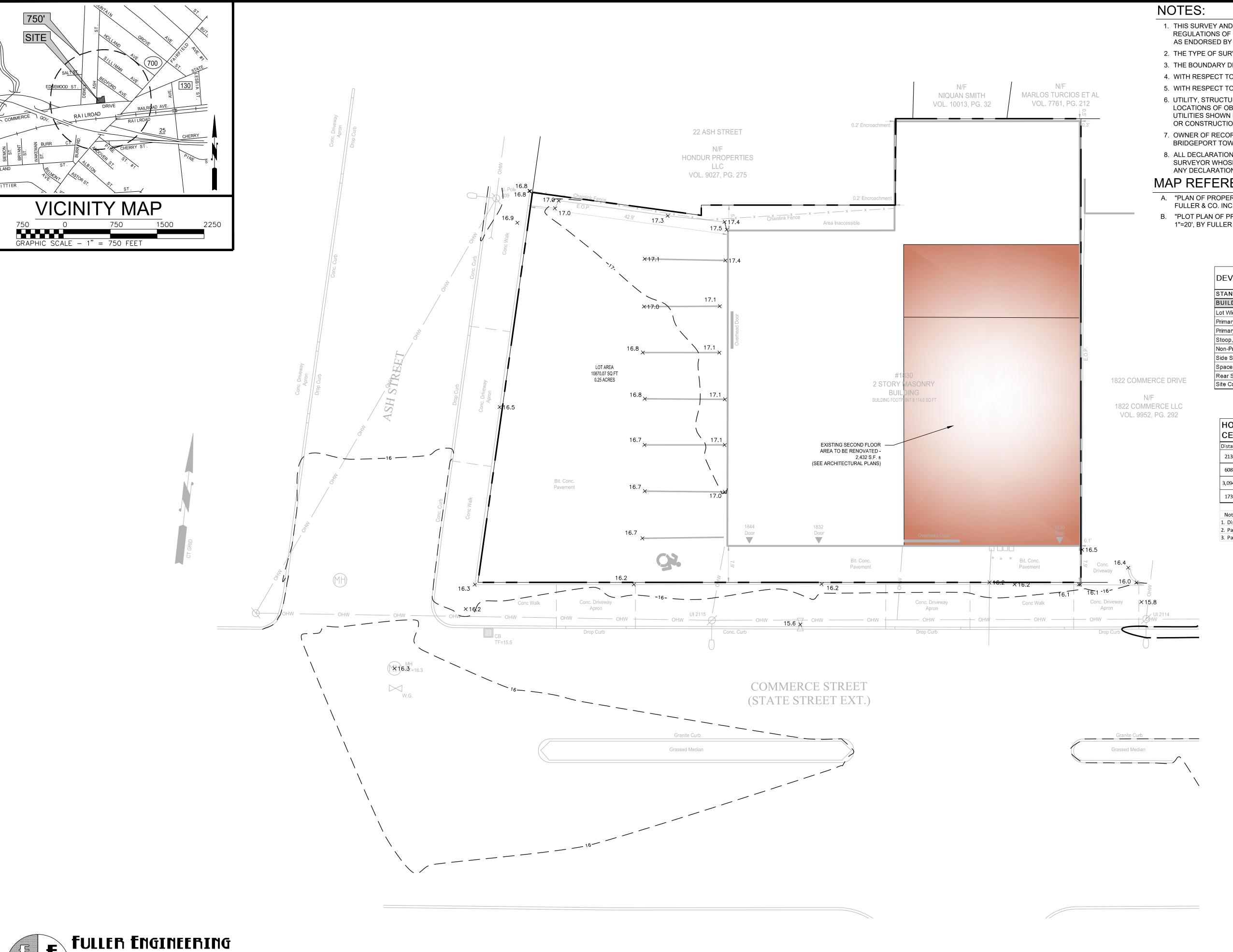
Property Location 17 BEDFORD AV #19 Vision ID 9802 Account # RP-0025552 Litting Start Dawse	Bldg Name State Use 102 Sec # 1 of 1 Card # 1 of 1 Print Date 2/7/2022 2:08:16 PM
STATE STATE STATE	Description Code Appraised Assessed
Ait Prci ID 122112A Census Tr CEN710	1-1 70,710 1-3 142,620
	NOISION
GIS ID 1221-12A Assoc Pid#	Total 213,330 149,330
WNERSHIP BK-VOL/PAGE SALE DATE Q/U VII SALE PRICE VC	Year Code Assessed Year Code Assessed Assessed Year Code Assessed Assessed Year Code Year Code Year Year
)	0 2020 1-1 49,500 2019 1-1 0 1-3 99,830 1-3
	Total 149330 Total 149330 Total 90430
Year Code Description Amount Code Description Number Amount	This signature acknowledges a visit by a Data Collector or Assessor t Comm Int
	APPRAISED VALUE SUMMARY
Total 0.00	Appraised Bldg. Value (Card) 142,620
Night Night Nome ASSESSING NEIGHBORHOOD	Appraised Xf (B) Value (Bldg)
Naile	Batch Appraised Ob (B) Value (Bldg) 0
NOTES	Appraised Land Value (Bldg) 70,710
EXT=CI GAS STATION NEXT LOT, COMM BLDG AC	
ROSS ST	arcel Value 213,33
	Valuation Method
	Total Appraised Parcel Value
BUILDING PERMIT RECORD	
Permit Id Issue Date Type Description Amount Insp Date % Comp Date Comp Cor	Id Type Is Cd
	09-29-2020 MVS 01 09-30-2008 DWM 08-15-2008 TSE 01 11-12-1991 JJ
LAND LINE VALUATION SECTION	NC
ion Zone Land Type Land Units Unit Price Size Adj Site Index Cond. Nbhd.	Nbhd. Adj Notes Location Adjustment Adj Unit P Land Value
1 102 Two Family ILI 5,240 SF 14.21 1.00000 5 0.95 07 1.0	1.000 Cl 70,710
Total Card Linits 5 240 SF Parrel Total and Area 0 1203	Total land Value 70 740
3,240 SF Falcel Fotal	

se 225 te 2/7/2022 2:07:27 PM	BRIDGEPORT, CT	0	Year Code Assessed 2019 2-1 78,470 2-2 16,970 2-5 12,680	Total 108120	MMARY	22,940	18 630	0,000	136,800	0 178,370	O	178,370	ORY Dumost/Recult	Datamailer-No Change Com Field Review Measured & Listed Inside Inspection		Adj Unit Pric Land Value	0 9.65 136,800	
State Use Print Date	Assessed 95,760 16,060 13,050	178,370 124,870 ASSESSMENTS (HISTORY)	Assessed Ye 95,760 20 16,060 13,050	124870 Total Total Total Total Total Total Total This signature acknowledges a visit by a Data Collector or Assessor	APPRAISED VALUE SUMMARY	(p)	1g)	(Bp. 1	g)	ne ne		ne	Î	6 29 00 A	-	Location Adjustment	0 177	I Oldi
Card # 1 of 1	Appraised 136,800 22,940 18,630	178,370 US ASSESSMI	Year Code 2020 2-1 2-2 2-5	Total e acknowledges a v	APPRAI	Appraised Bldg. Value (Card)	Appraised At (b) Value (bidg) Appraised Oh (B) Value (Bidn)	ים (ב) אמים (ב)	Appraised Land Value (Bidg)	Special Land Value Total Appraised Parcel Value	Nethod	Total Appraised Parcel Value	VISIT,	5 , , ,	N ESS IFILE	Locatio		
CURRENT		Total	Assessed Y 95,760 2 16,060 13,050			Appraised	Appraised	Topica de la companya	Appraised	Special Land Value Total Appraised Par	Valuation Method	Total Appra	Date	07-01-2020 06-16-2008 03-04-2008 05-21-1999	N HOLL S	Notes		
Bldg Name Sec# 1 of	Description Com Land Com Bldg Com Outbl		Year Code 2021 2-1 2-2 2-5	Total	unt Comm Int	_	Batch		1 1 1 1 1 1 1				Comments		TION	Nhbd Adj	0.800	_
1 LOCATION		E VC	000 000 000 25 0	OTHER ASSESSMENTS	Amount										LAND LINE VALUATION SECTION	Nphd.	CMR	
		SALE PRICE	125,000 105,000 0	RASSES	Number								Date Comp		VALUAT	x Cond.	1.00	U.0204
1221/11// Bldg# F/ROAD	ATA ecial Dis	soc Pid#		OTHER	ption		Tracing			ADJ					D LINE	Site Index	06 1.00000 C 1.00	allo Alca
19/ 12: STRT /	Spec	As	α⊃		Descripti	600	200			MKT/INC			RD Comp	5	LAN	I. Factor	1.00000 Total	10tal L
Map ID	SUPPLEMENTAL D	SALEDATE	07-31-2014 10-06-2011		Code	0.00	NEIGHBURH B		NOTES	LCF/MA = MKT/INC ADJ			BUILDING PERMIT RECORD Amount Insp Date %			Unit Price 1.	12	
)6 # RL-0091460 TOPO L		1221-11 BK-VOL/PAGE	9086 0130 8487 0254 0000 0000		Amount	O.	Assessing						BUILDING		N SHE	Land Units	14,175 SF	U.323 AU
DR #1806 Account #	Alt Prol ID Census Tr Heart Abstract Freeze	GIS ID		ì		Total	ame				E PLACE		Description			Land Type	h ILI	and ones
ERCE D	06605	SHIP	LOBO	EXEMPTIONS	Description		Nbhd Name				CHANGI		-		-	Zone La		Carc
Ocation 1782 COMMERCE DR #1806 9801 Account # CURRENT OWNER T		RECORD OF OWNERSHIP	M & LAUREL C	EXEM	Desi						er town. Oil		Issue Date Type			Description	Com Garage Sh	30.1
Property Location Vision ID 9801 CURRE	LUBE PLUS INC 1782 COMMERCE DRIVE BRIDGEPORT CT	RECOR	LUBE PLUS INC PALISADES INC LOBO EDWARD M & LAUREL C LOBO	1	Year Code		Nbhd	CMRC		GULF 3 PUMPS/2 BAYS	201 - NO GAS PER TOWN. OIL CHANGE PLACE ONLY		Permit Id Issue			B Use Code D	1 225 Com	

se 300 te 2/7/2022 2:06:15 PM	BRIDGEPORT, CT	390 RY Vear Code Accessed	3-3 3-3 3-3	Total 323340	MMARY	327,490	4,250	122.040	0	496,260 C	496.260		Purpost/Result	DataMailer Change Com Field Review Measured & Listed Inside Inspection Inside Inspection		Adj Unit Pric Land Value	11.21 122,040	Total Land Value 122,040
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Comman C	Property Location Vision ID 9797	22 ASH ST	Account #	RM-0022105	Map ID	19/1	221/6// Bldg #			Bldg Name Sec # 1 of		Card #	1 of 1		State Use 101 Print Date 2/7/	State Use 101 Print Date 2/7/2022 2:07:08 PM	07:08 PM
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				-													500



& Land Surveying

EMAIL:INFO@FULLERSURVEYORS.COM

525 JOHN STREET

BRIDGEPORT, CT.

PH. 203-333-9465

- 1. 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 - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AND ADOPTED ON SEPT. 26, 1996.
- 2. THE TYPE OF SURVEY PERFORMED WITH RESPECT TO THE BOUNDARY PERIMETER IS IMPROVEMENT LOCATION MAP.
- 3. THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
- 4. WITH RESPECT TO HORIZONTAL ACCURACY, THIS MAP CONFORMS TO AN ACCURACY CLASS A-2.
- 5. WITH RESPECT TO VERTICAL ACCURACY, THIS MAP CONFORMS TO AN ACCURACY CLASS T-2, DATUM NAVD88.
- 6. UTILITY, STRUCTURES, AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN-PART, BY FIELD LOCATIONS OF OBSERVABLE STRUCTURES AND PAINTED MARKINGS. THE ACTUAL LOCATION AND SIZE OF UNDERGROUND UTILITIES SHOWN HEREON MAY NOT BE INDICATED. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. PRIOR TO EXCAVATION OR CONSTRUCTION, CONTACT "CALL BEFORE YOU DIG", (800) 922-4455.
- 7. OWNER OF RECORD: NEW ENGLAND HEATING PARTS CO, INC. RECORDED IN VOLUME 3352, PAGE 262 IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE.
- 8. ALL DECLARATIONS ARE VALID FOR THE MAP AND COPIES THERE OF ONLY IF THEY BEAR THE EMBOSSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY RENDER ANY DECLARATION SHOWN HEREON NULL AND VOID.

MAP REFERENCES:

- A. "PLAN OF PROPERTY IN BRIDGEPORT, CONN FOR UNIVERSAL SUPPLIERS, INC,", DATED OCT 20, 1978, SCALE 1"=20', BY
- B. "PLOT PLAN OF PROPERTY IN BRIDGEPORT, CONN FOR DAVID WILLIAMS AND GEORGE TUOTI", DATED JUNE 29, 1984, SCALE 1"=20', BY FULLER & CO., INC.

	RX2 General			
DEVELOPMENT STANDARDS	Building Type			
STANDARD	REQUIREMENT	EXISTING	PROPOSED	COMMENTS
BUILDING LOCATION				
Lot Width	No Requirement	N/A	N/A	
Primary Streetwall	80% min	N/A	N/A	
Primary Street Build-to Zone	0 Ft. min	N/A	N/A	
Stoop, Bay Encorachment	5 Ft. min	N/A	N/A	
Non-Primary Street Build-to Zone	0 Ft min	N/A	N/A	
Side Setback	3 Ft. min	0.1 Ft.	NO CHANGE	Existing non-conforming
Space Between Adjacent Buildings	12 Ft. min	1.1 Ft	NO CHANGE	Existing non-conforming
Rear Setback	20 Ft min	N/A	NO CHANGE	Corner Lot
Site Coverage	85%	97.3%	NO CHANGE	Existing non-conforming

HOUSES OF WORSHIP, SCHOOLS, HOSPITALS & COMMERCIAL DAY CARE CENTERS WITHIN 750 FEET 213 Ft. 33 ASH ST #35 PRINCE OF PEACE CHURCH INC 608 Ft. | 1728 FAIRFIELD AV | MAGYAR BAPTIST CHURCH 3,094 Ft. | 2535 NORTH AV MT GROVE CEMETERY ASSOCIATION Taken to nearest structure, but property is within 750 Feet PRINCE OF PEACE CHURCH INC

- 1. Distances to front doors approximated via Google Earth.
- 2. Parcels within 750 feet were identified using digital tax assessor data published by the City of Bridgeport.
- 3. Parcels identified were based on published owner data. No identification of current status or use was made.

PROPOSED PLOT PLAN

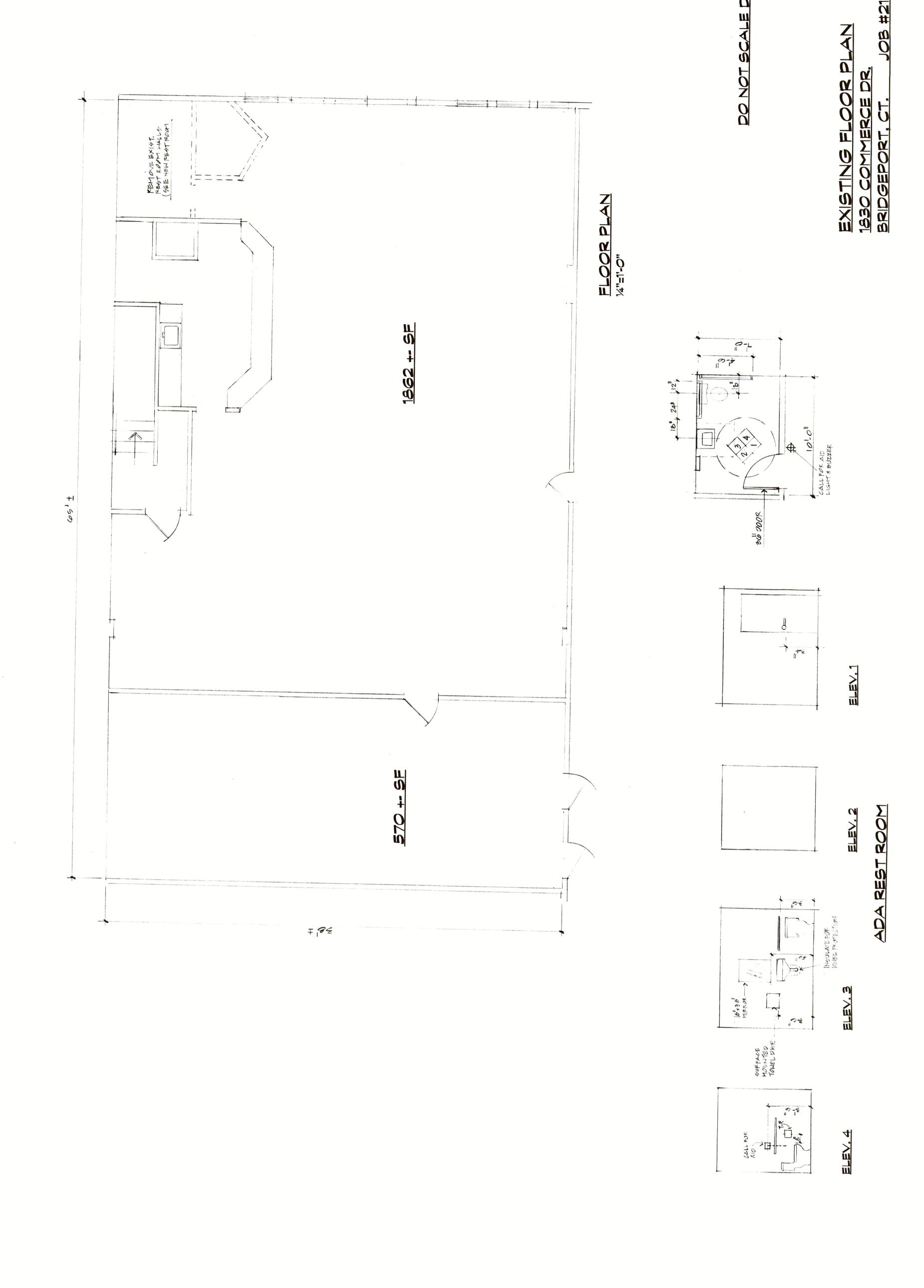
1830 COMMERCE DRIVE BRIDGEPORT, CONNECTICUT

PREPARED FOR:

SHANGRI-LA SOCIAL CLUB

SCALE 1" = 10' 3 FEBRUARY 2022 FE21-1696





CITY OF BRIDGEPORT



ZONING BOARD OF APPEALS APPLICATION

The undersigned presents the following application for:

(Check all that Apply) ■ Variance □ Appeal from Zoning Officer □ Exten	sion of Time Bermit / Madit	fication of Plan of
Development ☐ Request for Re-hearing ☐ Chang		
Regulations of the City of Bridgeport and/or the Ge		
premises located at:		
2635 MAIN STREET		Zone ORG
(Number) (Street)		(Zone Classification)
On the EAST (MAIN ST) side of the street about 100 (North, South, East, West)) FT feet APPROX 20	00 FT from , South, East, West)
NORTH (SALEM ST)	Block : 2208	Lot: 22
(Street) Dimension of Lot in Question 100 FT X 200 FT (.48	OF AN ACRE)	
1. NAME OF APPLICANT / BUSINESS FATIMA SILVA	Print)	
2. APPLICANT INTEREST IN PROPERTY (OWNER, LESSE	· OWNED	
3. HAS A PREVIOUS APPLICATION BEEN FILED? NO (Y95 Or NO)	_ IF SO, GIVE DATE OF HEAF	RING
4. DESCRIBE PROPOSED DEVELOPMENT		
NEW CONSTRUCTION OF 12 UNIT BUILDING	(EACH UNIT 1 BEDRO	DOM)
5. THIS APPLICATION RELATES TO: Check all that Apply		
■ Setback □ Coverage □ Landscaping □ Lot A □ Extension or Enlargement of Non-Conforming U Approval □ Liquor □ Use ■ Other: SET BACK O	se and/or Building 🛛 Coa	stal Area Management
6. USE TO BE MADE OF PROPERTY ADD AN ADDIT		
PROPERTY (CORNER OF MAIN AND SALEM)		
7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A	VARIANCE (14-7-4)? Existing	g building would be too
close to new construction to push over the additional		
APPLICANT Jetimes 1	Fatilia Silva	DATE 1/18/2022
	(1111)	
If signed by agent, state capacity (lawyer, builder, etc		(Email)
Mailing Address 901 MADISON AVE, BRIDGEPORT, CT		(Dh #)
PROPERTY OWNERS ENDORSEMENT	(Zip Code) Print	(Phone #)
(If other than owner) (Signature)		
Subscribe & Sworn to before me this day of	andery2022	
Many bright Notary My	Public in & for the County of Fair	field, State of Connecticut.
Note: READ CAREFULLY BEFORE All questions must be answered in The Applicant, or Agent for, must adhere to to The Zoning Board of Appeals NO APPLICATION RECEIVED PLEASE MAKE CHECK PAYABLE	detail (use separate sheet if nece he attached check list or it will no to process this application. BY MAIL CAN BE ACCEPTED.	essary).

(REFER TO ZONING DEPARTMENT AS TO FEES 203-576-7217)

Jan 18 22, 09:29p

Statement of Intent for 2635 Main Street And Needed Variance

January 18, 2022

Dear Sirs and Madams,

Our intention is to construct a desirable looking building with clean lines in order to have an esthetically correct structure together with the adjacent existing building on the property.

The plans were submitted in 2021 for those codes and apparently as the new construction was designed the third floor would need to cave in another six feet. Rendering the structure asymmetrical.

We do not want to create an eye sore. Therefore, we are appealing to this commission for the needed variance. Both the first and second floors would be erected vertically but the third floor would need to be indented roughly six feet (6ft). How Strange.

To place the building six feet closer to the existing house on the property would have the occupants touch each other when opening windows. Also, the air conditioning units are to be between the 2 buildings and they would not fit in that location if they are moved together.

This construction would enhance the North End and the corner that it will sit on. It would provide for good sized 1 bedroom units with tray ceilings in the bedroom and open floor plans. This clean cut building needs this Variance approved to have it built.

Thank you for your attention to this matter,

Sincerely,

Fatima Silva

BELIARD ARCHANGE R & ISEMEINE 000249 SALEM ST BRIDGEPORT, CT 06606

BELL JENNIFER 000030 LINCOLN AVE BRIDGEPORT, CT 06606

HANSON ROSEANN 26 HUNTINGTOWN RD NEWTOWN, CT 06470

372 WILTON ASSOCIATES LLC 237 MAMARONECK AVENUE WHITE PLAINS, NY 10605

SODJEN AMAVI 1035 FAIRFIELD AVE BRIDGEPORT, CT 06604

GIATOS GEORGE & ANASTASIA 000377 JACKSON AVE BRIDGEPORT, CT 06606

GONCALVES ABILIO & FERNANDA 135 PERRY LN STRATFORD, CT 06614 SANTIAGO GLADYS & JAVIER SANTIAGO 50 LINCOLN AVENUE

BRIDGEPORT, CT 06606

TRAN GIOI VAN & KIM THOA 000044 LINCOLN AVE BRIDGEPORT, CT 06606

MAIN ST MED CTR PARTNERSHIP
523 PEPPER ST
MONROE, CT 06468

HOUSING AUTHORITY OF BPT 000376 EAST WASHINGTON AVE BRIDGEPORT, CT 06608

SAQUINAUB GERARDO 000234 SALEM ST BRIDGEPORT, CT 06606

TUMBA AMISI EDWARD 000258 SALEM ST BRIDGEPORT, CT 06606

SILVA FATIMA & MANUEL 40 STONEYBROOK RD MONROE, CT 06468 CALLEJAS JOSE 000060 LINCOLN AVE BRIDGEPORT, CT 06606

SEASIDE PARTNERS INCORPORA
745 MILL PLAIN RD
FAIRFIELD, CT 06824

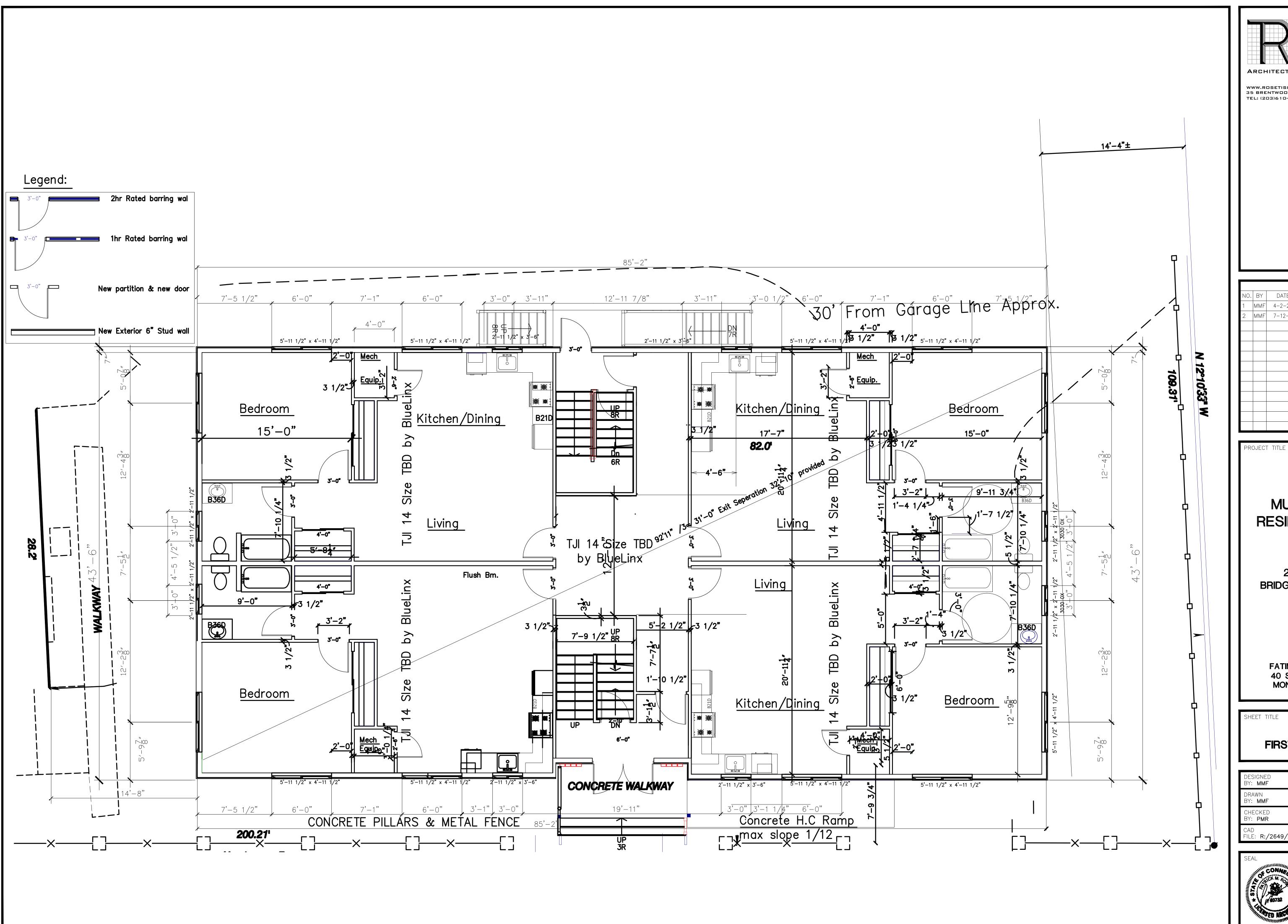
HOUSING AUTHORITY OF BPT 000376 EAST WASHINGTON AVE BRIDGEPORT, CT 06608

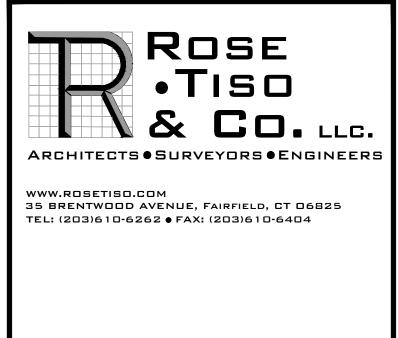
2649 MAIN BRIDGEPORT LLC 34 CANOE BROOK RD TRUMBULL, CT 06611

MARTINEZ SERGIO & MARGARIT/ 000248 SALEM ST BRIDGEPORT, CT 06606

MATERA SUSAN 000260 SALEM ST BRIDGEPORT, CT 06606







			_
			REVISIONS
NO.	BY	DATE	DESCRIPTION
1	MMF	4-2-2021	PRELIMINARY DESIGN
2	MMF	7-12-2021	P&Z COMMENTS

MULTI-FAMILY RESIDENTIAL DEV.

2635 MAIN ST. BRIDGEPORT, CT 06606

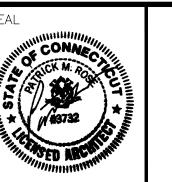
Prepared For:

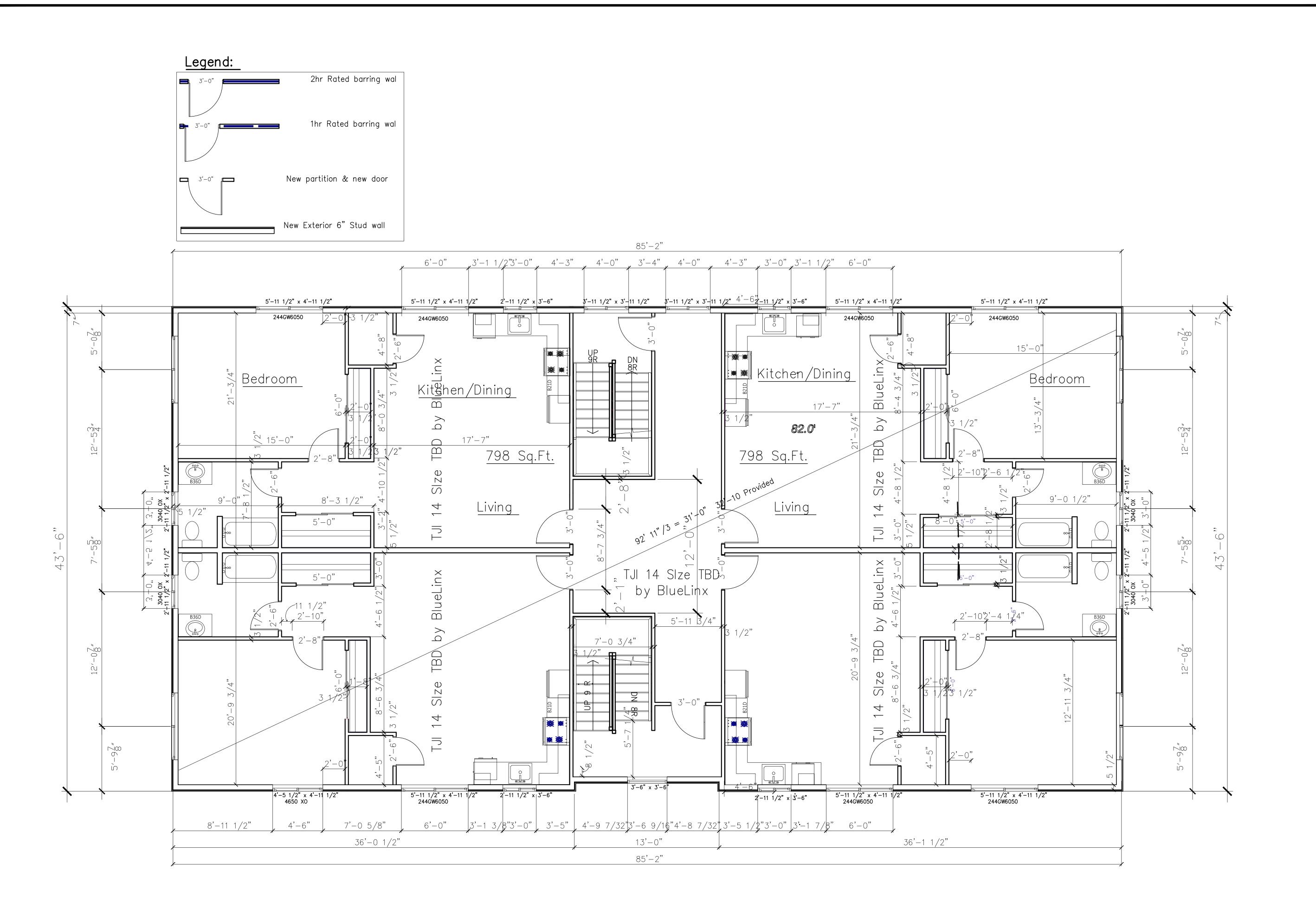
FATIMA & MANUEL SILVA 40 STONYBROOK ROAD. MONROE, CT. 06468

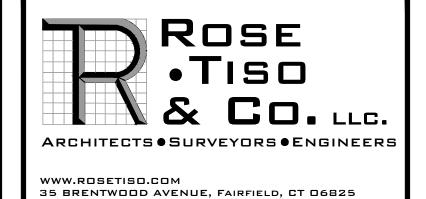
SHEET TITLE

FIRST FLOOR PLAN

DESIGNED BY: MMF	SCALE: 1/4"=1'-0"
DRAWN BY: MMF	DATE: 11-17-21
CHECKED BY: PMR	PROJECT NUMBER: 2649
CAD File: R:/2649/arch	







TEL: (203)610-6262 • FAX: (203)610-6404

			REVISIONS
NO.	BY	DATE	DESCRIPTION
1	MMF	4-2-2021	PRELIMINARY DESIGN
2	MMF	7-12-2021	P&Z COMMENTS

PROJECT TITLE

MULTI-FAMILY RESIDENTIAL DEV.

2635 MAIN ST. BRIDGEPORT, CT 06606

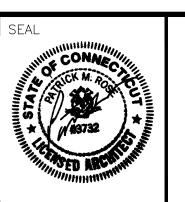
Prepared For:

FATIMA & MANUEL SILVA 40 STONYBROOK ROAD. MONROE, CT. 06468

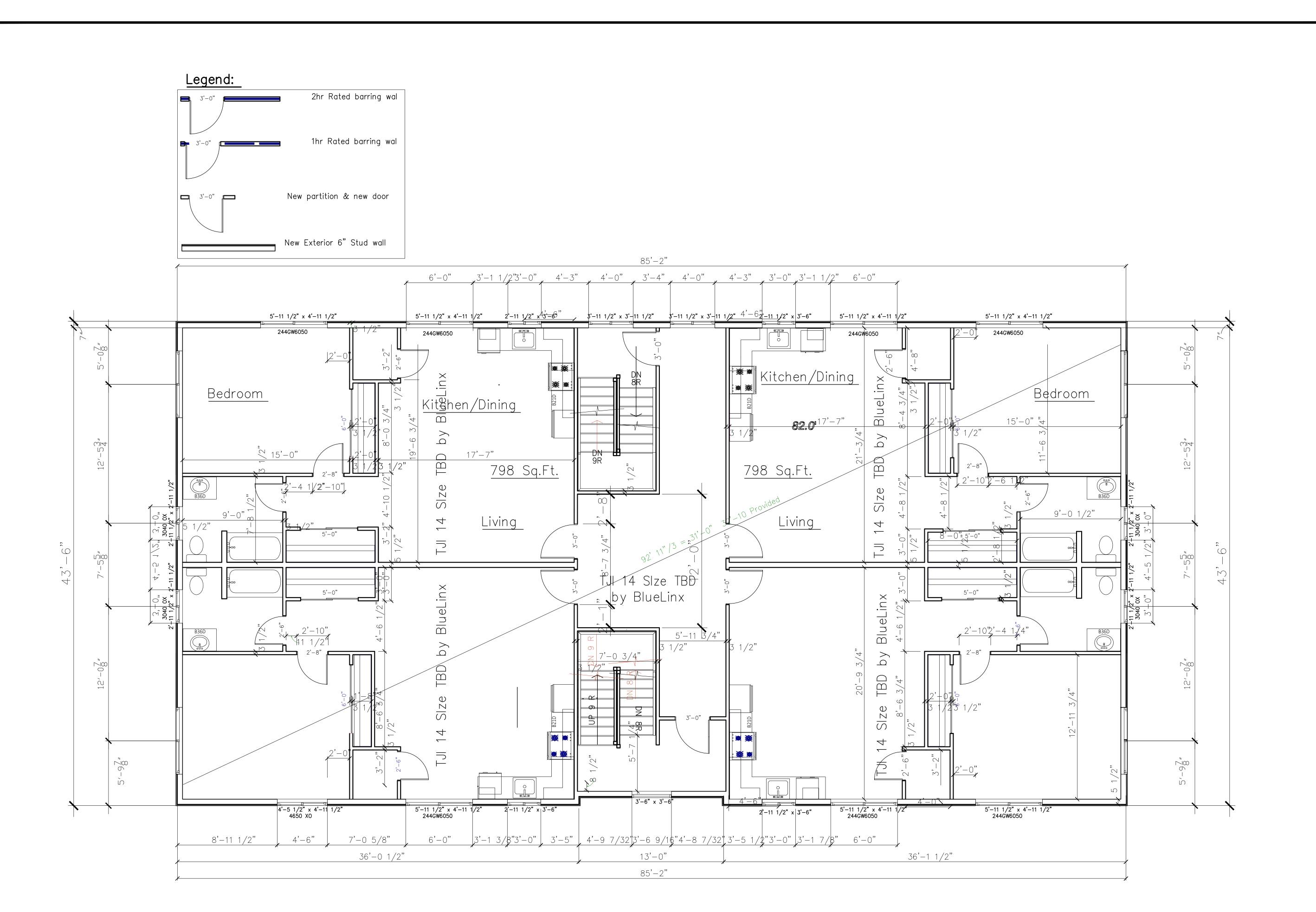
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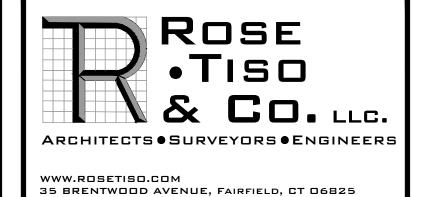
SECOND FLOOR PLAN

	SIGNED MMF	SCALE: 3/16"=1'-0"
	AWN MM F	DATE: 11-17-21
	ECKED PMR	PROJECT NUMBER: 2649
CA[) E. R./2649/ARCH	



SHEET NUMBER





TEL: (203)610-6262 ♦ FAX: (203)610-6404

			REVISIONS
NO	. BY	DATE	DESCRIPTION
1	MMF	4-2-2021	PRELIMINARY DESIGN
2	MMF	7-12-2021	P&Z COMMENTS

PROJECT TITLE

MULTI-FAMILY RESIDENTIAL DEV.

2635 MAIN ST. BRIDGEPORT, CT 06606

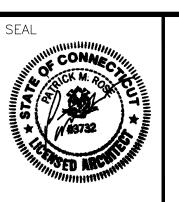
Prepared For:

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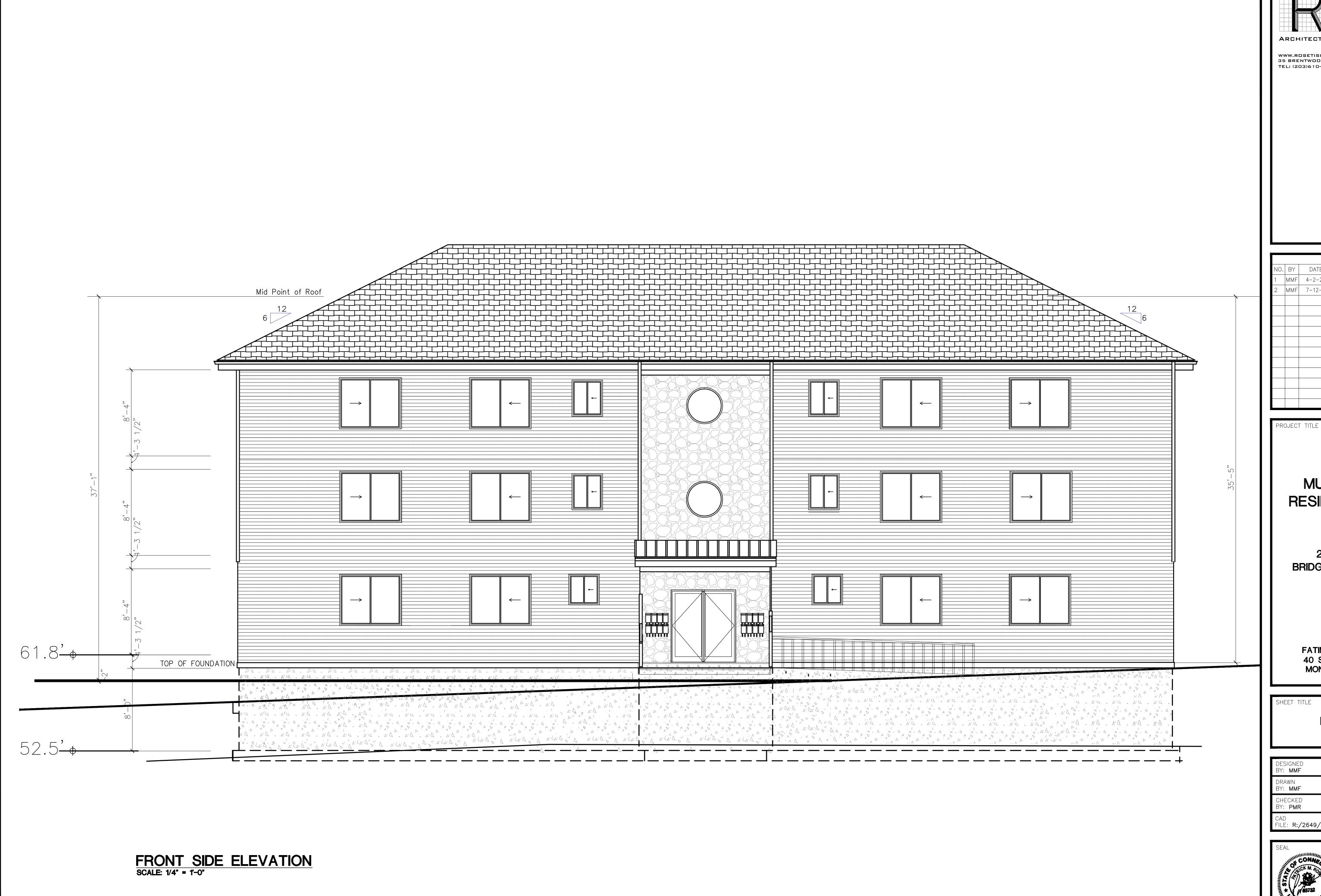
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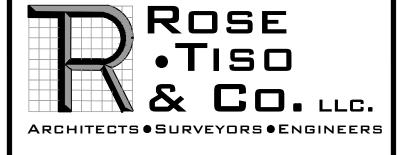
THIRD FLOOR PLAN

١.		
	DESIGNED BY: MMF	SCALE: 1/4"=1'-0"
	DRAWN BY: MMF	DATE: 11-17-21
	CHECKED BY: PMR	PROJECT NUMBER: 2649
	CAD FILE: R:/2649/ARCH	



SHEET NUMBER





WWW.ROSETISO.COM 35 BRENTWOOD AVENUE, FAIRFIELD, CT 06825 TEL: (203)610-6262 ♦ FAX: (203)610-6404

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	1	MMF	4-2-2021	PRELIMINARY DESIGN
	2	MMF	7-12-2021	P&Z COMMENTS

MULTI-FAMILY RESIDENTIAL DEV.

2635 MAIN ST. BRIDGEPORT, CT 06606

Prepared For:

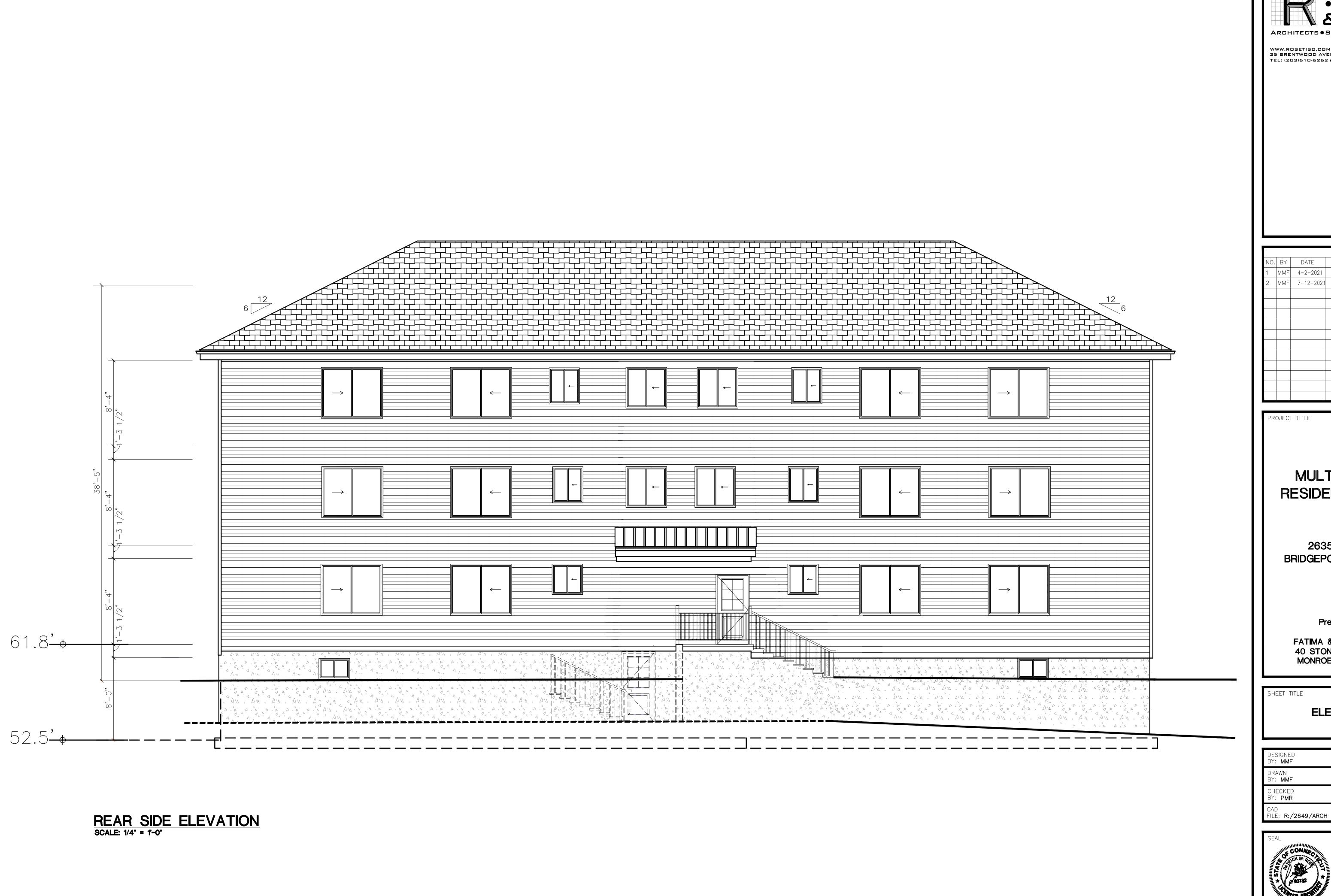
FATIMA & MANUEL SILVA 40 STONYBROOK ROAD. MONROE, CT. 06468

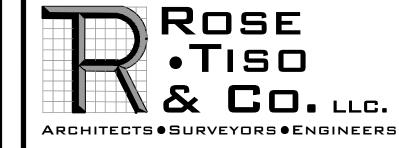
ELEVATIONS

ı	DESIGNED BY: MMF	SCALE: 1/4"=1'-0"
ı	DRAWN BY: MMF	DATE: 11-17-21
	CHECKED BY: PMR	PROJECT NUMBER: 2649
	CAD	



SHEET NUMBER





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ı		REVISIONS		REVISIONS
	NO.	BY	DATE	DESCRIPTION
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MULTI-FAMILY RESIDENTIAL DEV.

2635 MAIN ST. BRIDGEPORT, CT 06606

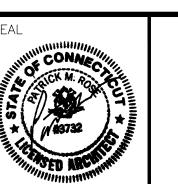
Prepared For:

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SHEET TITLE

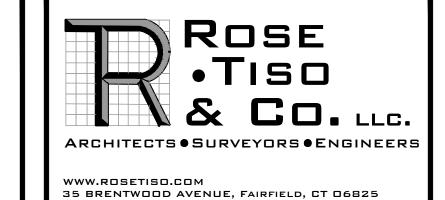
ELEVATIONS

DESIGNED BY: MMF	SCALE: 1/4"-1'-0"
DRAWN BY: MMF	DATE: 11-17-21
CHECKED BY: PMR	PROJECT NUMBER: 2649
CAD	



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PROJECT TITLE

MULTI-FAMILY RESIDENTIAL DEV.

2635 MAIN ST. BRIDGEPORT, CT 06606

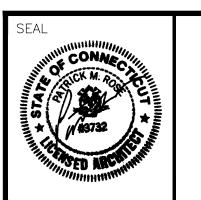
Prepared For:

FATIMA & MANUEL SILVA 40 STONYBROOK ROAD. MONROE, CT. 06468

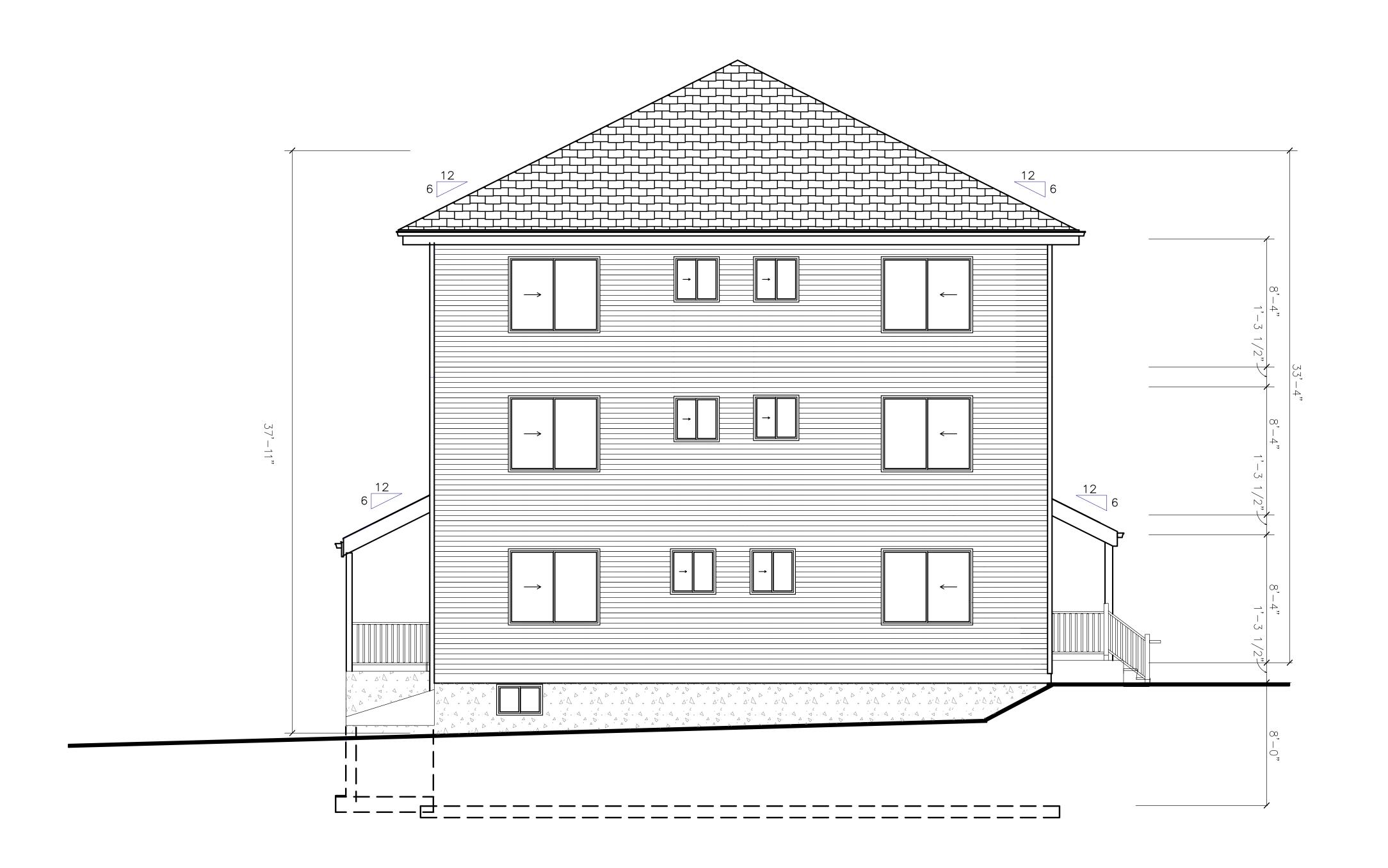
SHEET TITLE

ELEVATIONS

DESIGNED BY: MMF	SCALE: 1/4"-1'-0"
DRAWN BY: MMF	DATE: 11-17-21
CHECKED BY: PMR	PROJECT NUMBER: 2649
CAD FILE: R:/2649/ARCH	







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NO.	BY	DATE	DESCRIPTION			
1	MMF	4-2-2021	PRELIMINARY DESIGN			
2	MMF	7-12-2021	P&Z COMMENTS			

PROJECT TITLE

MULTI-FAMILY RESIDENTIAL DEV.

2635 MAIN ST. BRIDGEPORT, CT 06606

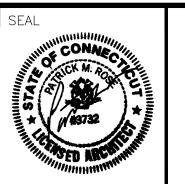
Prepared For:

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SHEET TITLE

ELEVATIONS

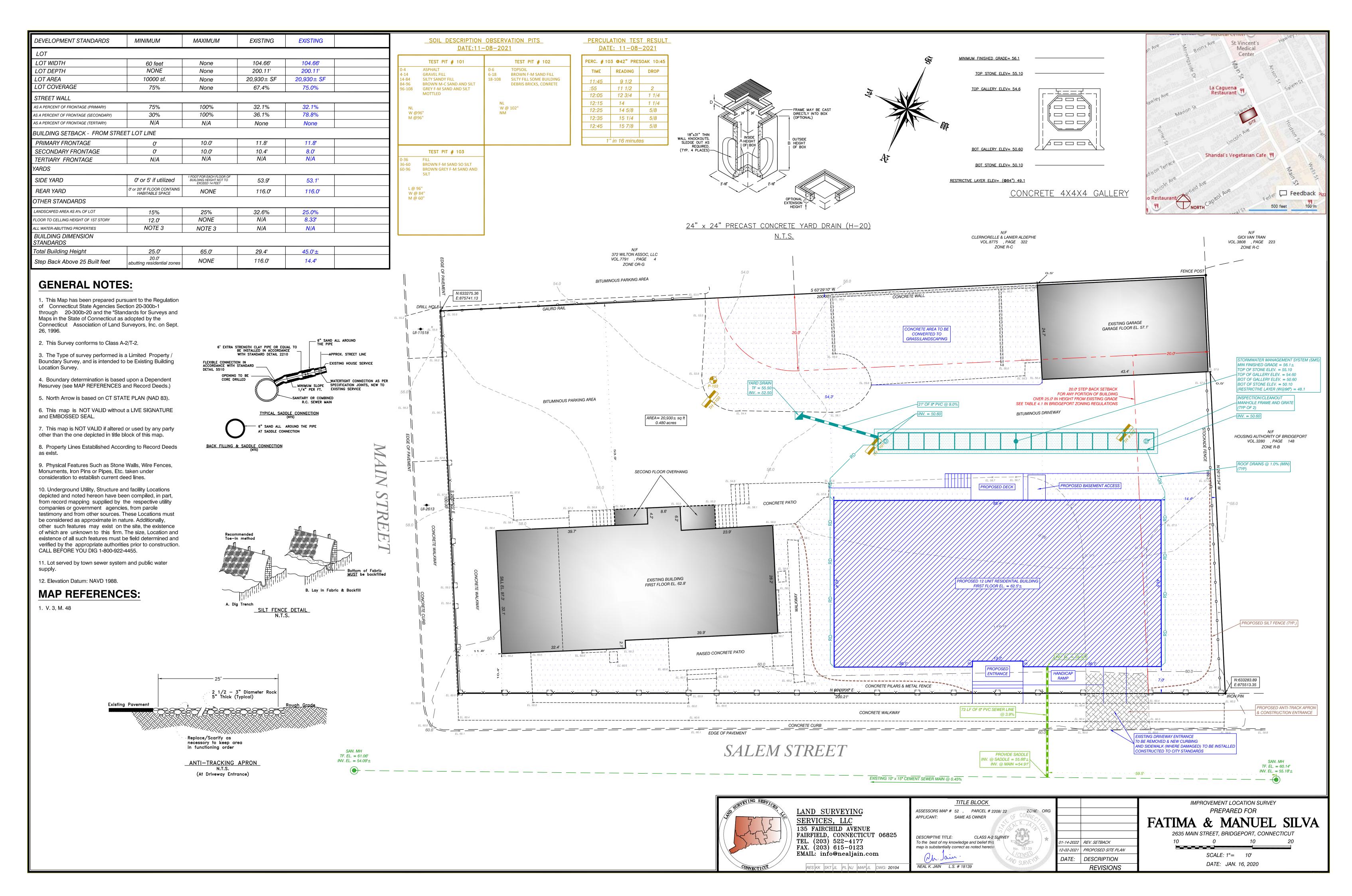
DESIGNED BY: MMF	SCALE: 1/4"-1'-0"	
DRAWN BY: MMF	DATE: 11-17-21	
CHECKED BY: PMR	PROJECT NUMBER: 2649	
CAD FILE: R:/2649/ARCH		



SHEET NUMBER

A-204

WEST ELEVATION
SCALE: 1/4" = 1'-0"



REGULATORY DRAWINGS 12-5-2021

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

2635 MAIN ST. BIRDGEPORT, CT. 06606 PREPARED FOR: FATIMA & MANUEL SILVA 40 STONYBROOK ROAD. MONROF CT 06468

2222			OE, CI.	U	0400	
ABBF	REVIATIONS	F.D. F.H.	FLOOR DRAIN FIRE HYDRANT	P. LAM PLAS	PLASTIC LAMINATE PLASTER	MATERIALS
ACP ACP-VF	ACOUSTICAL CEILING PANEL ACOUSTICAL CEILING PANEL — VINYL FILM	F.H.C. F.O. F.O.C	FLOOR HOSE CABINET FINISHED OPENING FACE OF CONCRETE	PLYWD PO PA	PLYWOOD POWER OPERATED PUBLIC ADDRESS	EARTH
ALUM ABV A.F.F.	ALUMINUM ABOVE ABOVE FINISH FLOOR	F.O.F. F.O.M. F.O.S.	FACE OF FINISH FACE OF MASONRY FACE OF STUD	P.D. PT. P.T.D.	PANIC DEVICE POINT PAPER TOWEL DISPENSER	POROUS FILL
AHU A.C. A/C	AIR HANDLING UNIT ASPHALTIC CONCRETE AIR CONDITIONING	F.S. FTG. F.E.	FLOOR SINK FOOTING FIRE EXTINGUISHER	R.A. R.C.P. REC	RETURN AIR REFLECTED CEILING PLAN RECESSED	CONCRETE
AĎJ. A.F.S. <	ADJUSTABLE AUTOMATIC FIRE SPRINKLER ANGLE	F.E.C. FLG FL	FIRE EXTINGUISHER CABINET FLASHING FLOOR	SCD SD SECT.	SEAT COVER DISPENSER STORM DRAIN SECTION	CONCRETE BLOCK
ANDD ASPH A.T.	ANODIZED ASPHALT ASH TRAY	FTG FDN FIN	FOOTING FOUNDATION FINISH	SF. SHT SHTHG	SQUARE FOOT/FEET SHEET SHEATHING	BRICK FINISHED WOOD
© BD BM	AT BOARD BEAM	GALY GA. GL	GALVANIZED GAUGE GLASS	SHVS SIM SK	SHELVES SIMILAR SINK	FINISHED WOOD ROUGH WOOD
B.O.J. BOTT B.U.	BOTTOM OF JOISTS BOTTOM BUILT-UP	GWB GRD. G.S.F.	GYPSUM WALL BOARD GROUND OR GRADE GROSS SQUARE FEET	SM SMS SND	SHEET METAL SHEET METAL SCREW SANITARY NAPKIN DISPOSER	PLYWOOD
BPL BLK.G BC BOB	BASE PLATE BLOCK(ING) BOTTOM OF CURB BOTTOM OF BEAM	G.V. G.V.C.B. GYP.	GATE VALVE GATE VALVE IN CONCRETE BOX GYPSUM HEADER	SNV SOV SQ. S.S.	SANITARY NAPKIN VENDOR SHUT OFF VALVE SQUARE SERVICE SINK	BATT INSULATION
BOB BOG BRK BLDG	BOTTOM OF BEAM BOTTOM OF GIRDER BRICK BUILDING	HDR. HDWD HDWR	HARDWOOD HARDWARE HOSE REEL CABINET	S.S. STD ST. STL. QT	SERVICE SINK STANDARD STAINLESS STEEL QUARRY TILE	RIGID INSULATION
B/STL CA CR	BOTTOM OF STEEL COMPRESSED AIR CARD READER ACCESS	H.R.C. H.S.B. H.T.D. HTG	HIGH STRENGTH BOLT HOT WATER DISPENSER HEATING	RAD RWC REFR	RADIUS RAIN WATER CONDUCTOR REFRIGERATOR	GYPSUM WALL BOARD
CPT CIP CLG	CARD READER ACCESS CARPET CAST IRON PIPE CEILING	H.W.D. HF HAVC	HANDICAP TOWEL DISPENSER HEPA FILTER MODULES HEATING/VENTILATION/AIR CONDITION	R RD RM	RISER ROOF DRAIN ROOM	STEEL
CEM C CT	CEMENT CENTER LINE CERAMIC TILE	HT HP HO	HEIGHT HIGH POINT HOLD OPEN	SAN SC SSV	SANITARY SEWER SEALED CONCRETE SEAMLESS WELDED	ALUMINUM METAL GRATING
CLT CLOS CMU	CLEAN ROOM CEILING TILE CLOSET CONCRETE MASONRY UNIT	HM HORIZ HM	HOLLOW METAL HORIZONTAL HOT WATER	SIM SPEC(S) SS	SIMILAR SPECIFICATIONS STAINLESS STEEL	STRUCT. CONC.
COL CONC CONT	COLUMN CONCRETE CONTINUOUS	ID IL INSUL	INSIDE DIAMETER INTERLOCKED INSULATION	STL STOR STRUCT	STEEL STORAGE STRUCTUTAL	PLASTER, CEMENT
CJ CONSTR CP	CONTROL JOINT CONSTRUCTION INSULATED COLD ROOM PANEL	INV INT I.P.S.	INVERT INTERIOR IRON PIPE SIZE	SUS TEL TEMP	SUSPENDED TELEPHONE TEMPERED	SHEET METAL
CW CABT CAD. PL.	COLD WATER CABINET CADMIUM PLATED	JB JAN. JT	JUNCTION BOX JANITOR'S CLOSET JOINT	THK THR TOB	THICK(NESS) THRESHOLD TOP OF BEAM	WOOD BLOCKING INSULATING GLASS
C.B. C.D. CER	CATCH BASIN CUP DISPENSER CERAMIC	KIT LAB LP	KITCHEN LABEL LOW POINT	TOC TOJ TOS	TOP OF CURB TOP OF JOIST TOP OF STEEL	SHEET GLASS
CLR CONN. CONTR	CLEAR CONNECTION CONTRACTOR	KP LAVS L.S.D.	KICKPLATE LAVATORIES LIQUID SOAP DISPENSER	T T/STL TYP	TREAD TOP OF STEEL TYPICAL	LI-III-III-III-III-III-III-III-III-III-
C.O.T.G. CSK C.W.	CLEAN OUT TO GRADE COUNTERSUNK COLD WATER	M.B. M.D.L. M.S.	MACHINE BOLT MARK OFF LINE MACHINE SCREW	TD T&G TO	TOWEL DISPENSER TONGUE AND GROOVED TOP OF	RESILENT FLOOR
Ø DET D.F.	DIAMETER DETAIL DRINKING FOUNTAIN	MULL MH MAC	MULLION MANHOLE MACADAM MECHANICAL	T.O.S. TP UNO	TOP OF SLAB TOILET PAPER UNLESS OTHERWISE NOTED	STRUCTURAL STEEL
DIM DR DWG	DIMENSION DOOR DRAWING	MECH. MFR MAT.	MANUFACTURER MATERIAL	UR. UC UL_	URINAL UNDER CUT UNDERWRITERS LABORATORIES	WOOD STUD
ETR ELECT EWC	ELASTOMIC TROWELED RESIN ELECTRIC OR ELECTRICAL ELECTRIC WATER COOLER	MAX. MIN MIR MISC	MAXIMUM MINIMUM MIRROR MISCELLANEOUS	USP VERT VCT	UNUSUAL SENSORY PERCEPTION VERTICAL VINYL COMPOSITE TILE	L' L' METAL STUDS
EP ELEV EQP	EPOXY PAINT ELEVATOR EQUIPMENT	MTD MTL MO	MISCELLANEOUS MOUNTED METAL MASONATY OPENING	VCB VIF VSC	VINYLE COVE BASE VERIFY IN FIELD VINYL STRAIGHT BASE	
EPX EXTG EXP	EPOXY RESIN FLOORING EXISTING EXPOSED	MRGWB NIC NO.	MOISTURE RESISTANT GYPSUM BOARD NOT IN CONTRACT NUMBER	VWC V.C.P. WAINS	VINYL WALL COVERING VITREDUS CLAY PIPE WAINSCOT	
EA. E.J. E.P.B.	EACH EXPANSION JOINT ELECTRIC PANEL BOARD	NO. NOM NTS N.S.F.	NOMBER NOMINAL NOT TO SCALE NET SQUARE FEET	WP WR WS	WORKING POINT OR WATERPROOF WATER RESISTANT WEATHERSTRIPPING	
EQ. E.S. E.W.H.	EQUAL EXPANSION SHIELD ELECTRIC WATER HEATER	O.D. OC OPG.	OVERFLOW DRAIN ON CENTER OPENING	WW WWF W/ WD	WINDOW WALL WELDED WIRE FABRIC WITH	
EXH. EXT. F.B. FBRGL.	EXHAUST EXTERIOR FLAT BAR FIBERGLASS	OPG. OPP PIN PL	OPENING OPPOSITE PARTITION PLATE	WD WFI WSCT WDW	WOOD WATER FOR INJECTION WAINSCOT WINDOW	

BUILDING CODE INFORMATION

PER 2015 IBC

<u>CODE INFORMATION</u> <u>HEIGHT AND AREA COMPUTATIONS — TYF</u>	PE VB
USE GROUP CLASSIFICATION (SEC 302)R2	2 – RESIDENTIAL
FULLY SPRINKLERED PER NFPA13 ALLOWABLE BUILDING AREA (TABLE 506.2) 7 ALLOWABLE BUILDING HEIGHT (TABLE 504.4) (7,000 SF 3 STORIES/40'- (R2-RESIDENTIAL
	8,123 SF 3 STORIES/38'- (R2-RESIDENTIAL

CODES TO WHICH THIS SPACE WAS DESIGNED

2018 Connecticut 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.

2018 Connecticut State Fire Code —International Fire Code

-NFPA 31 Oil Burning Equipment -NFPA 2, Hydrogen Technologies Code -NFPA 54, National Fuel Gas Code -NFPA 58, Liquefied Petroleum Gas Code

MIN STC RATINGS:

APARTMENT DEMISING WALLS = 52 CORRIDOR WALLS = 50 FLOOR / CEILING = 50 IIC = 50

PHASE 2 APARTMENT DISTRIBUTION

FLOOR	1 BR	TOTALS
2nd FLOOR	4	4
3rd FLOOR	4	4
4th FLOOR	4	4
TOTALS	12	12

HANDICAP TYPE 'A' UNIT REQUIREMENTS: 10% or not < 1 of each type. 1.2 UNIT REQUIRED OR 2 units required

FIRE RESISTANCE RATING REQUIREMENTS CONSTRUCTION TYPE VB

PRIMARY STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, TRUSSES O HRS BEARING WALLS EXTERIOR ----- 0 HRS INTERIOR ---- 0 HRS

EXTERIOR ---- 0 HRS NONBEARING WALLS AND PARTITIONS INTERIOR ---- 0 HRS FLOOR CONSTRUCTION INCLUDING SUPPORTING

NONBEARING WALLS AND PARTITIONS

BEAMS AND JOISTS ---- 1 HRS (R2 - RESIDENTIAL) (A2 - ASSEMBLY) INCLUDING SUPPORTING BEAMS AND JOISTS ---- O HRS FIRE WALLS (SEC 706) ----- 2 HRS

FIRE BARRIERS (SEC 707)---- 2 HRS

SHAFT ENCLOSURES (SEC 713) ____ 2 HRS FIRE PARTITIONS (SEC 708)_____ 1 HRS SMOKE PARTITIONS (SEC 710)---- 1 HRS

> EXIT STAIRWAYS/RAMPS (SEC 1023) --- 2 HRS CORRIDORS (SEC 1020)----- 1/2 HRS

SMOKE BARRIERS (SEC 709)----- 1 HRS

BUILDING FLOOR AREAS

First Floor 3,705 SF Second Floor 3,705 SF <u>3,705 SF</u> 11,115 SF

LIST OF DRAWINGS

<u>Architectural Drawinas</u>

A-001 Cover Sheet

A-101 First Floor Plan/Schematic Site Plan

A-102 Second Floor Plan Third Floor Plan A-104 Fourth Floor Plan

A-201 Elevations

A-202 Elevations

ROSE

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	REVISIONS					
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1	MMF	4-2-2021	PRELIMINARY DESIGN			
2	MMF	7-12-2021	P&Z COMMENTS			
			_			

PROJECT TITLE

MULTI-FAMILY RESIDENTIAL DEV.

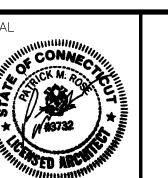
2635 MAIN ST. BRIDGEPORT, CT 06606

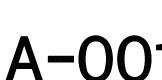
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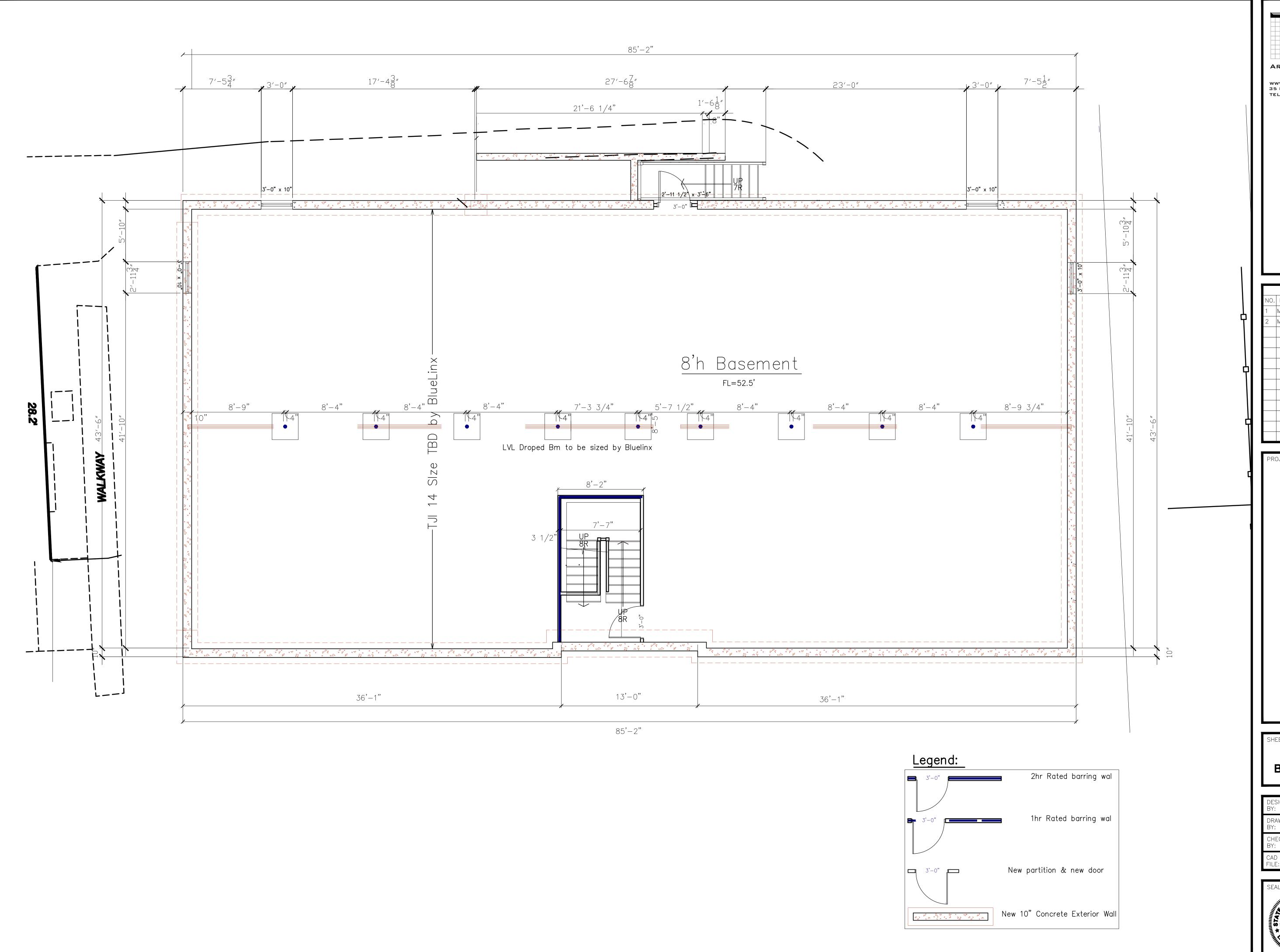
FATIMA & MANUEL SILVA 40 STONYBROOK ROAD. MONROE, CT. 06468

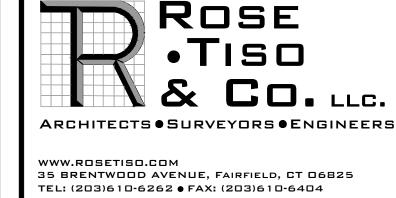
COVER SHEET

DESIGNED BY: MMF	SCALE: AS NOTED	
DRAWN BY: MMF	DATE: 12/5/21	
CHECKED BY: PR	PROJECT NUMBER: 2649	
CAD FILE: R:/2649/ARCH/A-001(1).DWG		









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PROJECT TITLE

MULTI-FAMILY RESIDENTIAL DEV.

2635 MAIN ST. BRIDGEPORT, CT 06606

Prepared For:

FATIMA & MANUEL SILVA 40 STONYBROOK ROAD. MONROE, CT. 06468

SHEET TITLE

BASEMENT FLOOR PLAN

DESIGNED BY: MMF	SCALE: 1/4"=1'-0"
DRAWN BY: MMF	DATE: 11-17-21
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CAD File: R:/2649/ARCH	

