

PETITION TO THE BOARD OF APPEALS

City of Bridgeport, Connecticut

DEC 14 21 AM 11:29

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
 Request for Re-hearing
 Change of Condition(s) of Approval; pursuant to the Zoning Regulations of the City of Bridgeport and/or the General Statutes of the State of Connecticut as to the premises located at:

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

Zone L1
(Zone Classification)

On the N side of the street about 20' feet WEST from

HOUSTONIC AVENUE Block: 1514 Lot: 7 & 4

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

- NAME OF PETITIONER / BUSINESS EZ Realty, LLC
(Print)
- PETITIONERS INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Owner
- HAS ANY PREVIOUS PETITION BEEN FILED? NO IF SO, GIVE DATE OF HEARING JULY 11, 2006
- DESCRIBE PROPOSED DEVELOPMENT Storage of landscaping equipment for small business in accessory (Tent) structures

5. THIS PETITION RELATES TO:

(Check all that Apply)

- Setback
 Coverage
 Landscaping
 Lot Area and Width
 Floor Area
 Height
 Parking
 Extension or Enlargement of Non-Conforming Use and/or Building
 Coastal Area Management Approval
 Liquor
 Use
 Other: Modification of plans approved by Zoning Board of Appeals.

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

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

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

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

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

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

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

Note: READ CAREFULLY BEFORE FILLING OUT THIS PETITION

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

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

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

COPY

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

11.

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

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

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

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

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

ZBA - 2006

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

Debra Bulley
Clerk



CERTIFICATE OF ZONING COMPLIANCE

Zoning Commission
City of Bridgeport, CT

DATE: September 3, 2014

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

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

Applicants Name: Ganzo Services, LLC

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

Application No.: 052751

Dated: 7/22/14

Signed: _____

Zoning Enforcement Officer

Date: 9-3-14

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

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

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



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



NO. 052751

o/v
COPY

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

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

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

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

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

CAM Area: No Wetlands: No Historical: No

Dimensions of Lot: See Schedule Attached

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

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

USE PERMITTED BY RIGHT IN I-L ZONE

Proposed Use: Small engine repair facility.
As Approved by Planning + Zoning Commission on August 25, 2014. This is providing notification directing any use of all vacant areas of the building to be submitted to the Commission for Approval, as a condition of Approval of the Zoning Board of Appeals prior to July 11, 2006 Decision.

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

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

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

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

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

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

INSTRUCTIONS
Fill Out This Application in Ink or Type

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

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

July 11, 2006
ZBA Decision
with stated
conditions
of Approval

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

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

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



CITY OF BRIDGEPORT

ZONING BOARD OF APPEALS APPLICATION

The undersigned presents the following application for:

(Check all that Apply)

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

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

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

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

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

1. NAME OF APPLICANT / BUSINESS Afranio Mendonca
(Print)

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

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

4. DESCRIBE PROPOSED DEVELOPMENT _____
Approval of modified site plan to permit roofed structure over existing dining patio

5. THIS APPLICATION RELATES TO: Check all that Apply

- Setback Coverage Landscaping Lot Area and Width Floor Area Height Parking
- Extension or Enlargement of Non-Conforming Use and/or Building Coastal Area Management Approval Liquor Use Other: _____

6. USE TO BE MADE OF PROPERTY Restaurant with a consumer bar and a dining patio

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

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

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

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

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

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

Note: READ CAREFULLY BEFORE FILLING OUT THIS APPLICATION

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

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

Lisa S. Broder*
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John J. Ryan+
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Vanessa R. Wambolt
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* Also Admitted in NY

* Also Admitted in VT

+ Of Counsel

January 6, 2022

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

Re: Petition for Variances – 29 Federal Street

Dear Mr. Buckley:

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

Proposed Development & Use

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

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

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

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

Sincerely,



Christopher Russo



City of Bridgeport
Zoning Department
PLANNING & ECONOMIC DEVELOPMENT

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

June 20, 2018

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

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

Dear Attorney Rizio:

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

DECISION: Granted with Conditions

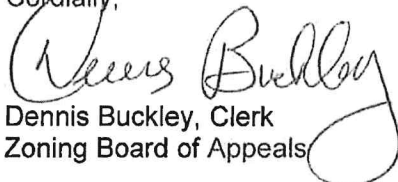
CONDITIONS:

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

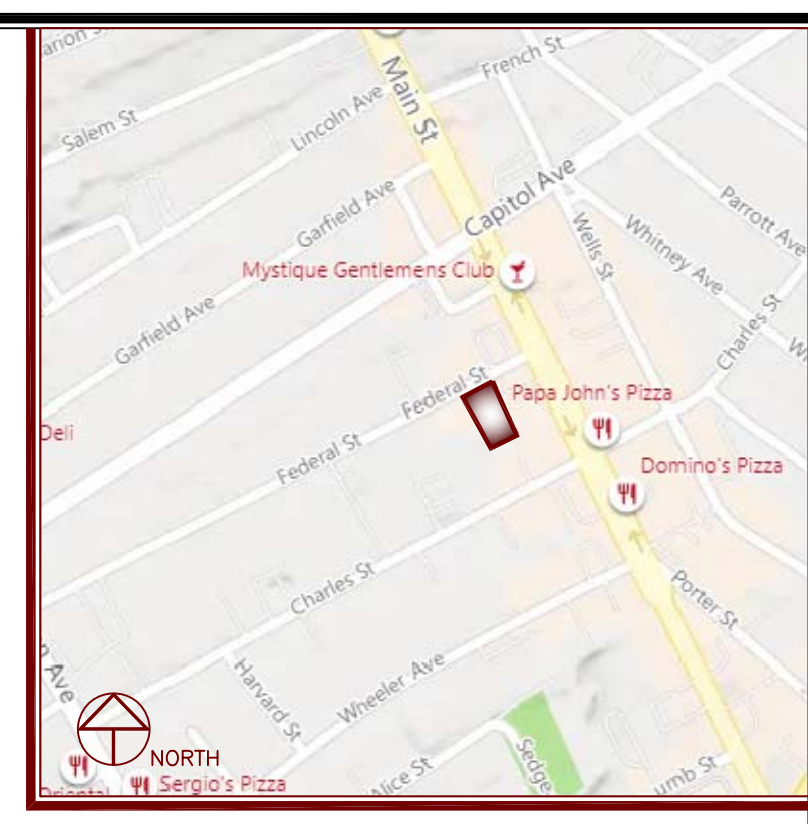
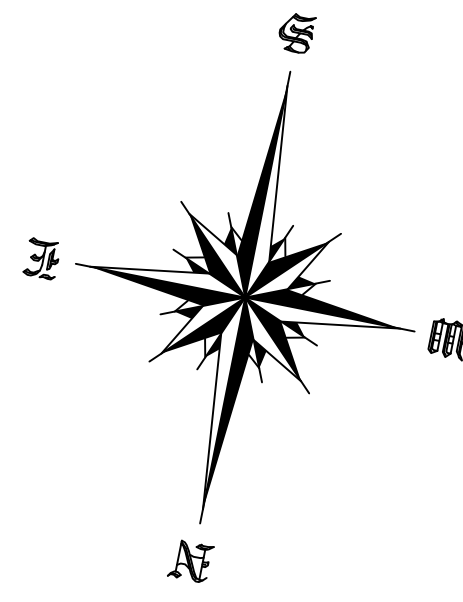
DB/gb

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

LIST OF NEIGHBORS WITHIN 100' OF 29 FEDERAL ST

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

DEVELOPMENT STANDARDS	MINIMUM	MAXIMUM	EXISTING	PROPOSED
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 STREET LOT LINE				
PRIMARY FRONTAGE	0'	10.0'	N/A	N/A
SECONDARY FRONTAGE	0'	10.0'	N/A	N/A
TERTIARY FRONTAGE	N/A	N/A	N/A	N/A
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 CEILING 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



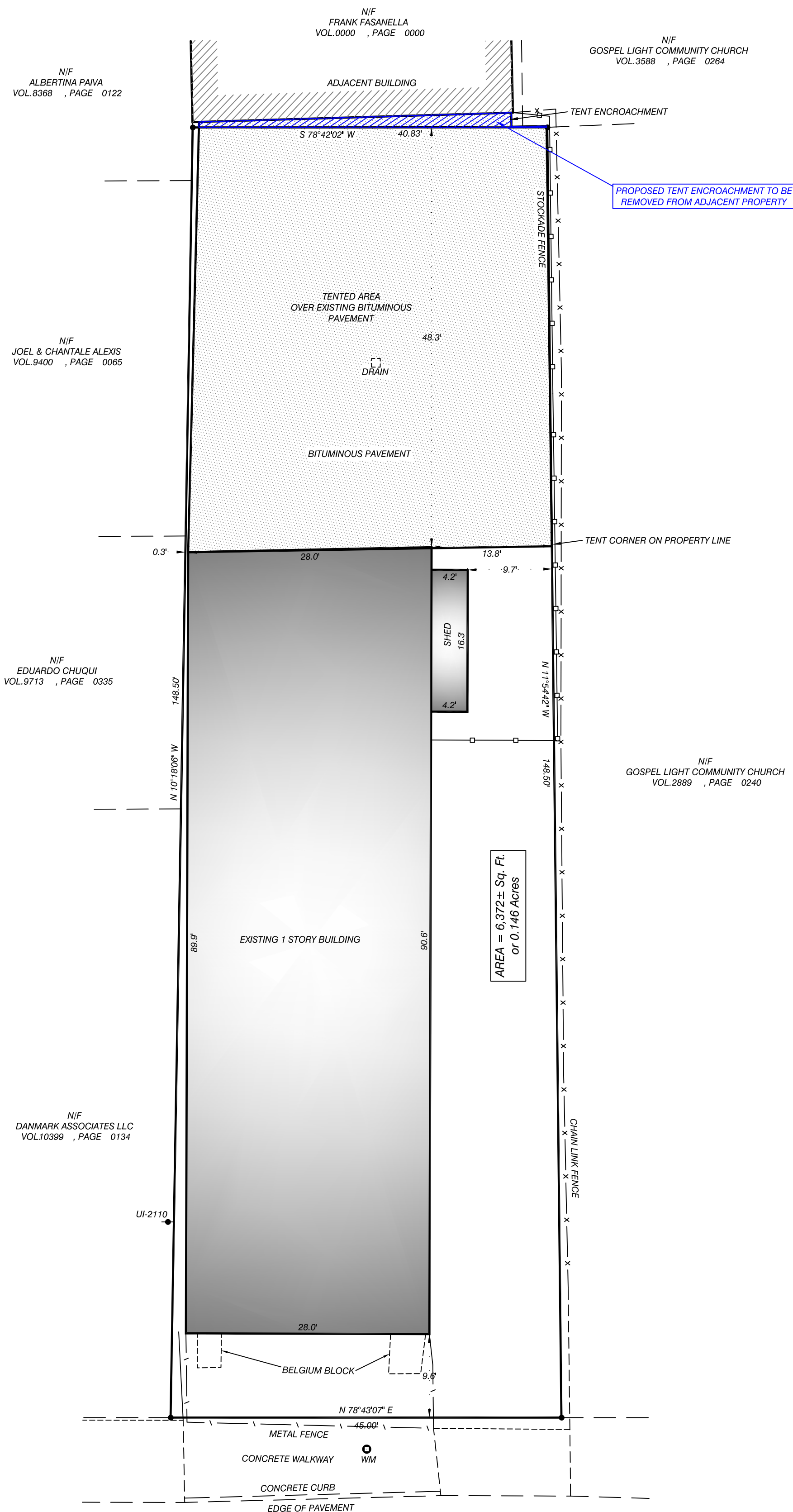
LOCATION MAP

GENERAL NOTES:

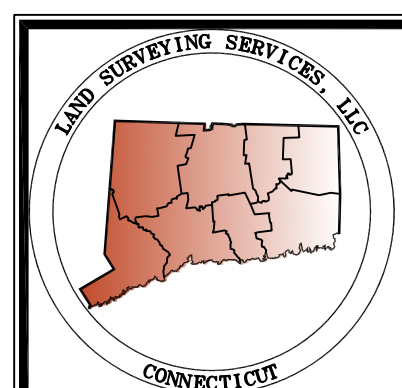
- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.
- This Survey conforms to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

MAP REFERENCES:

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



FEDERAL STREET



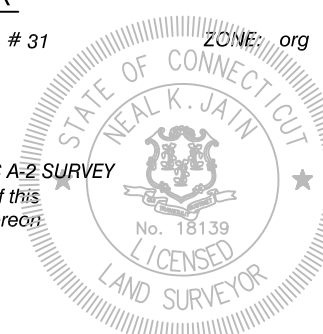
LAND SURVEYING SERVICES, LLC
 1275 POST ROAD, SUITE A-20
 FAIRFIELD, CONNECTICUT 06824
 TEL. (203) 522-4177
 FAX. (203) 615-0123
 EMAIL: info@A2survey.com

RES:JKX SXT:AB PL:WJ MAP:AB DWG: 21277

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

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

NEAL K. JAIN L.S. # 18139



DATE	DESCRIPTION

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

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

BRAZILIAN SPOT CLUB BAR & RESTAURANT

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

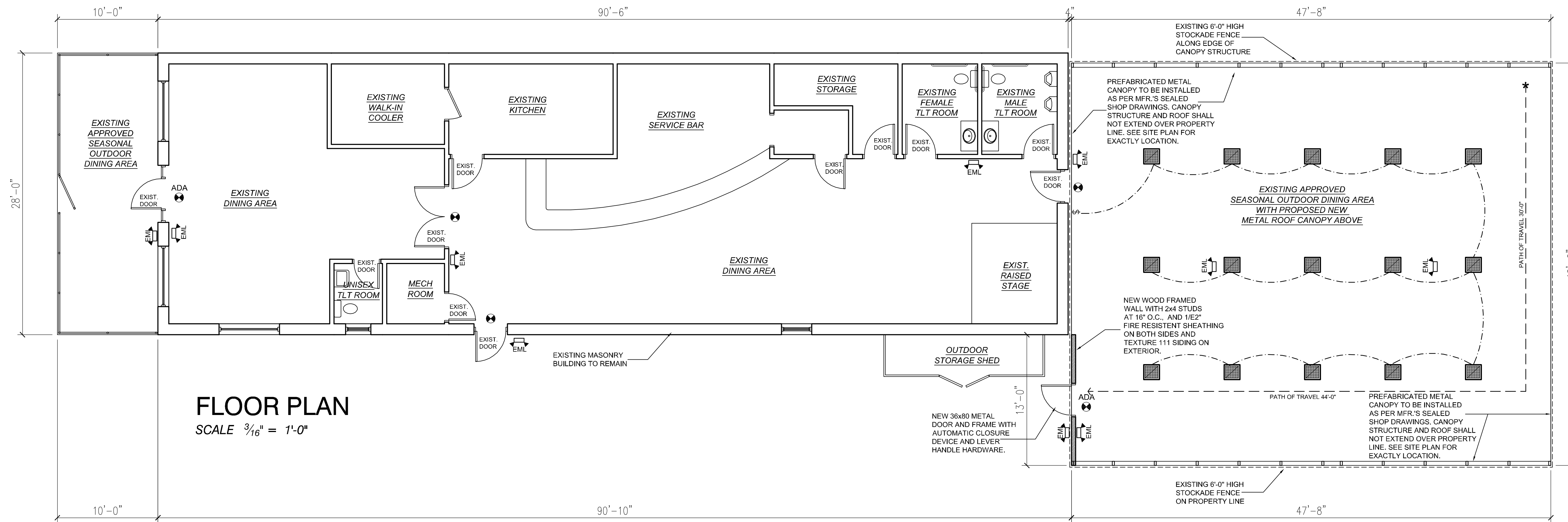
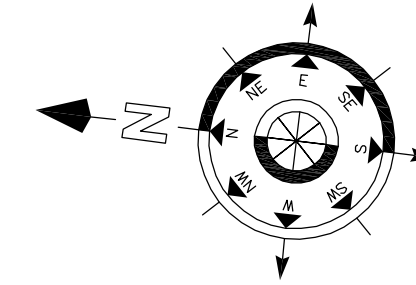
USE GROUP: A-2 (DINE-IN RESTAURANT)

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

ALL WORK TO COMPLY WITH :

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

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

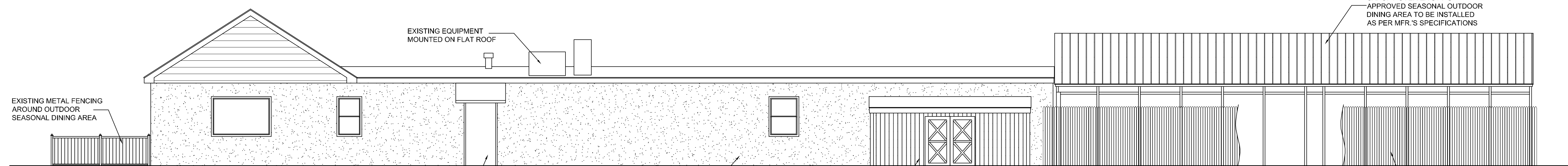


FLOOR PLAN

SCALE 3/16" = 1'-0"

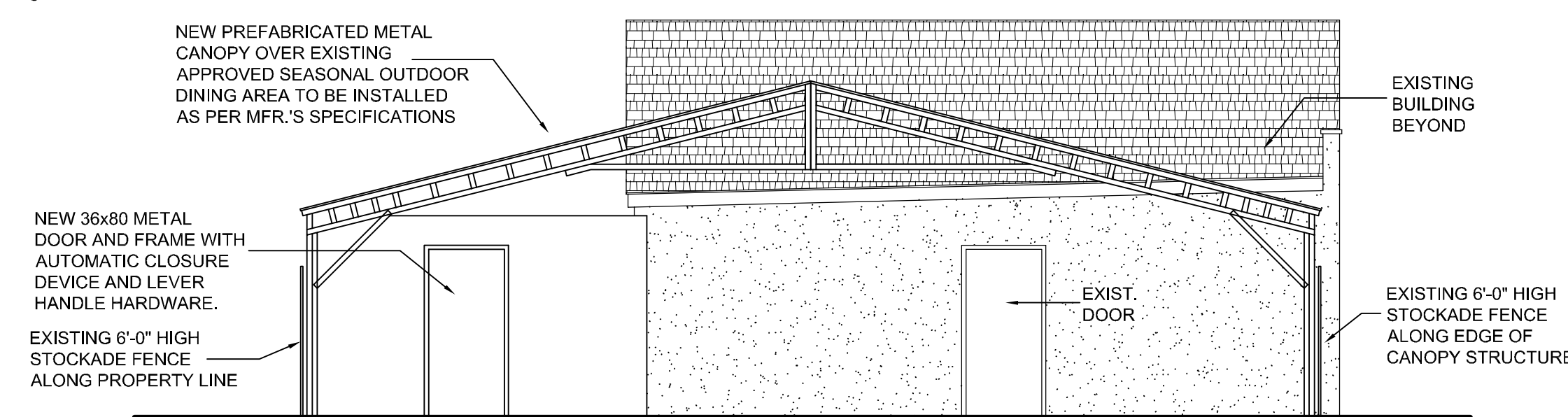
REVISIONS
1
2
3
4
5
6

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



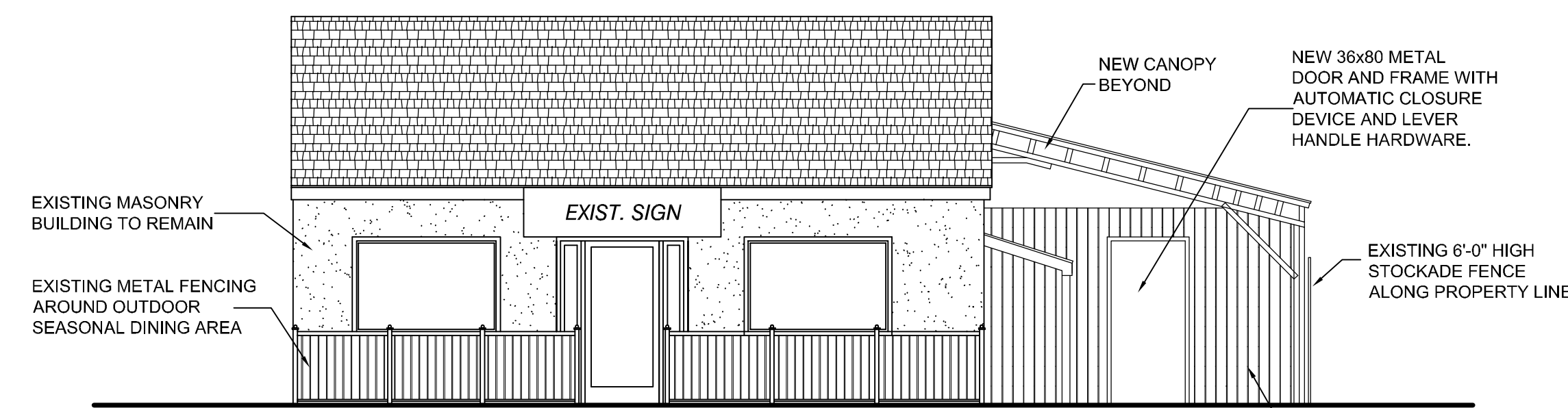
WEST SIDE ELEVATION

SCALE 3/16" = 1'-0"



SOUTH SIDE ELEVATION

SCALE 3/16" = 1'-0"



NOTH SIDE "STREET" ELEVATION

SCALE 3/16" = 1'-0"



PRIMROSE COMPANIES

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

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

A-1



ZONING BOARD OF APPEALS APPLICATION

The undersigned presents the following application for:

(Check all that Apply)

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

83 North Avenue Zone MX2
(Number) (Street) (Zone Classification)

On the East side of the street about 88 feet North from
(North, South, East, West) (North, South, East, West)

Colonial Avenue Block : 60/1535 Lot: 4
(Street) (Specify)

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'
(Specify)

1. NAME OF APPLICANT / BUSINESS 83 North Avenue LLC
(Print)
2. APPLICANT INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Owner
3. HAS A PREVIOUS APPLICATION BEEN FILED? No IF SO, GIVE DATE OF HEARING N/A
(Yes or No)
4. DESCRIBE PROPOSED DEVELOPMENT Construction of a new and used car sales facility and associated Site improvements

5. THIS APPLICATION RELATES TO: Check all that Apply:

- Setback
- Coverage
- Landscaping
- Lot Area and Width
- Floor Area
- Height
- Parking
- Extension or Enlargement of Non-Conforming Use and/or Building
- Coastal Area Management Approval
- Liquor
- Use
- Other: _____

6. USE TO BE MADE OF PROPERTY Used and new vehicle sales dealership with detailing center

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

APPLICANT [Signature] , DATE 02/03/2022
(Signature) (Print)

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

_____ 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

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

www.russorizio.com

February 3, 2022

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.

Leah M. Parisi
Leah@russorizio.com
William M. Petroccio*
WPetro@russorizio.com
Raymond Rizio*
Ray@russorizio.com
Christopher B. Russo
Chris@russorizio.com
Robert D. Russo*
Rob@russorizio.com
John J. Ryan+
John@russorizio.com
Jane Ford Shaw
Jane@russorizio.com
Vanessa R. Wambolt
Vanessa@russorizio.com

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

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,

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

Christopher Russo

83 NORTH AVENUE LLC ACTIVE

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

BUSINESS DETAILS ▼

Business Details ^

General Information —

Business Name
83 NORTH AVENUE LLC

Business status
ACTIVE

Citizenship/place of formation
Domestic/Connecticut

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

Annual report due
3/31/2022

NAICS code
Lessors of Other Real Estate Property (531190)

Business ALEI
1363804

Date formed
10/22/2020

Business type
LLC

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

Last report filed
2021

NAICS sub code
531190

Principal Details —

Principal Name
BROOKSIDE CAPITAL, LLC

Principal Title
MEMBER

Principal Business address
43 NORTH AVENUE, BRIDGEPORT, CT, 06606, United States

LIST OF NEIGHBORING PROPERTIES WITHIN 100' OF 83 NORTH AVE

LOCATION	OWNER	MAILING ADDRESS	CITY	STATE	ZIP
141 NORTH AV	141 N AVE LLC	1862 EAST MAIN ST	BRIDGEPORT	CT	06610
66 NORTH AV	SYLVAN AVENUE ASSOCIATES (LIMITED PARTNERSHIP)	60 NORTH AVE	BRIDGEPORT	CT	06606
90 NORTH AV	SAMUEL M RIZZITELLI JR TRUSTEE	26 PRINDLE AVE	DERBY	CT	06418
125 CHASE ST	125 CHASE STREET LLC	385 STEPNEY RD	EASTON	CT	06612
83 NORTH AV	83 NORTH AVENUE LLC	43 NORTH AVE	BRIDGEPORT	CT	06606
12 CHASE ST	DELVENTO ARLENE A ET AL	385 STEPNEY RD	EASTON	CT	06612
43 NORTH AV	83 NORTH AVE LLC & CHASE 125 LLC	43 NORTH AVE	BRIDGEPORT	CT	06606
40 NORTH AV	SYLVAN AVENUE ASSOCIATES (LIMITED PARTNERSHIP)	60 NORTH AVE	BRIDGEPORT	CT	06606
94 NORTH AV #96	92-94 NORTH AVENUE LLC	750 DANIELS FARM ROAD	TRUMBULL	CT	06611
61 NORTH AV	61 NORTH AVENUE LLC	43 NORTH AVE	BRIDGEPORT	CT	06606



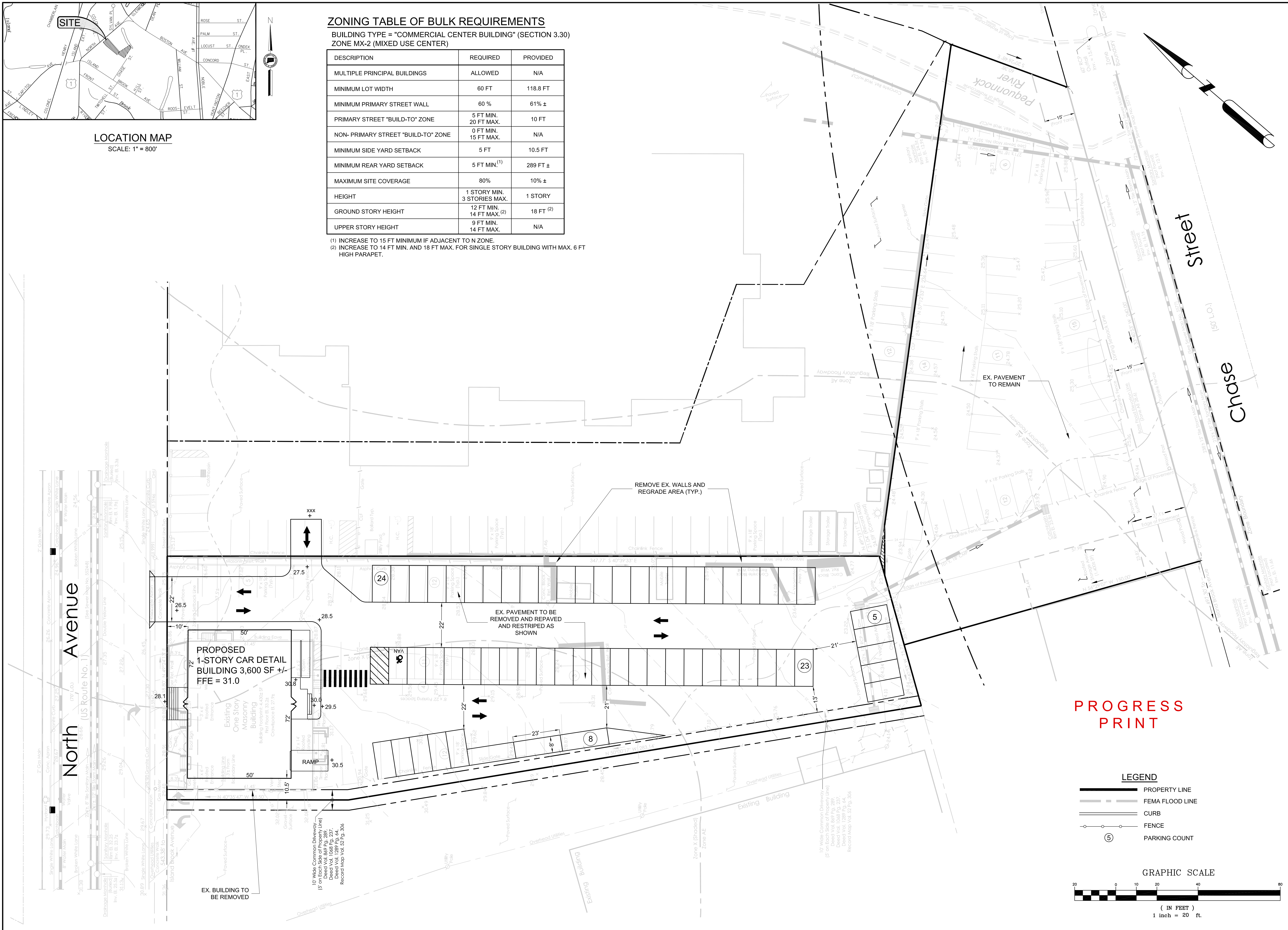


LOCATION MAP
SCALE: 1" = 800'

ZONING TABLE OF BULK REQUIREMENTS
BUILDING TYPE = "COMMERCIAL CENTER BUILDING" (SECTION 3.30)
ZONE MX-2 (MIXED USE CENTER)

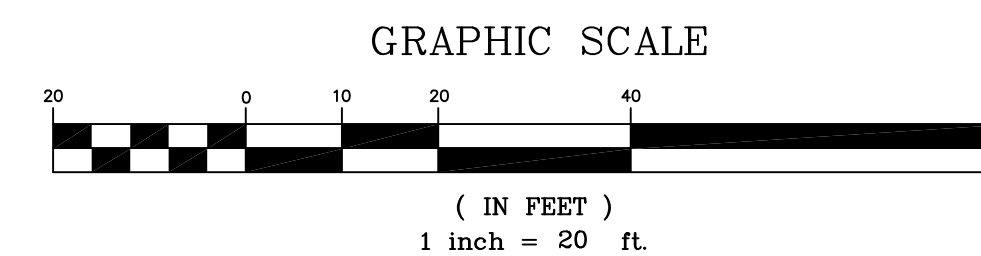
DESCRIPTION	REQUIRED	PROVIDED
MULTIPLE PRINCIPAL BUILDINGS	ALLOWED	N/A
MINIMUM LOT WIDTH	60 FT	118.8 FT
MINIMUM PRIMARY STREET WALL	60 %	61% ±
PRIMARY STREET "BUILD-TO" ZONE	5 FT MIN. 20 FT MAX.	10 FT
NON- PRIMARY STREET "BUILD-TO" ZONE	0 FT MIN. 15 FT MAX.	N/A
MINIMUM SIDE YARD SETBACK	5 FT	10.5 FT
MINIMUM REAR YARD SETBACK	5 FT MIN. ⁽¹⁾	289 FT ±
MAXIMUM SITE COVERAGE	80%	10% ±
HEIGHT	1 STORY MIN. 3 STORIES MAX.	1 STORY
GROUND STORY HEIGHT	12 FT MIN. 14 FT MAX. ⁽²⁾	18 FT ⁽²⁾
UPPER STORY HEIGHT	9 FT MIN. 14 FT MAX.	N/A

(1) INCREASE TO 15 FT MINIMUM IF ADJACENT TO N ZONE.
(2) INCREASE TO 14 FT MIN. AND 18 FT MAX. FOR SINGLE STORY BUILDING WITH MAX. 6 FT HIGH PARAPET.



PROGRESS PRINT

- LEGEND**
- PROPERTY LINE
 - - - FEMA FLOOD LINE
 - CURB
 - FENCE
 - ⑤ PARKING COUNT



SEAL:

CHRISTIAN A. DeANGELIS, PE

REVISIONS:

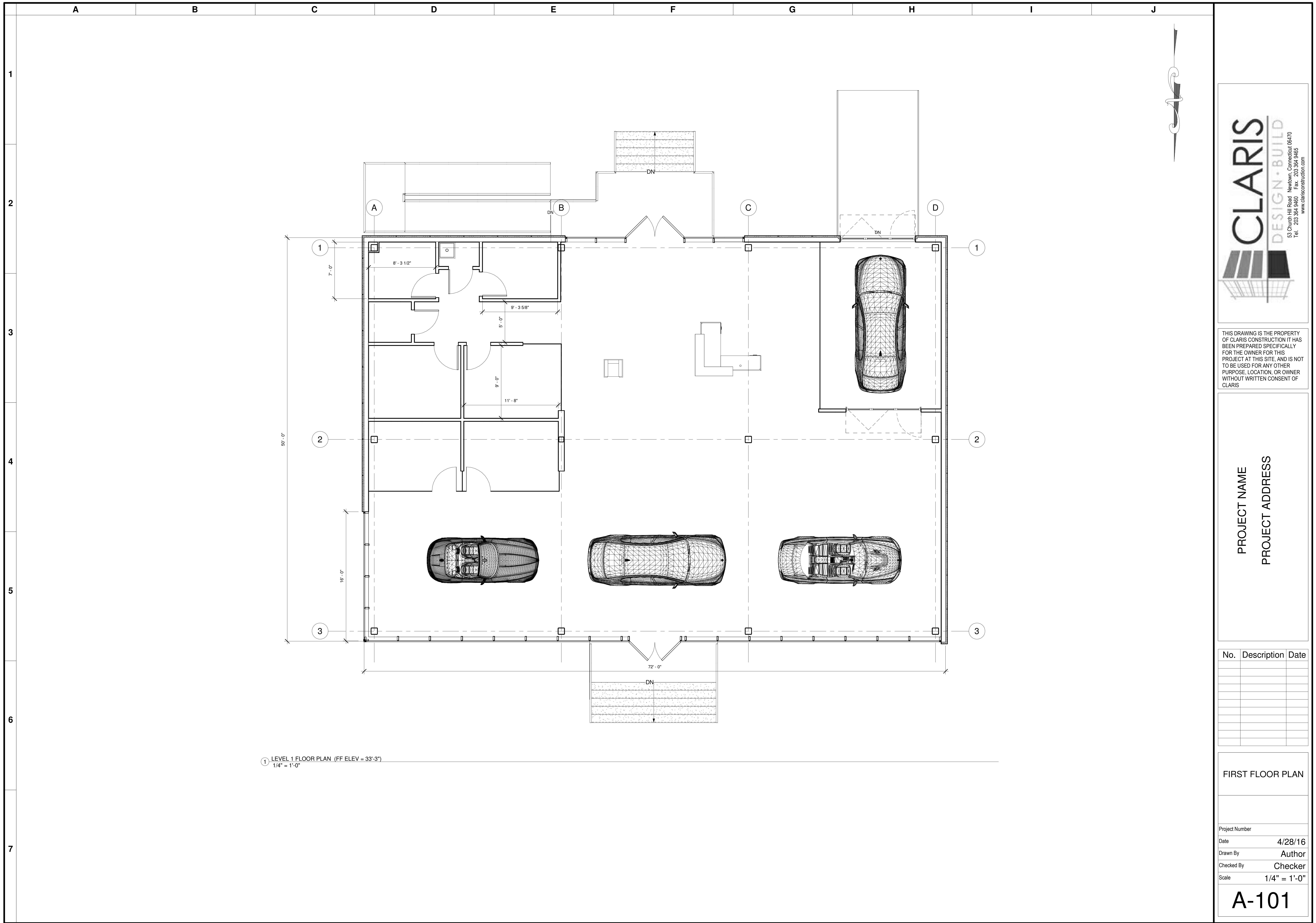
No.	DESC.	DATE

PROPOSED VEHICLE DETAIL CENTER & SITE IMPROVEMENTS
CITY OF BRIDGEPORT
83 NORTH AVENUE
- PREPARED FOR -
BROOKSIDE MOTORS, LLC
(D.B.A. BMW OF BRIDGEPORT)

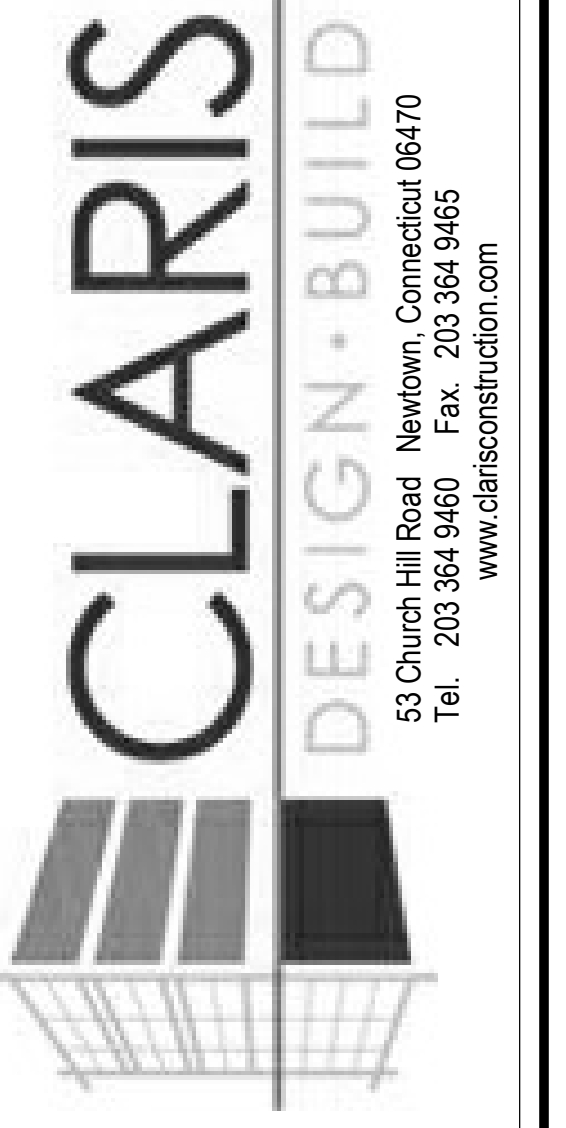
SHEET TITLE:
PRELIMINARY SITE PLAN

PROJ. No.: 2021-21
DATE: 15 OCTOBER 2021
DWG. No.: C-1

SHEET 1 OF 1
SCALE: 1" = 20'-0"
DESIGNED: CAD DRAWN BY: ARM CHECKED: CAD



① LEVEL 1 FLOOR PLAN (FF ELEV = 33'-3")
1/4" = 1'-0"



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 CLARIS

PROJECT NAME
PROJECT ADDRESS

No.	Description	Date

FIRST FLOOR PLAN

Project Number
Date 4/28/16
Drawn By Author
Checked By Checker
Scale 1/4" = 1'-0"

A-101

A B C D E F G H I J

1

2

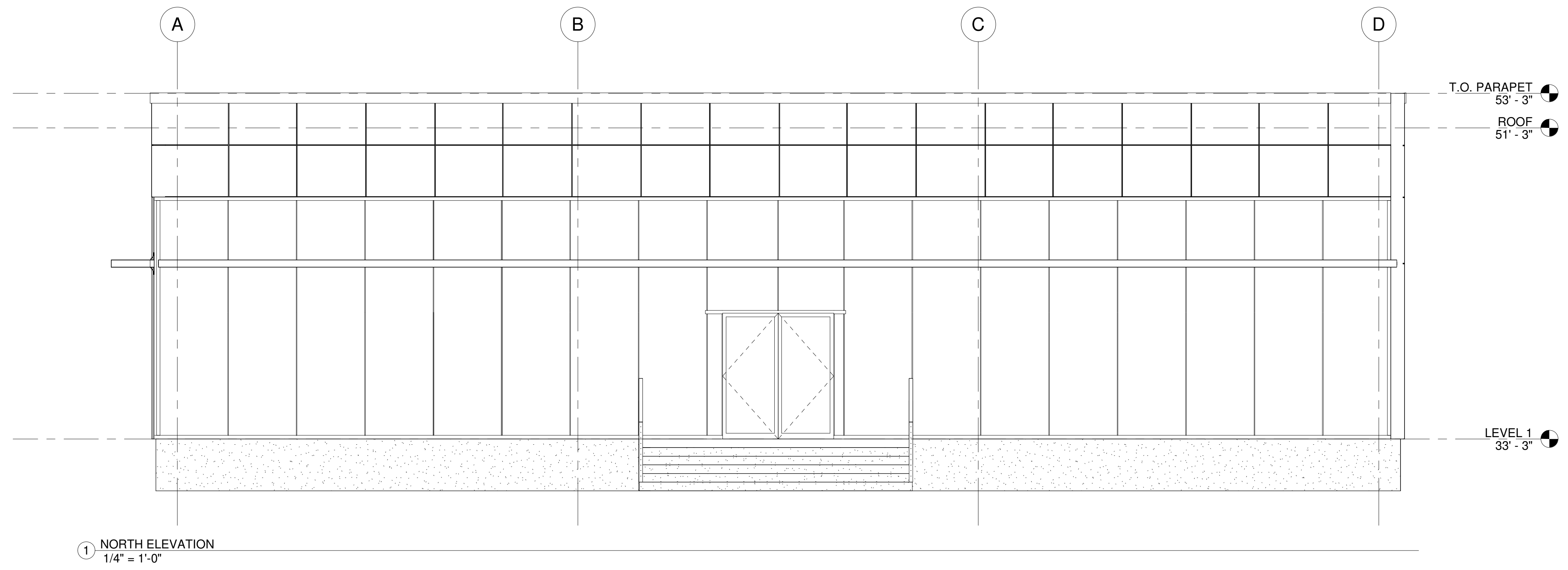
3

4

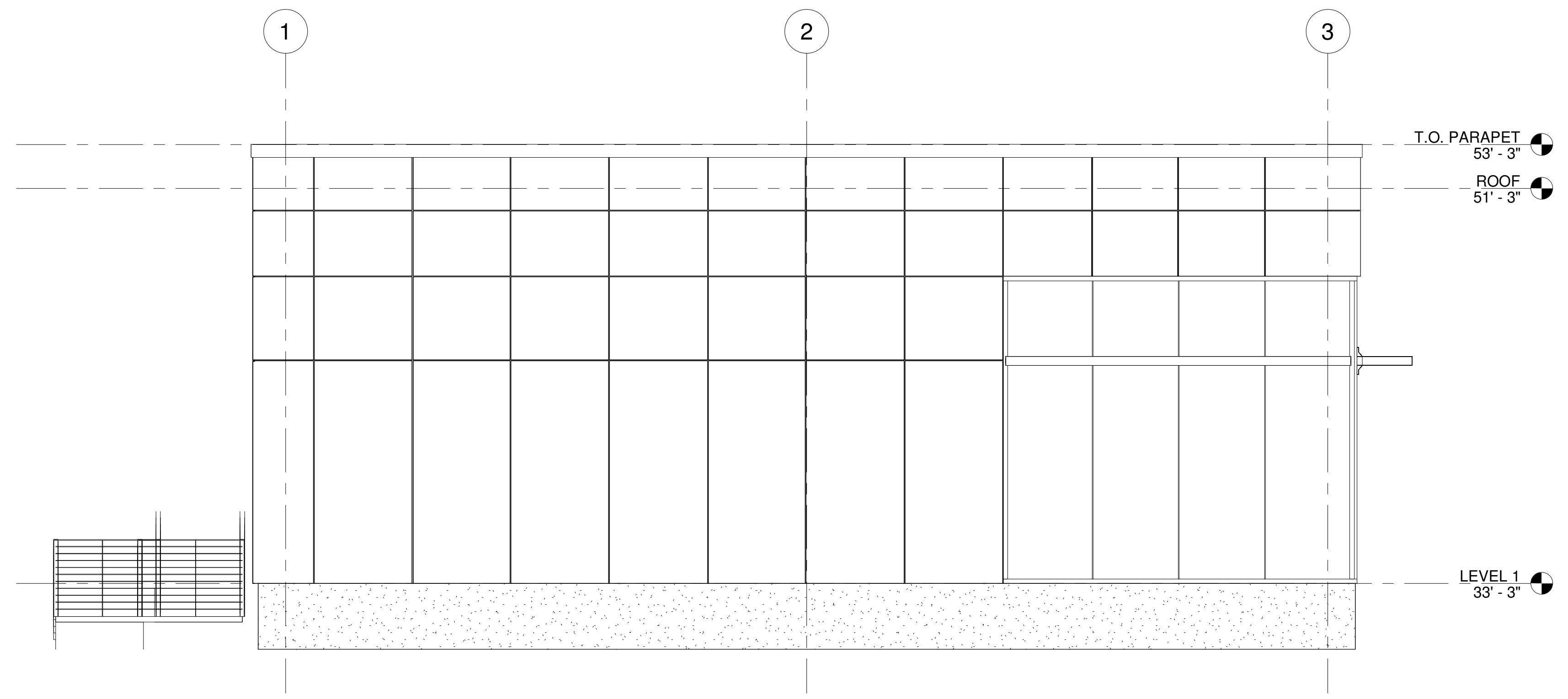
5

6

7



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

NOTE:
1. ALL DOWNSPOUTS AND ROOF LEADERS TO BE RUN UNDERGROUND TO STORM WATER SYSTEM. SEE CIVIL DRAWINGS.
2.

ALL EXTERIOR WALL CMU THAT HAS FINISHED SIDE EXPOSED TO ELEMENTS SHALL BE GROUND FACE. ALL EXTERIOR BLOCK SHALL HAVE DRY-BLOCK® SYSTEM ADDITIVE IN MIX AS WELL AS THE MORTAR. BLOCKFLASH FLASHING WEEP SYSTEM TO BE INSTALLED AT ALL EXTERIOR WALLS. TWO COATS OF CLEAR SEALER SHALL BE APPLIED TO EXTERIOR FACE OF ALL CMU.



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 CLARIS

PROJECT NAME
PROJECT ADDRESS

No.	Description	Date

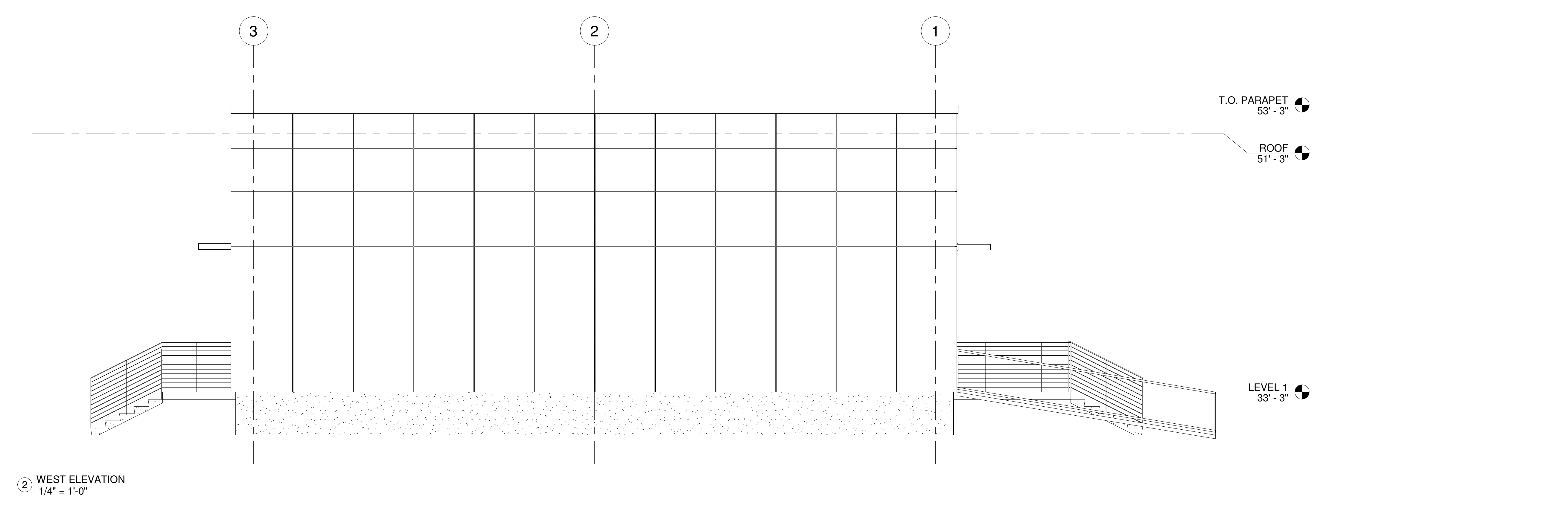
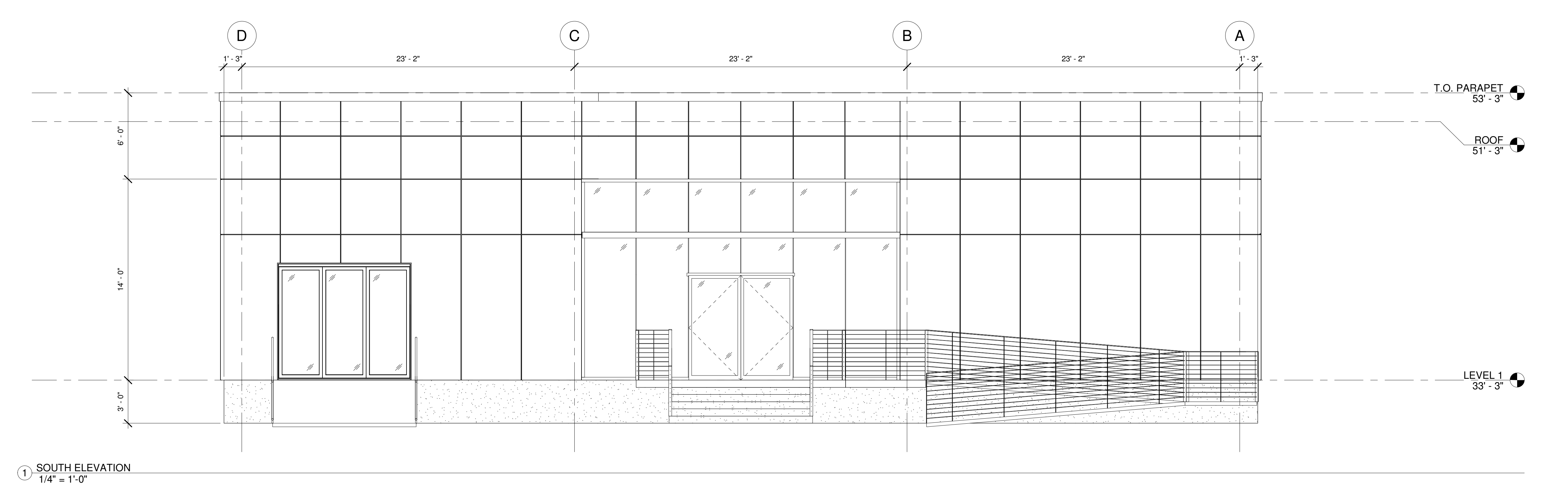
ELEVATIONS

Project Number
Date 4/28/16
Drawn By Author
Checked By Checker
Scale 1/4" = 1'-0"

A-200

A B C D E F G H I J

1
2
3
4
5
6
7



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 CLARIS

PROJECT NAME
PROJECT ADDRESS

No.	Description	Date

ELEVATIONS

Project Number
Date 4/28/16
Drawn By Author
Checked By Checker
Scale 1/4" = 1'-0"

A-201



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 Zone RC
(Number) (Street) (Zone Classification)

On the West side of the street about 400 feet South from
(North, South, East, West) (North, South, East, West)

Lexington Avenue Block : 40/ 1039/ 21/ / Lot: _____
(Street)

Dimension of Lot in Question 49.38' x 115.08' x 50.30' x 117.03'
(Specify)

1. NAME OF APPLICANT / BUSINESS Manuel DaSilva
(Print)

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

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

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: _____

6. 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)

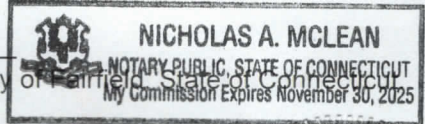
APPLICANT Manuel DaSilva / Manuel DaSilva DATE 2/2/2022
(Signature) (Print)

If signed by agent, state capacity (lawyer, builder, etc) Architectural Designer / mldasilva12@gmail.com
(Email)

Mailing Address 8 Brookfield Drive, Shelton, CT., 06484 mldasilva12@gmail.com 203-414-5943
(Zip Code) (Phone #)

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

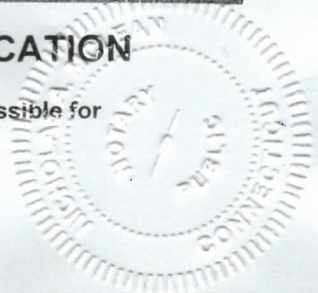
Subscribe & Sworn to before me this 2nd day of February 20 22
Notary Public in & for the County of Fairfield, State of Connecticut



Note: READ CAREFULLY BEFORE FILLING OUT THIS APPLICATION

All questions must be answered in detail (use separate sheet if necessary).
The Applicant, or Agent for, must adhere to the attached check list or it will not be possible for
The Zoning Board of Appeals to process this application.

NO APPLICATION RECEIVED BY MAIL CAN BE ACCEPTED.
PLEASE MAKE CHECK PAYABLE TO ZONING BOARD OF APPEALS
(REFER TO ZONING DEPARTMENT AS TO FEES 203-576-7217)



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

**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

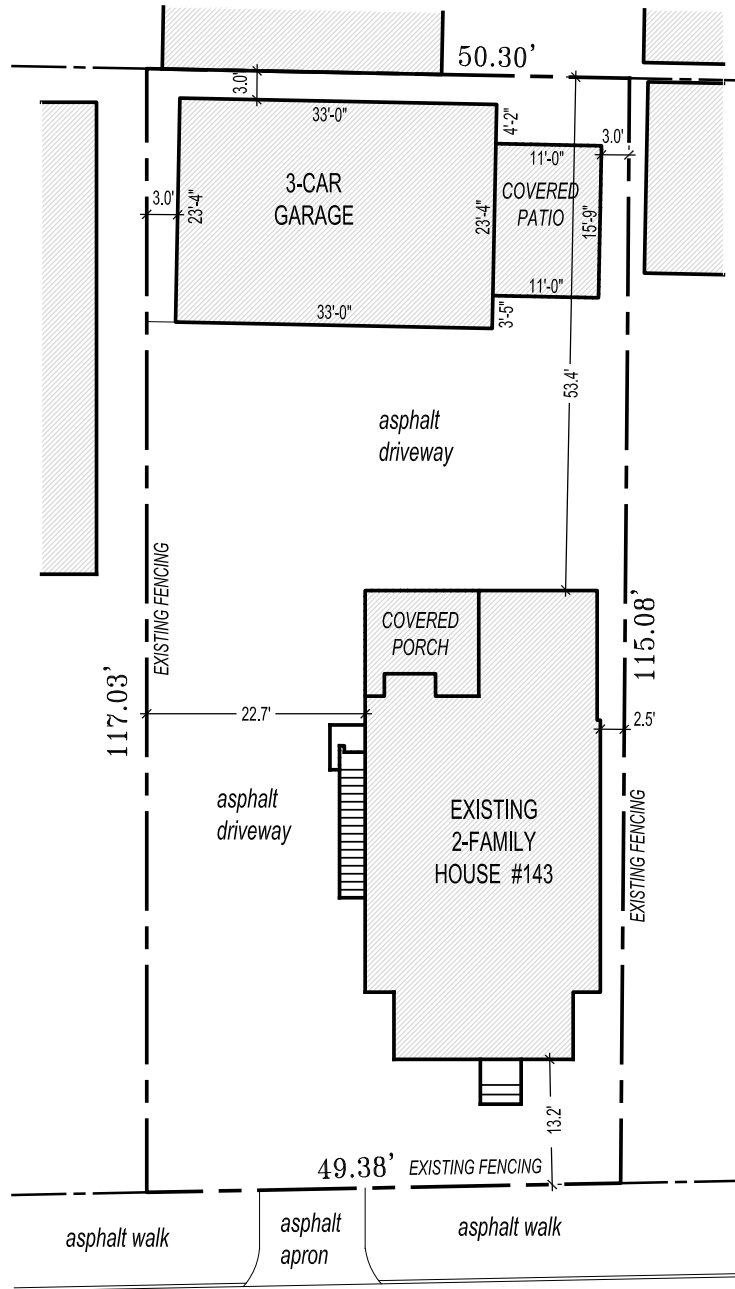
146 JONES AVENUE
BRIDGEPORT, CT 06604

RAFAEL GLEZ

156 CALHOUN AV #158
BRIDGEPORT, CT 06604

PETER SILANO

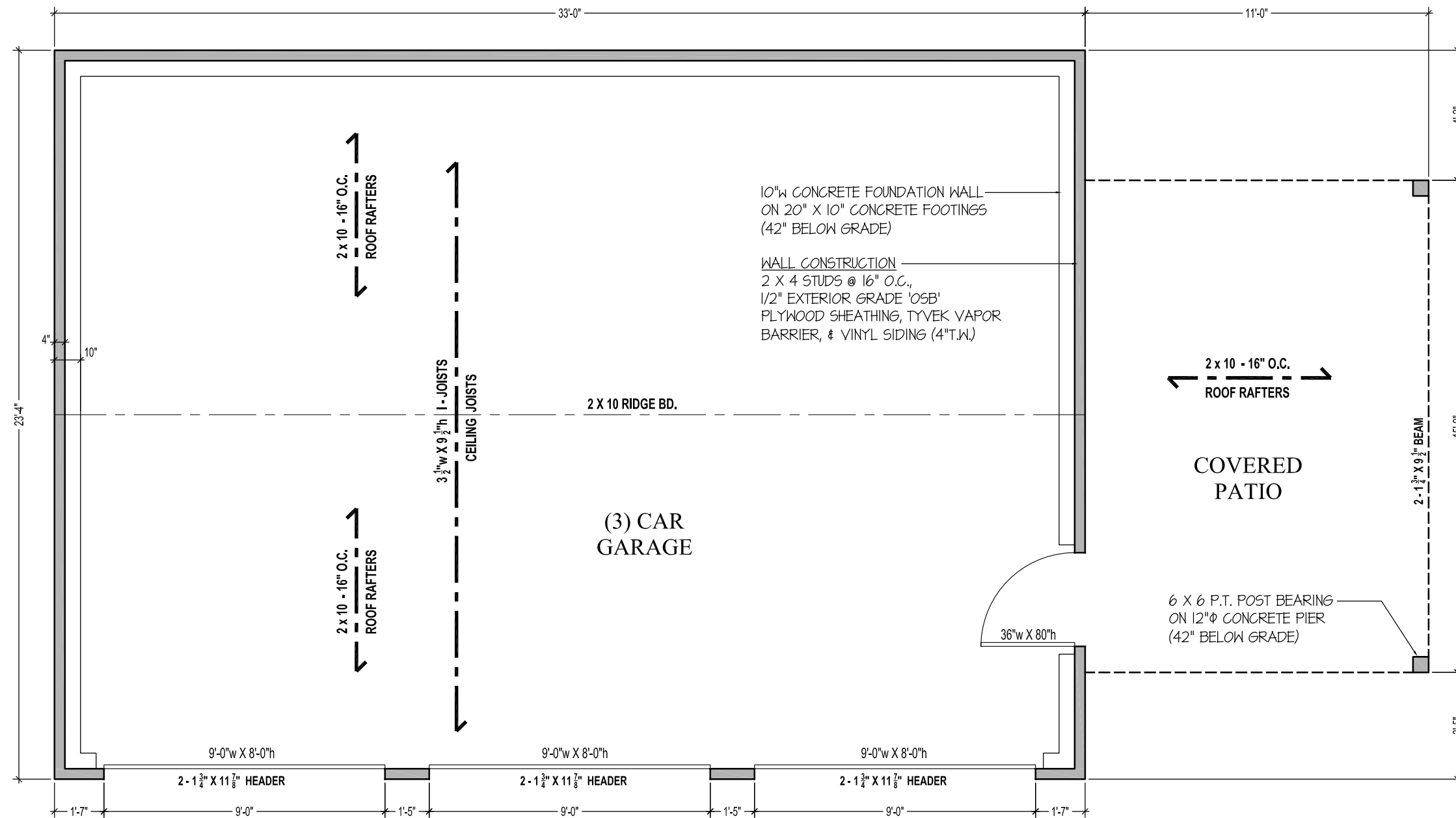
14 BILTMORE
SHELTON, CT 06484



CALHOUN AVE.

ZONE: NX2	
LOT SIZE	5,783 S.F.
3-CAR GARAGE FOOTPRINT	770 S.F.
COVERED PATIO AT GARAGE FOOTPRINT	173 S.F.
EXISTING 2-FAMILY HOUSE FOOTPRINT	1,224 S.F.
EXISTING LANDSCAPED AREA	0 S.F.
EXISTING PAVED AREA	3,616 S.F.

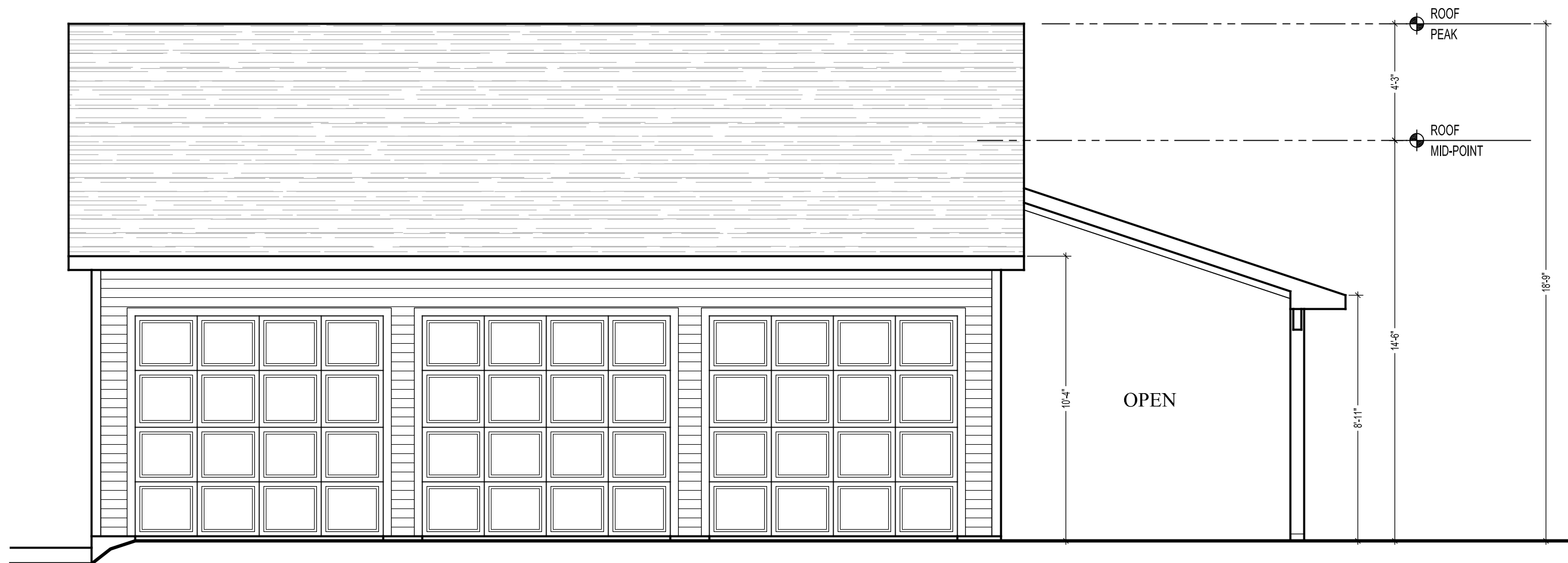
<small>PROJECT OWNER & LOCATION:</small>		<small>DRAWING TITLE:</small>	
MARCO RODRIGUES 143 CALHOUN AVE BRIDGEPORT, CT 06604		SITE DEVELOPMENT PLAN	
<small>PREPARED BY:</small>		<small>SCALE:</small>	
MANUEL DASILVA DaSilva Design & Const. LLC 8 BROOKFIELD DR. SHELTON, CT 06484 P: (203) 414-5943 E: mldasilva12@gmail.com		1" = 20.0'	
<small>DRAWING NO.</small>		<small>DATE:</small>	
ST-1		02 - 02 - 2022	
<small>NUMBER OF SHEETS:</small>	<small>DATE:</small>	<small>NUMBER OF SHEETS:</small>	<small>DATE:</small>
1 of 1		1 of 1	02 - 02 - 2022



GARAGE FLOOR PLAN

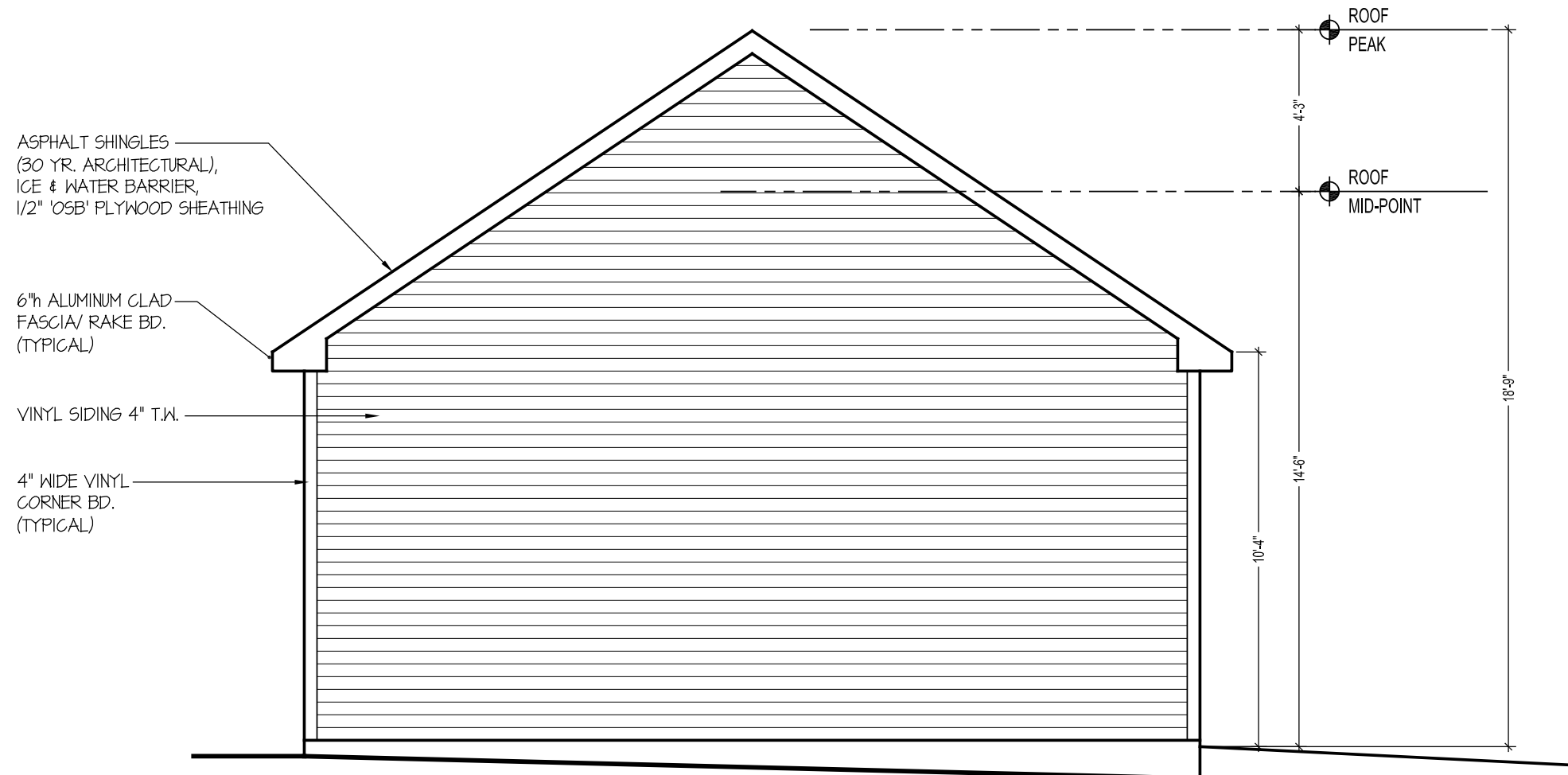
SCALE: 1/4" = 1'-0"

PROJECT OWNER & LOCATION:		DRAWING TITLE:	
MARCO RODRIGUES 143 CALHOUN AVE BRIDGEPORT, CT 06604		GARAGE FLOOR PLAN	
PREPARED BY: MANUEL DASILVA DaSilva Design & Const. LLC. 8 BROOKFIELD DR. SHELTON, CT 06484 P: (203) 414-5943 E: mldasilva12@gmail.com		SCALE: 1/4" = 1'-0"	
		DRAWING NO.	
		A-1	
NUMBER OF SHEETS:	DATE:		
1 of 3	02 - 02 - 2022		



○ **FRONT ELEVATION**
SCALE: 1/4" = 1'-0"

PROJECT OWNER & LOCATION: MARCO RODRIGUES 143 CALHOUN AVE BRIDGEPORT, CT 06604		DRAWING TITLE: GARAGE EXTERIOR ELEVATION	
PREPARED BY: MANUEL DASILVA DaSilva Design & Const. LLC. 8 BROOKFIELD DR. SHELTON, CT 06484 P: (203) 414-5943 E: mldasilva12@gmail.com		SCALE: 1/4" = 1'-0"	
		A-2	
NUMBER OF SHEETS:	DATE:		
2 of 3	02 - 02 - 2022		



○ LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT OWNER & LOCATION:		DRAWING TITLE:	
MARCO RODRIGUES 143 CALHOUN AVE BRIDGEPORT, CT 06604		GARAGE EXTERIOR ELEVATION	
PREPARED BY: MANUEL DASILVA DaSilva Design & Const. LLC. 8 BROOKFIELD DR. SHELTON, CT 06484 P: (203) 414-5943 E: mldasilva12@gmail.com		SCALE: 1/4" = 1'-0"	
		DRAWING NO. A-3	
NUMBER OF SHEETS:	DATE:		
3 of 3	02 - 02 - 2022		



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.
- 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:

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

Applicant's Signature

Date

Reviewers Initials

Date



CITY OF BRIDGEPORT

ZONING BOARD OF APPEALS APPLICATION

The undersigned presents the following application for:

(Check all that Apply)

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

_____ Zone _____
(Number) (Street) (Zone Classification)

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

_____ Block : _____ Lot: _____
(Street)

Dimension of Lot in Question _____
(Specify)

1. NAME OF APPLICANT / BUSINESS _____
(Print)

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

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

4. DESCRIBE PROPOSED DEVELOPMENT _____

5. THIS APPLICATION RELATES TO: Check all that Apply

Setback Coverage Landscaping Lot Area and Width Floor Area Height Parking Extension or Enlargement of Non-Conforming Use and/or Building Coastal Area Management Approval Liquor Use Other: _____

6. USE TO BE MADE OF PROPERTY _____

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

APPLICANT _____ / Sarah Schaffer DATE _____
(Signature) (Print)

If signed by agent, state capacity (lawyer, builder, etc) _____ Architect / sschaffer@brharch.com
(Email)

Mailing Address _____ 03071 (603) 878-4823
(Zip Code) (Phone #)

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

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

Note: READ CAREFULLY BEFORE FILLING OUT THIS APPLICATION

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

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

NO APPLICATION RECEIVED BY MAIL CAN BE ACCEPTED.
PLEASE MAKE CHECK PAYABLE TO ZONING BOARD OF APPEALS
(REFER TO ZONING DEPARTMENT AS TO FEES 203-576-7217)

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

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 BRIDGEPORT, CT 06608
1001 EAST MAIN STREET #1007	1001-1007 EAST MAIN ST INC	51 LAKE AVENUE YONKERS, NY 10703
426 ARCTIC STREET #436	EAST MAIN DEVELOPMENT LLC	1025 EAST MAIN STREET BRIDGEPORT, CT 06608
1053 EAST MAIN STREET #1057	EAST MAIN DEVELOPMENT LLC	1025 EAST MAIN STREET BRIDGEPORT, CT 06608
1071 EAST MAIN STREET	OPTIMUS HEALTH CARE INC	1071 EAST MAIN STREET BRIDGEPORT, CT 06608
1070 EAST MAIN STREET #1086	1070 EAST MAIN ST LLC	1070-1086 EAST MAIN STREET BRIDGEPORT, CT 06608
491 ARCTIC STREET #493	STEPHANIE STEWART	493 ARCTIC STREET 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

APPLICANT: SARAH SCHAFFER

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

(603) 878-4834
SSCHAFFER@BRHARCH.COM

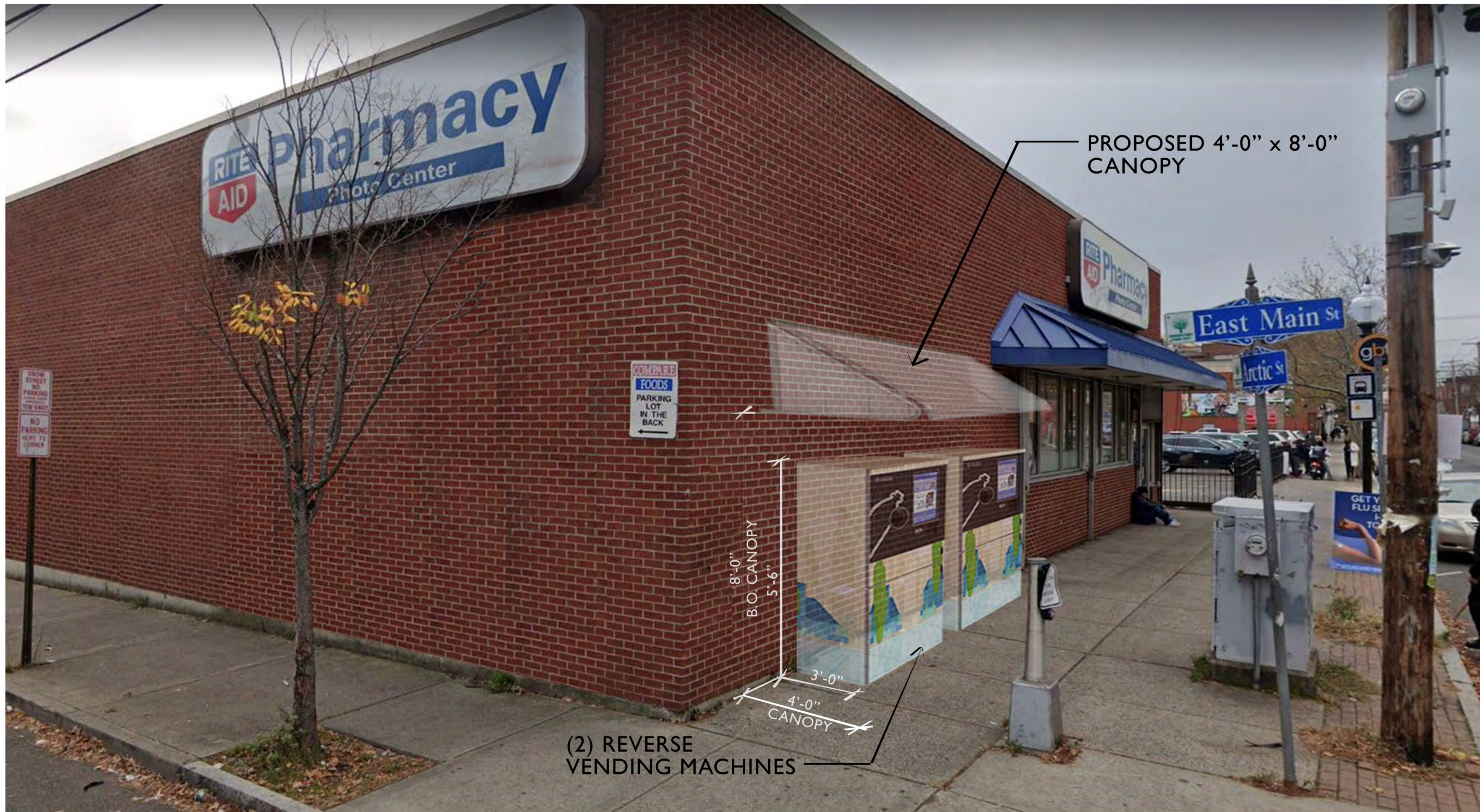


BRUCE
RONAYNE
HAMILTON
ARCHITECTS

ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
3D VISUALIZATION

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

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.



REV. NO.	DESCRIPTION OF REV.	REV. DATE

PROJECT: **Rite Aid - Bridgeport**
1060 East Main Street, Bridgeport CT 06608

SUBJECT: **SITE PLAN + ELEVATION VIEW**

JOB NO: 2142
SCALE: As indicated
DATE: 2/24/2022
DRAWN BY: SS



CITY OF BRIDGEPORT

ZONING BOARD OF APPEALS APPLICATION

The undersigned presents the following application for:

(Check all that Apply)

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

1096/1102 Stratford Avenue Zone NX-3
(Number) (Street) (Zone Classification)

On the South side of the street about 245.8 feet West from
(North, South, East, West) (North, South, East, West)

Newfield Avenue Block : 621 Lot: 20
(Street)

Dimension of Lot in Question 48' x 100.4' x 48' x 100.4'
(Specify)

1. NAME OF APPLICANT / BUSINESS Habitat for Humanity of Coastal Fairfield County
(Print)

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

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

4. DESCRIBE PROPOSED DEVELOPMENT New construction of a side-by-side two-family home each unit containing 4 bedrooms and 2 bathrooms and off-street parking for 2 cars per unit.

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: 3.70.4 Primary Street Wall ; 3.70.9 Number of Principle Units

6. USE TO BE MADE OF PROPERTY Residential: two-family home

7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)? Attempting to develop urgently needed affordable homeownership opportunities on an existing, narrow non-conforming lot in keeping with the aesthetics of the neighborhood.

APPLICANT Kevin Moore KEVIN MOORE DATE 2/3/2022
(Signature) (Print)

If signed by agent, state capacity (lawyer, builder, etc) DIRECTOR OF CONSTRUCTION KMOORE@HABITATCFC.ORG
(Email)

Mailing Address 1542 Barnum Ave. Bridgeport CT 06610 (203) 209-5596
(Zip Code) (Phone #)

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

Subscribe & Sworn to before me this 3 day of February 20 22
Notary Public in & for the County of Fairfield, State of Connecticut.

Note: READ CAREFULLY BEFORE FILLING OUT THIS APPLICATION

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

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

NO APPLICATION RECEIVED BY MAIL CAN BE ACCEPTED.

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

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



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



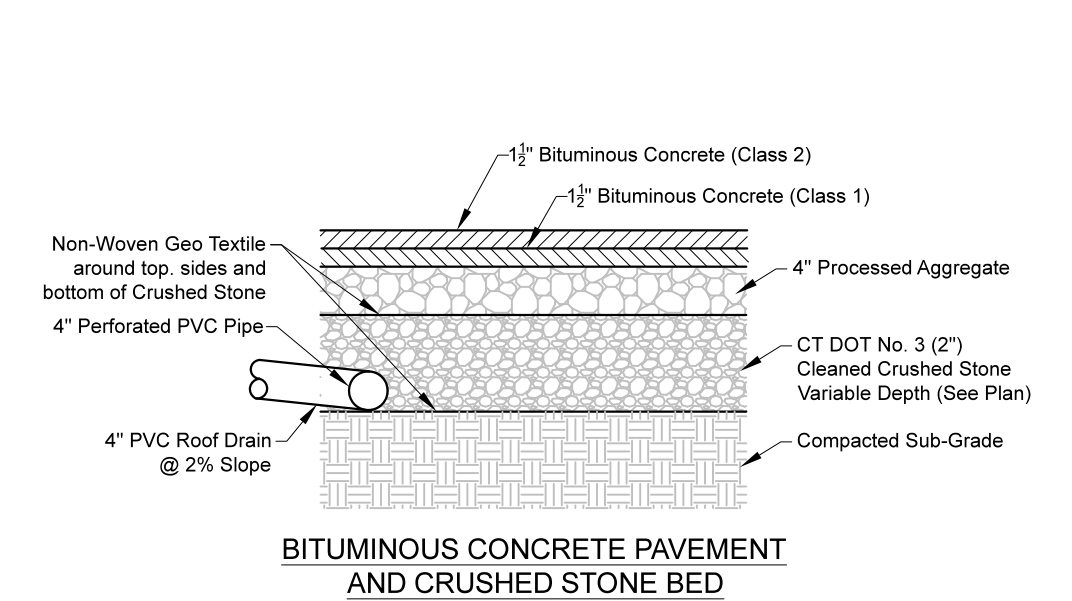
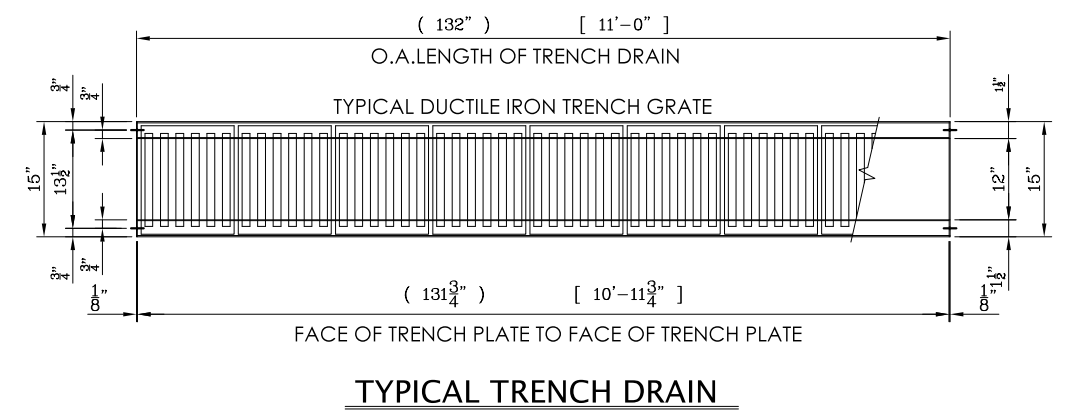
Property Abutters within 100' or 1096 Stratford Ave. Bridgeport, CT

Property Address	Owner	Owner's mailing address	City/Town, State Zip Code
101 CLIFFORD ST	THOMPSON KIMBERLY	101 CLIFFORD ST	BRIDGEPORT, CT 06607
115 CLIFFORD ST	RIVERSTONE DEVELOPMENT	606 NORTH AVE	BRIDGEPORT, CT 06606
117 CLIFFORD ST #119	BEAUDUY, AMIYRA T	31 MALER AVE	SHELTON, CT 06484-5924
123 CLIFFORD ST #125	MALANGO ANDRES M	123 CLIFFORD ST # 125	BRIDGEPORT, CT 06607
129 CLIFFORD ST #131	GARCIA JOSE LUIS	129 CLIFFORD ST #131	BRIDGEPORT, CT 06607-1605
137 CLIFFORD ST #139	COOTE BRIAN	137 -139 CLIFFORD STREET	BRIDGEPORT, CT 06607
143 CLIFFORD ST	SHOREY SHEEM O ET AL	143 CLIFFORD ST	BRIDGEPORT, CT 06607
1126 STRATFORD AV #1130	JON Q LLC	306 HUNTINGTON ROAD	BRIDGEPORT, CT 06608
1116 STRATFORD AV	BRIDGEPORT CITY OF	45 LYON TER	BRIDGEPORT, CT 06604
1106 STRATFORD AV #1108	1106 STRATFORD AVENUE LLC	P O BOX 109	BRIDGEPORT, CT 06601
1088 STRATFORD AV #1090	AKAFFOU JACK	216 KIMBERLY AVE	NEW HAVEN, CT 06514
1078 STRATFORD AV	SALAZAR NEFETH	6747 161ST STREET APT 1L	FLUSHING, NY 11365
1068 STRATFORD AV #1072	1072 STATFORD AVE LLC	1068 STRATFORD AV #1072	BRIDGEPORT, CT 06607-1320
1081 STRATFORD AV	ASHLAR HISTORIC RESTORATION L	135 SOPHIA DRIVE	RIDGEFIELD, CT 06877
1095 STRATFORD AV #1105	BRIDGEPORT CITY OF	45 LYON TERRACE	BRIDGEPORT, CT 06604
1107 STRATFORD AV	VR STRATFORD LLC	25 COWAN AVENUE	STAMFORD, CT 06906
1119 STRATFORD AV #1121	WILLIAMS SHARON M	1119 STRATFORD AV #1121	BRIDGEPORT, CT 06607-1322

Bold = Direct Abutter

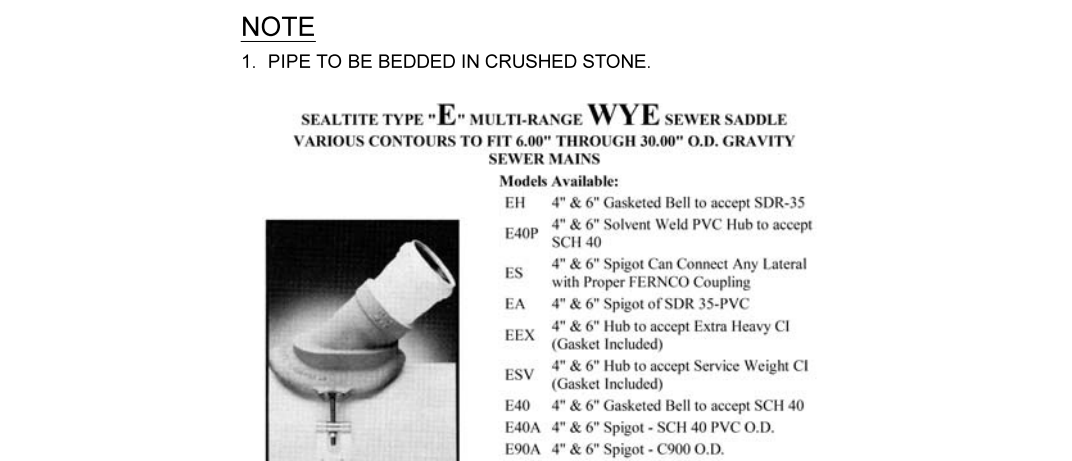
NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND "THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A **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 COMPLIANCE** PURPOSES.
- THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
- ALL IMPROVEMENTS SHOWN BASED ON FIELD MEASUREMENTS AND OBSERVATIONS.
- 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 (GORS94). 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.**
- MAP REFERENCES:
 - 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**.
 - 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.
 - CITY OF BRIDGEPORT ENGINEERING PIN SHEET DEPICTING **BLOCK 621**.
 - RECORD OWNER: HABITAT OF HUMANITY OF COASTAL FAIRFIELD COUNTY, INC. VOL. 10466 PG. 61
 - ASSESSOR'S REFERENCE: MAP 37 | BLOCK 621 | LOT 20
 - PARCEL AREA: 4,802± SQ. FT., OR 0.110± AC.
 - PARCEL IS LOCATED WITHIN THE **NX-3** ZONING DISTRICT.
 - 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)**.
 - 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.
 - 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).



SANITARY SEWER NOTES

- SADDLE TO BE SEATTLE TYPE 'E' MULTIRANGE WYE SEWER SADDLE (TO BE USED IF CONNECTION IS NOT FOUND)
- 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.
- SERVICE LATERALS TO CROSS SANITARY LINE VERIFY ELEVATIONS AT CROSSINGS WITH TEST PITS.

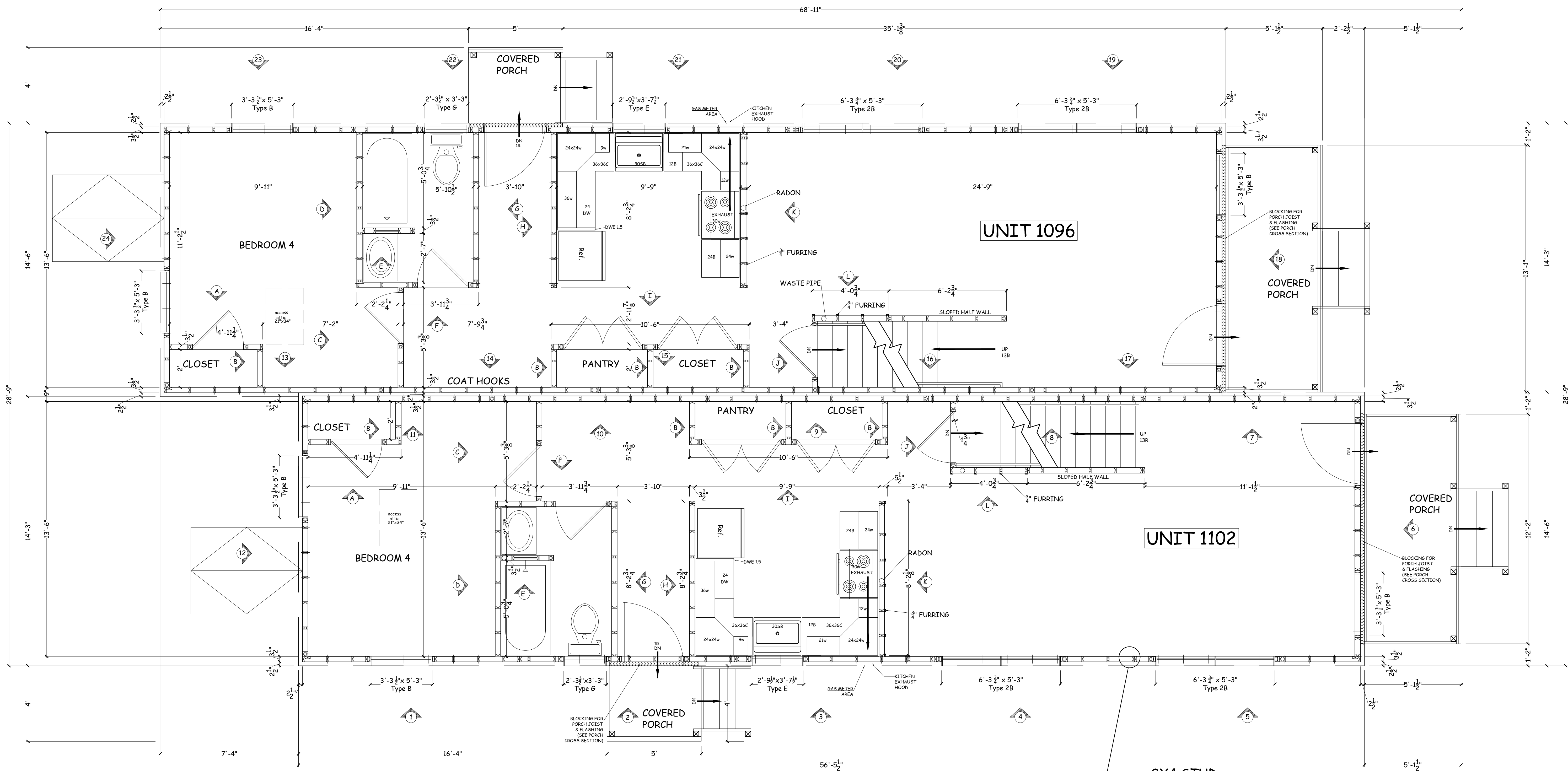




LEFT SIDE ELEVATION



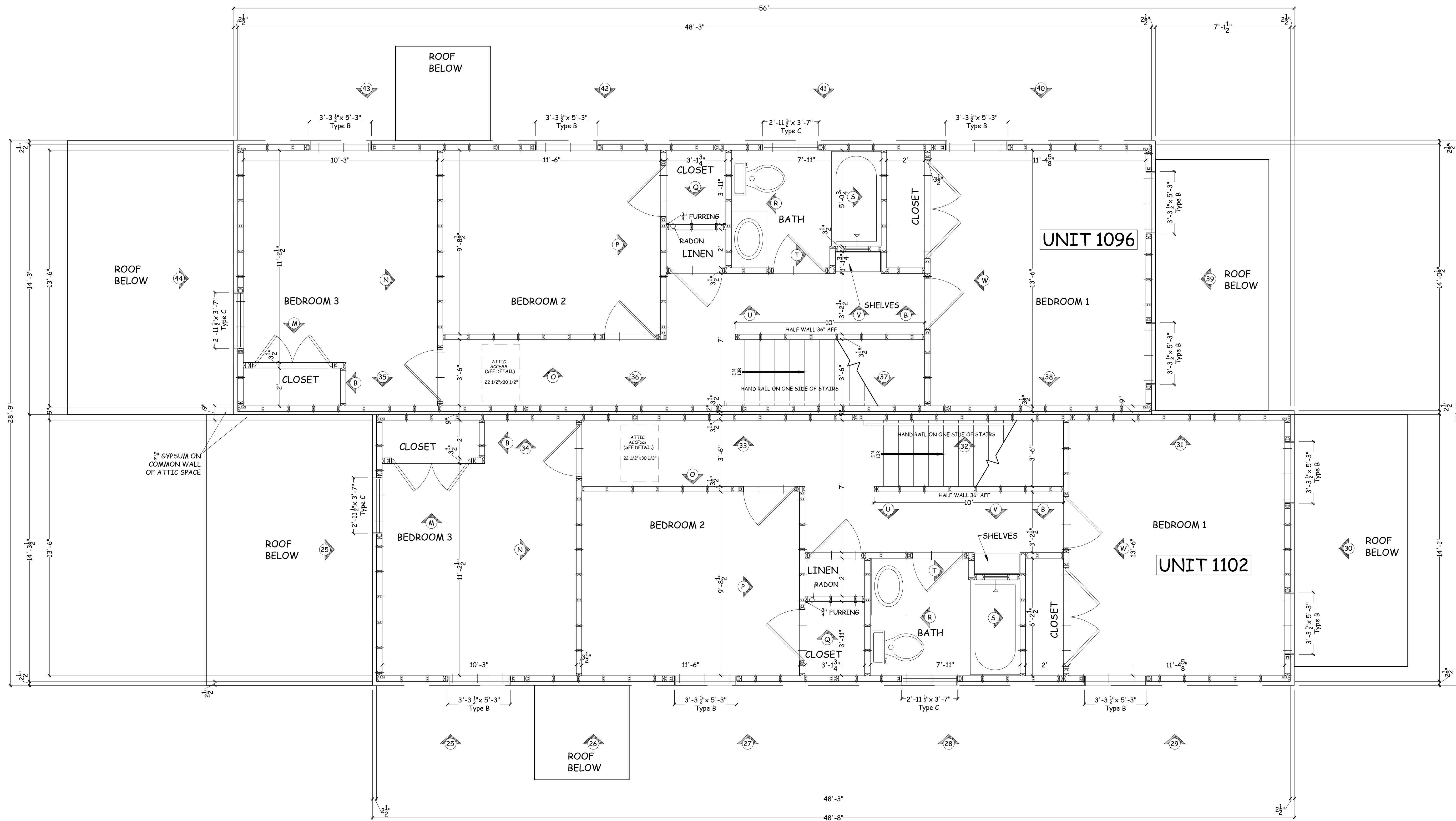
FRONT ELEVATION



- 2X4 STUD
- 1/2" SHEATHING
- 2" RIGID INSULATION
- DOW HOUSEWRAP
- 1X4 FIRRING STRIP
- 5" SPAX POWER LAGS
- W/ WASHER HEAD
- CLAPBOARD SIDING

FIRST FLOOR PLAN

	1096-1102 STRATFORD AVE, BRIDGEPORT Two Family House		FIRST FLOOR PLAN		<h1>S1</h1>	
	Habitat for Humanity of CFC		1542 Barnum Ave., Bridgeport CT 06610 (203)333-2642			REVISIONS:
	Drawn & Designed: HFHCFC, Construction Division		www.habitatcfc.org			DATE: FEBRUARY 2, 2022 SCALE: 3/8" = 1'-0"



SECOND FLOOR PLAN



1096-1102 STRATFORD AVE, BRIDGEPORT
Two Family House

Habitat for Humanity of CFC

Drawn & Designed: HFHCFC, Construction Division

1542 Barnum Ave., Bridgeport CT 06610
(203)333-2642

www.habitatcfc.org

SECOND FLOOR PLAN

REVISIONS:

DATE: FEBRUARY 2, 2022

SCALE: 3/8" = 1'-0"

S2



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:

1830 Commercial Drive Zone RX-2
(Number) (Street) (Zone Classification)

On the NW side of the street about 100 feet from
(North, South, East, West) (North, South, East, West)

ASU ST Block: 1221 Lot: 7B
(Street)

Dimension of Lot in Question 10,870
(Square Feet)

1. NAME OF APPLICANT / BUSINESS Sihanqin La Social Club, LLC
(Print)

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

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

4. DESCRIBE PROPOSED DEVELOPMENT Interior Renovate Space

5. THIS APPLICATION RELATES TO: *(Check all that Apply)*
 Setback Coverage Landscaping Lot Area and Width Floor Area Height Parking Extension or Enlargement of Non-Conforming Use and/or Building Coastal Area Management Approval Liquor Use Other:

6. USE TO BE MADE OF PROPERTY Interior Renovate Space - To be Use for Catering event Hall.

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

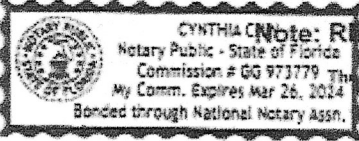
APPLICANT [Signature], Janet May DATE 2/3/22
(Print)

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

Mailing Address 1830 Commercial Dr. Bridgeport, CT 06605 203-543-2013
(Zip Code)

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

Subscribe & Sworn to before me this 3rd day of Feb 2022
[Signature] Notary Public in & for the County of Fairfield, State of Connecticut.



Note: READ CAREFULLY BEFORE FILLING OUT THIS APPLICATION

All questions must be answered in detail (use separate sheet if necessary). 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 203-578-7217)

FEE RECEIVED DATE: _____ 20____ Clerk
FOR OFFICE USE ONLY (Rev. 02/21/0)

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,

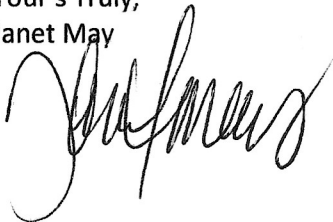
I would like to first thank the board of appeals members for giving me the chance to explain the use of building.

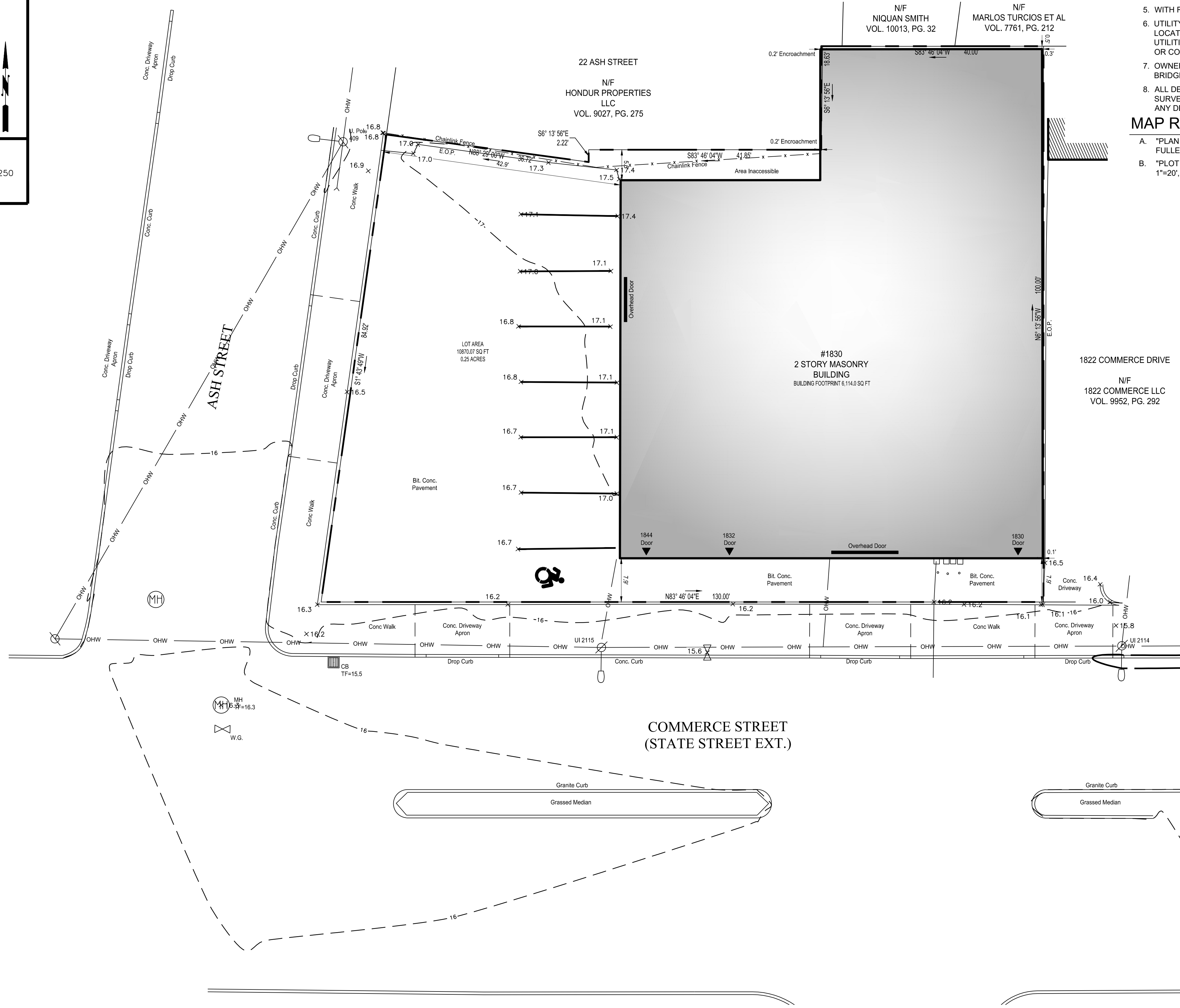
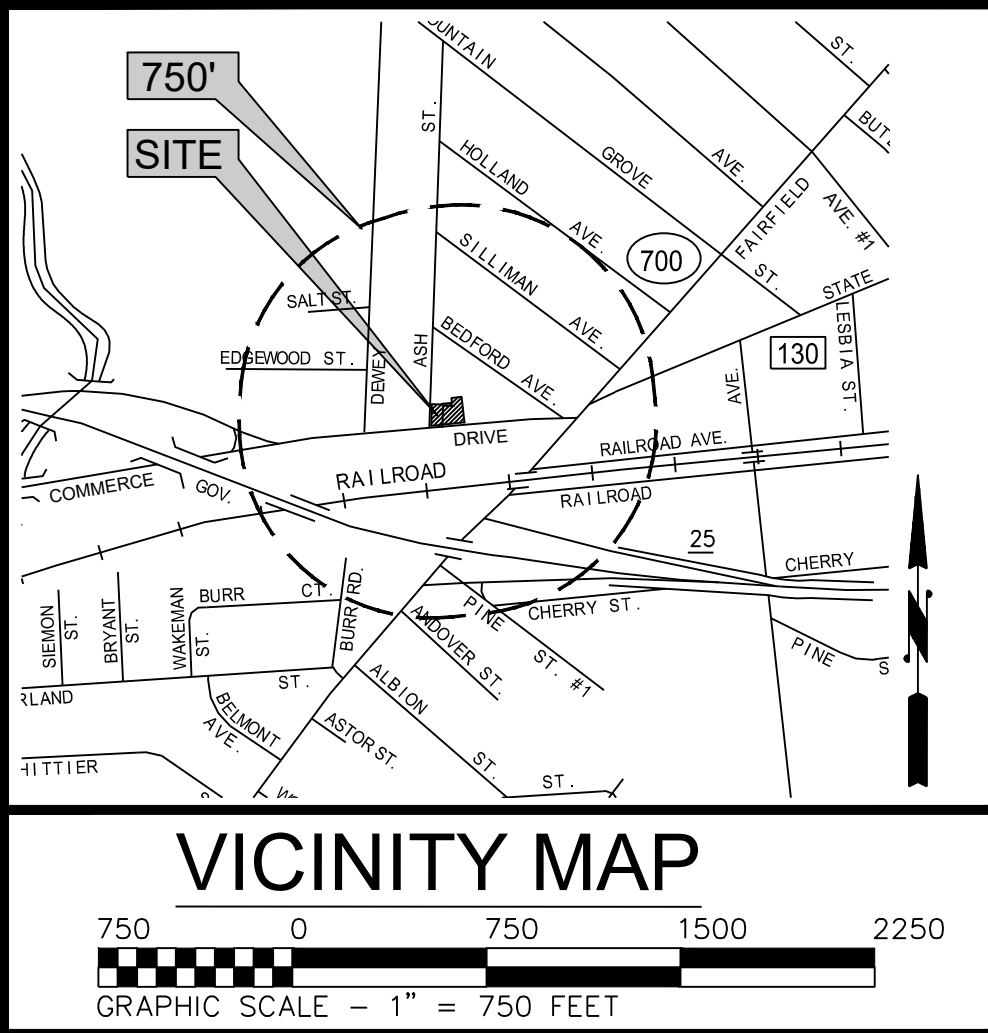
This is an interior renovate space that will be use for catering/social hall. We are asking for the use of getting a liquor permit to be able to use the event space for its full purpose of use.

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

A handwritten signature in black ink, appearing to read "Janet May", written in a cursive style.



NOTES:

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 FULLER & CO. INC.
- 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 STANDARDS	RX2 General Building Type			COMMENTS
	REQUIREMENT	EXISTING	PROPOSED	
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 Encroachment	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

Distance	Address	Owner	Notes
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
173 Ft.	29 ASH ST	PRINCE OF PEACE CHURCH INC	

- Notes:
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.

IMPROVEMENT LOCATION PLAN

1830 COMMERCE DRIVE
BRIDGEPORT, CONNECTICUT

PREPARED FOR:
SHANGRI-LA SOCIAL CLUB

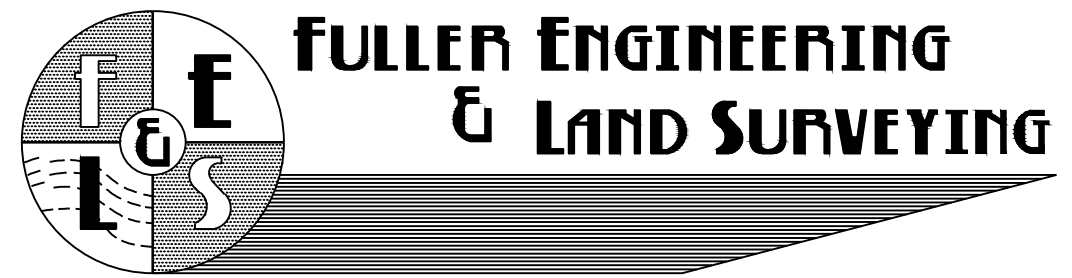
SCALE 1" = 10' 9 JANUARY 2022
REVISED 3 FEBRUARY 2022
FE21-1696



THIS MAP IS NOT VALID UNLESS IT HAS A LIVE SIGNATURE AND EMBOSSED SEAL OF KEVIN M. CROWLEY.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT TO THE STANDARDS OF CLASS "A2" AS NOTED HEREON.

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



FULLER ENGINEERING & LAND SURVEYING
525 JOHN STREET
BRIDGEPORT, CT.
PH. 203-333-9465
EMAIL: INFO@FULLERSURVEYORS.COM

2/3/2022 2:21 PM I:\Fuller CAD Files\CT\Bridgeport\Commerce DR\1830 Commerce - Shangri-La - FE21-1696\DWG\Survey\

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION
BRESKY DONALD R TRUSTEE UNDE R BRESKY LIVING TRUST (SUCC IN 41 HARVEST MOON ROAD					
EASTON	CT 06612				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
BRESKY DONALD R TRUSTEE UNDER THE BRESKY HAROLD E & DONALD R BRESKY THERESA L & FRANK		8832	0307	05-15-2013	U	I	0 04
		3210	0166	12-30-1993	U	I	219,333
		2949	0141	11-05-1991	U	I	0
Total		0.00					

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Year	Code					
Total		0.00				

ASSESSING NEIGHBORHOOD		Code	Description	Tracing	Batch
Nbhd	Nbhd Name	B			
CMRC					

OTHER ASSESSMENTS		Code	Description	Number	Amount	Comm Int
Total		670380				

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit id	Issue Date					
Total		957,700				

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result	
		07-07-2020	MVS	01	6	29	Datamater-No Change	
		09-03-2008	AD			91	Com Field Review	
		07-09-2008	JF	01	1	00	Measured & Listed	
		04-28-1999	MR			A	Inside Inspection	
Total Appraised Parcel Value								957,700

LAND LINE VALUATION SECTION		Parcel Total Land Area:	0.6742														
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value			
1 300	Industrial Mdl 96	ILI		29,367	SF	8.73	1.00000	I	1.00	CMR	0.800	0	6.99	205,160			
Total Card Land Units													0.674	AC	Total Land Value		205,160

VISION

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	669,420
Appraised Xf (B) Value (Bldg)	83,120
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	205,160
Special Land Value	0
Total Appraised Parcel Value	957,700
Valuation Method	C

APPRAISED VALUE SUMMARY

Total Appraised Parcel Value	957,700
------------------------------	---------

LAND LINE VALUATION SECTION

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Total		0.00				

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CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION
MCDONALDS CORPORATION					
C/O TREFZ CORPORATION					
10 MIDDLE ST					
# 17THF					
BRIDGEPORT CT 06604					
Special Dis					
Assoc Pid#					
GIS ID 1237-10					
Alt Prc ID 1237-10					
Census Tr CEN710					
Heart					
Abstract 200:200					
Freeze					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VII	SALE PRICE	VC
MCDONALDS CORPORATION	4799	0349	01-18-2002	U	I	648,470	
PRINCIPAL MUTUAL LIFE	2962	0081	12-20-1991	U	I	648,472	
MCDONALDS CORPORATION	2874	0108	02-01-1991	U	I	625,000	
Total							

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Year	Code					
Total		0.00				

OTHER ASSESSMENTS		Code	Description	Batch
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name			
FR2	B		Tracing	

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date					
169318	10-16-2018	150,000	05-16-2019	100		FDN ANCHORS FOR SIGNS
-354589	09-28-2018	150,000		0		Foundations are for sign and si
7473	06-01-2017	315,000	09-22-2017	100	08-08-2017	C/O #61175
2163	02-20-2009		08-21-2009	100	07-08-2009	C/O # 14878 COFFEE AREA
20189	10-19-2005	50,000	04-23-2008	100	04-23-2008	ROOF MCDONALDS

LAND LINE VALUATION SECTION		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes
B Use Code	Description							
1	Fast Food	7.01	1.00000	C	1.40	FR2	1.250	
1	Fast Food	25,000	1.00000	0	1.00	FR2	1.250	
Total Card Land Units		1.130	AC					
Parcel Total Land Area:		1.1300						

CURRENT ASSESSMENT		Description	Code	Year	Assessed	Year	Assessed
Com Land		2-1	538,430	2019	376,900	2019	376,900
Com Bldg		2-2	1,503,260	2020	1,052,280	2020	1,052,280
Com Outbl		2-5	111,250	2020	77,880	2020	77,880
Total			2,152,940		1,507,060		1,507,060

PREVIOUS ASSESSMENTS (HISTORY)		Year	Assessed	Year	Assessed	Code	Assessed
Total			2,152,940		1,507,060		1,507,060
Total		1507060			1507060		702170

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APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)	1,491,560
Appraised Xf (B) Value (Bldg)	11,700
Appraised Ob (B) Value (Bldg)	111,250
Appraised Land Value (Bldg)	538,430
Special Land Value	0
Total Appraised Parcel Value	2,152,940
Valuation Method	C

VISIT / CHANGE HISTORY

Permit Id	Issue Date	Type	Date	Id	Type	Is	Cd	Purpose/Result
169318	10-16-2018	OT	07-01-2020	MVS	01	6	29	Datamailer-No Change
-354589	09-28-2018	FD	05-16-2019	RK	02		P	Permit Activity
7473	06-01-2017	INT & EXT ALT	09-22-2017	RK	02		P	Permit Activity
2163	02-20-2009	Cert. of Occ.	01-30-2012	RK	07		R	Reviewed
20189	10-19-2005	RE	08-21-2009	RK	02		P	Permit Activity
			05-08-2009	RK	02		P	Permit Activity
			08-12-2008	JF			P	Permit Activity

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Appraised Land Value (Bldg)	538,430
Special Land Value	0
Total Appraised Parcel Value	2,152,940
Valuation Method	C

VISION

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
TURCIOS JOSE MANUEL						Description	Code
2865 FAIRFIELD AVE						Res Land	1-1
BRIDGEPORT CT 06605						Res Dwell	1-3
SUPPLEMENTAL DATA		Alt Prc ID 1221-12A		Special Dis		Assessed	
		Census Tr CEN710		Assoc Pld#		49,500	
		Heart Abstract Freeze				99,830	
		GIS ID 1221-12A				Total 213,330	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
TURCIOS JOSE MANUEL		5447 0001	08-28-2003	Q	I	132,870	U
PAPINI RONALD E		2644 0028	04-05-1989	U	I	85,000	
Total		0.00					

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Year	Code					

OTHER ASSESSMENTS		Year <th>Code <th>Assessed <th>Year <th>Code <th>Assessed </th></th></th></th></th>	Code <th>Assessed <th>Year <th>Code <th>Assessed </th></th></th></th>	Assessed <th>Year <th>Code <th>Assessed </th></th></th>	Year <th>Code <th>Assessed </th></th>	Code <th>Assessed </th>	Assessed
		2021	1-1	49,500	2020	1-1	49,500
			1-3	99,830		1-3	99,830
Total				149,330		149,330	

ASSESSING NEIGHBORHOOD		Nbhd Name	Tracing	Batch
		B		
NOTES				
EXT=CI GAS STATION NEXT LOT, COMM BLDG AC				
ROSS ST				

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
VISIT / CHANGE HISTORY										

LAND LINE VALUATION SECTION															
B	Use Code	Description	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	1.000	CI	1.0000	13.49	70,710
Total Card Land Units 5,240 SF Parcel Total Land Area 0.1203 Total Land Value 70,710															

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APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card) 142,620

Appraised Xt (B) Value (Bldg) 0

Appraised Ob (B) Value (Bldg) 0

Appraised Land Value (Bldg) 70,710

Special Land Value 0

Total Appraised Parcel Value 213,330

Valuation Method C

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
LUBE PLUS INC						Description	Assessed
1782 COMMERCE DRIVE						Com Land	95,760
BRIDGEPORT CT 06605						Com Bldg	16,060
						Com Outbl	13,050
		SUPPLEMENTAL DATA					
		Alt Prcd ID 1221-11					
		Census Tr GEN710					
		Heart Abstract 200:200					
		Freeze					
		GIS ID 1221-11					
		Special Dis					
		Assoc Pld#					
		Total		178,370		124,870	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
Year	Code	Amount	Description	Number	Amount	Comm Int	Year	Code	Assessed	Year	Code	Assessed
		9086	0130	Q	I	125,000	00	2021	2-1	2020	2-1	95,760
		8487	0254	U	I	105,000	25	2021	2-2	2019	2-2	16,060
		0000	0000			0		2021	2-5	2019	2-5	13,050
		Total	0.00					Total	124870	Total	124870	108120

EXEMPTIONS		OTHER ASSESSMENTS	
Description	Amount	Description	Amount

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name		
CMRC	B	LCF/MA = MKT/INC ADJ	

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Date	Purpose/Result
		07-01-2020	29 Datamailer-No Change
		06-16-2008	91 Com Field Review
		03-04-2008	00 Measured & Listed
		05-21-1999	A Inside Inspection
Total Appraised Parcel Value		178,370	

LAND LINE VALUATION SECTION																	
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value			
1	225 Com Garage Sh	ILI		14,175 SF	12.06	1.00000	C	1.00	CMR	0.800		0	9.65	136,800			
Total Card Land Units													0.325	AC	Parcel Total Land Area: 0.3254	Total Land Value	136,800

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)		Appraised Xt (B) Value (Bldg)		Appraised Ob (B) Value (Bldg)		Appraised Land Value (Bldg)		Special Land Value		Total Appraised Parcel Value		Valuation Method	
22,940	0	18,630	136,800	0	178,370	C							

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VISION

6015

BRIDGEPORT, CT

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		
NEW ENGLAND HEATING PARTS CO	C/O SAM NEWMAN	4101 NORTH OCEAN BLVD APT D101	BOCA RATON FL 33431	FL 33431	VISION	6015	BRIDGEPORT, CT	
Ait Prci ID 1221-07B----- Census Tr CEN710 Heart Abstract Freeze GIS ID 1221-7B		Special Dis Assoc Pld#	Description Ind Land Ind Bldg Ind Impr	Code 3-1 3-2 3-3	Appraised 122,040 369,970 4,250	Assessed 85,430 258,980 2,980	Total 496,260	347,390

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
NEW ENGLAND HEATING PARTS CO INC	3352	0262	01-09-1995	U	I	0	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total			0.00

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
CMRC			

ALLIED FRGT ELEV., 5000#, 75 FPM
 METRO LACE & LIMA TILE AND MARBLE
 2 TENANTS

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Date	Purpose/Result
		07-07-2020	31 Data/MAILER Change
		06-16-2008	91 Corn Field Review
		03-04-2008	00 Measured & Listed
		04-28-1999	DM Inside Inspection
		04-28-1999	RR Inside Inspection

LAND LINE VALUATION SECTION		APPRaised VALUE SUMMARY	
B Use Code	Description	Zone	Land Type
1	300 Industrial Mdl 96	ILI	
Total Card Land Units		0.250	AC
Parcel Total Land Area:		0.2499	

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Date	Purpose/Result
		07-07-2020	31 Data/MAILER Change
		06-16-2008	91 Corn Field Review
		03-04-2008	00 Measured & Listed
		04-28-1999	DM Inside Inspection
		04-28-1999	RR Inside Inspection

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
Hondur Properties LLC	701 SW 62ND AVENUE	MIAMI FL 33144	Alt Prcl ID 1221-06	Res Land	Res Dwell	Code	Assessed
Census Tr CEN710			Heart Abstract Freeze	100:100	Special Dis	1-1	56,500
GIS ID 1221-6			Assoc Pld#			1-3	112,100
							39,550
							78,470
							118,020

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Hondur Properties LLC	FEIJO ET AL	9027 0275	04-14-2014	U	I	0	03	Year	Code	Assessed	Year	Code	Assessed
	FEIJO HILDA	8931 0245	10-16-2013	U	I	0	25	2021	1-1	39,550	2020	1-1	56,500
	FEDERAL NATIONAL MORTGAGE ASSOC	8734 0169	12-24-2012	U	I	49,900	14		1-3	78,470		1-3	112,100
	MOLNAR SCOTT	8677 0197	09-20-2012	U	I	0	29						
		4451 0129	03-29-2001	U	I	23,000							
		Total						Total		118020	Total		118020

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
			0.00
		Total	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
007			
		8-03 NEW ROOF	
		EXT = CI	

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Date	Purpose/Result
		09-29-2008	90 Res Field Review
		08-14-2008	07 Measur/Info @ Door, Int R
		11-08-1991	MM A Inside Inspection
		Total Appraised Parcel Value	
		168,600	

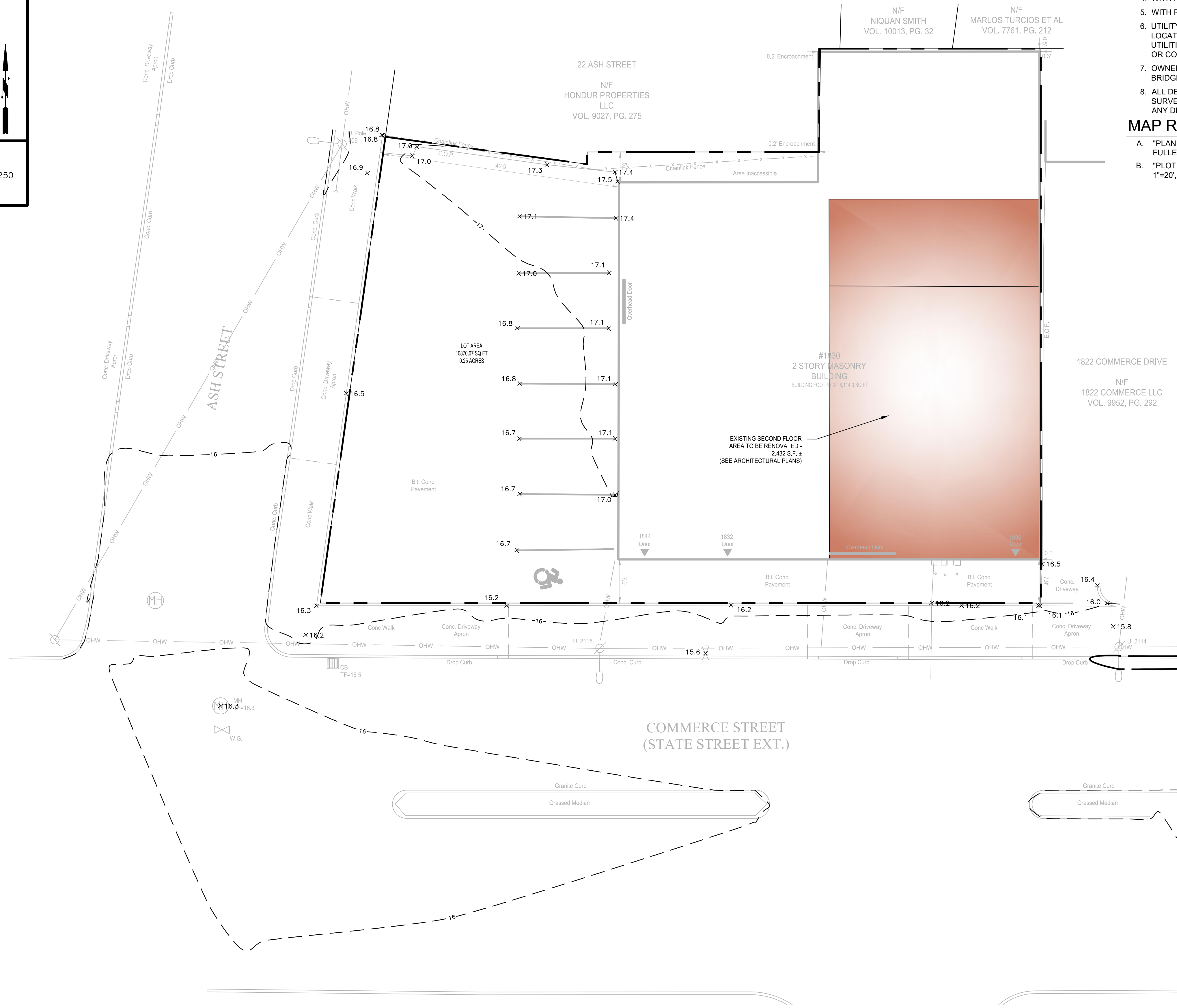
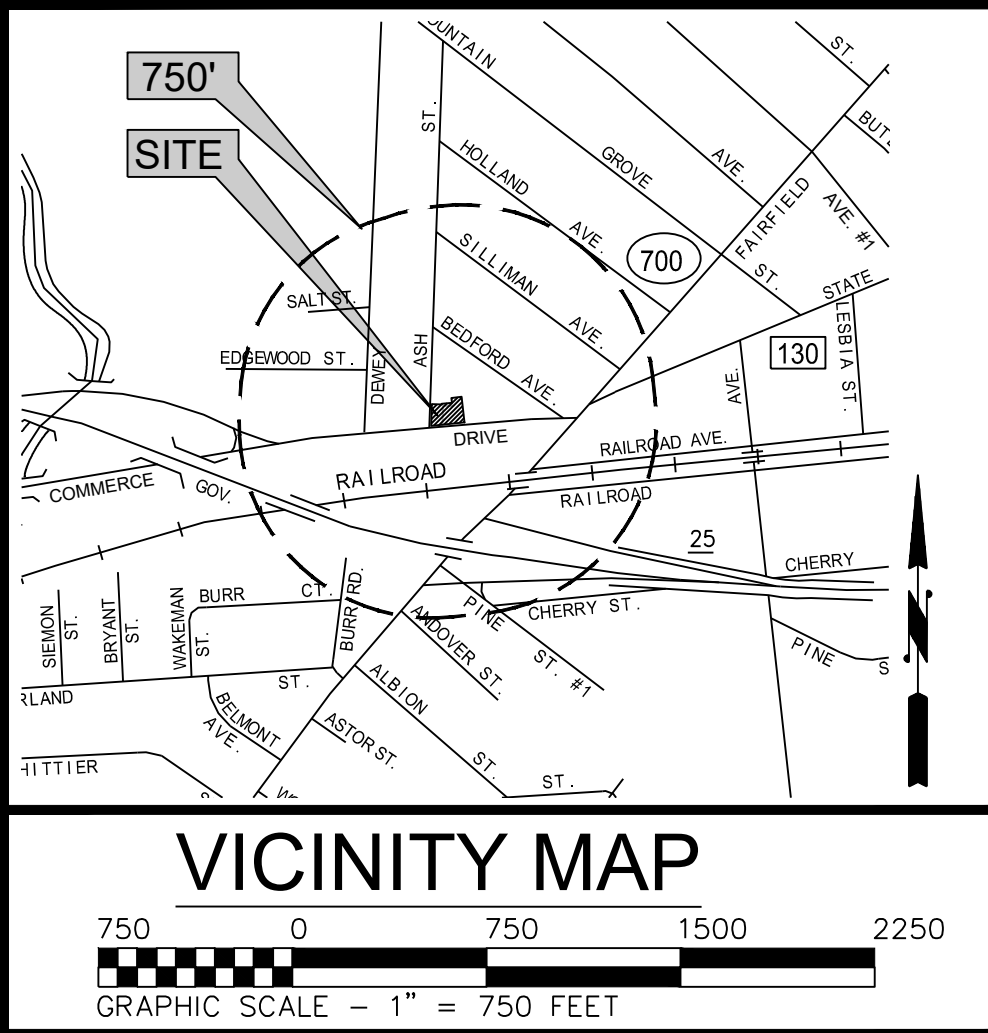
APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	112,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	56,500
Special Land Value	0
Total Appraised Parcel Value	168,600
Valuation Method	C

LAND LINE VALUATION SECTION										
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj
1	101 Single Family	ILI		2,760 SF	21.55	1.00000	5	0.95	07	1.000
Total Card Land Units										
2,760 SF										
Parcel Total Land Area 0.0634										
Total Land Value										
56,500										

VISION

6015
BRIDGEPORT, CT

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NOTES:

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.
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- 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.

STANDARD	RX2 General Building Type			COMMENTS
	REQUIREMENT	EXISTING	PROPOSED	
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	
Sloop, Bay Encroachment	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			
Distance	Address	Owner	Notes
213 Ft.	33 ASH ST #55	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
173 Ft.	29 ASH ST	PRINCE OF PEACE CHURCH INC	

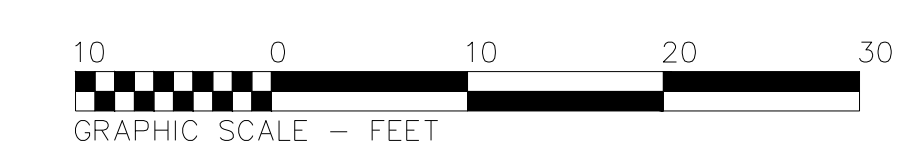
Notes:
 1. Distances to front doors approximated via Google Earth.
 2. Parcels within 750 feet were identified using digital tax assessor data published by the City of Bridgeport.
 3. Parcels identified were based on published owner data. No identification of current status or use was made.

PROPOSED PLOT PLAN

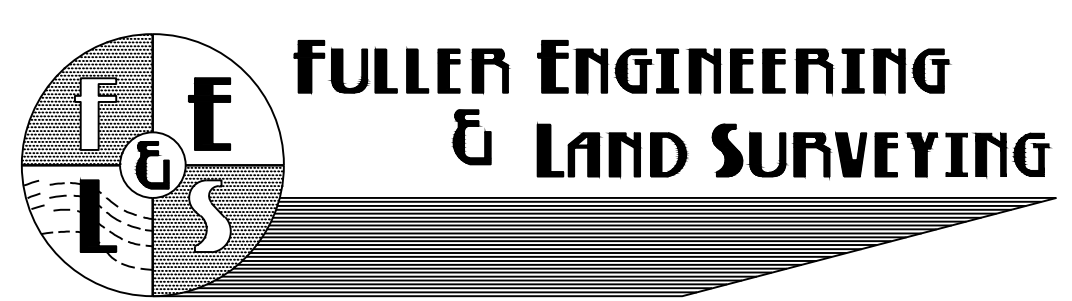
1830 COMMERCE DRIVE
BRIDGEPORT, CONNECTICUT

PREPARED FOR:
SHANGRI-LA SOCIAL CLUB

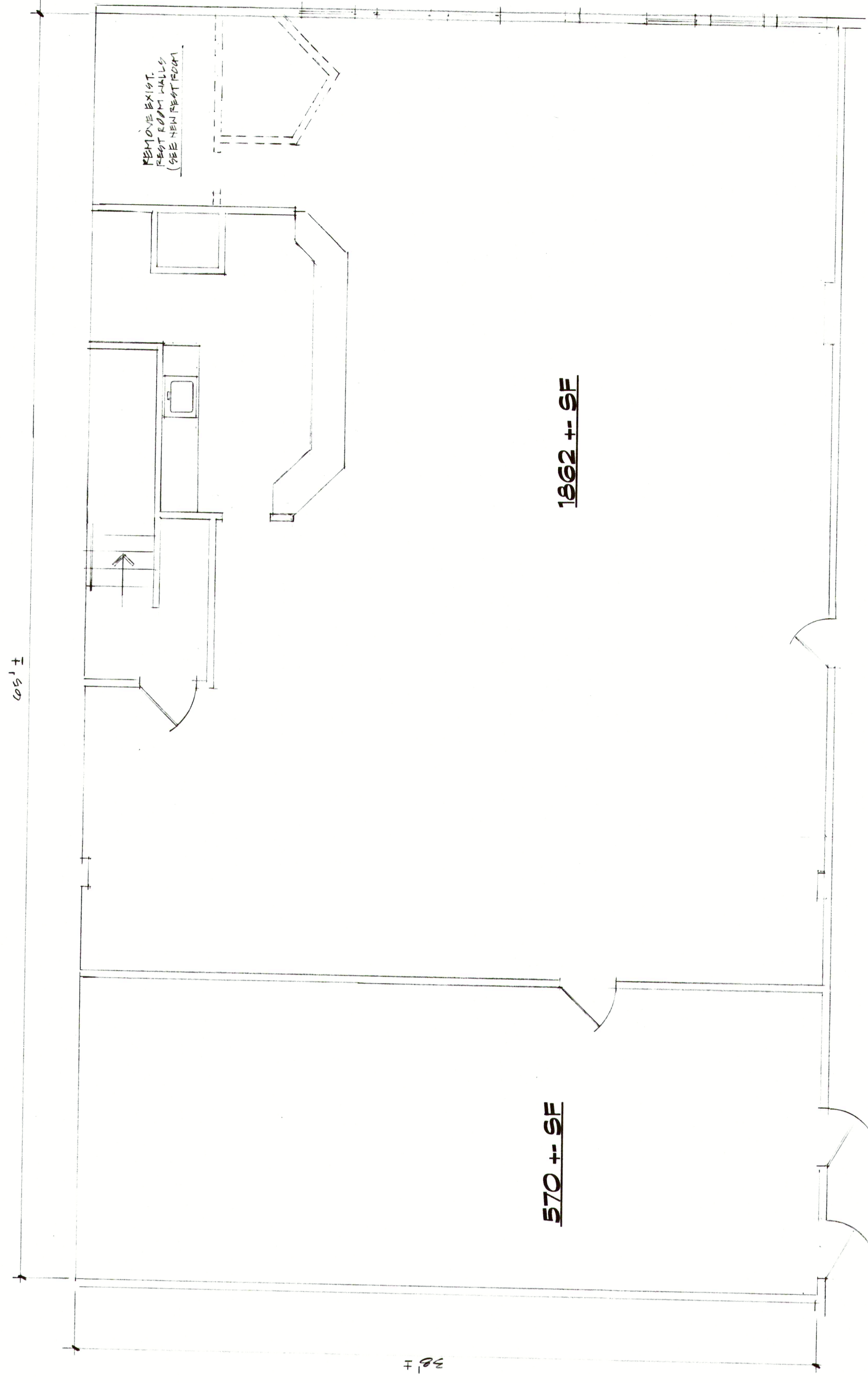
SCALE 1" = 10' 3 FEBRUARY 2022
FE21-1696



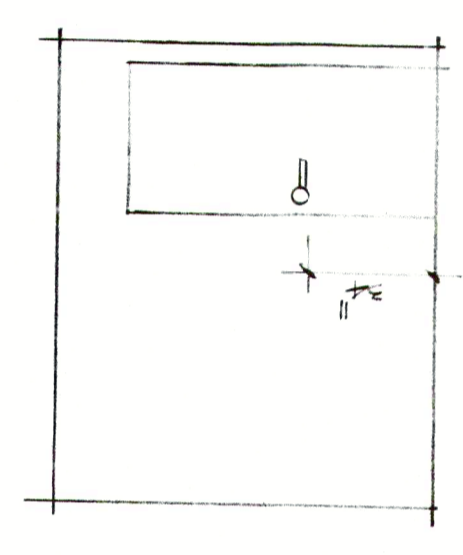
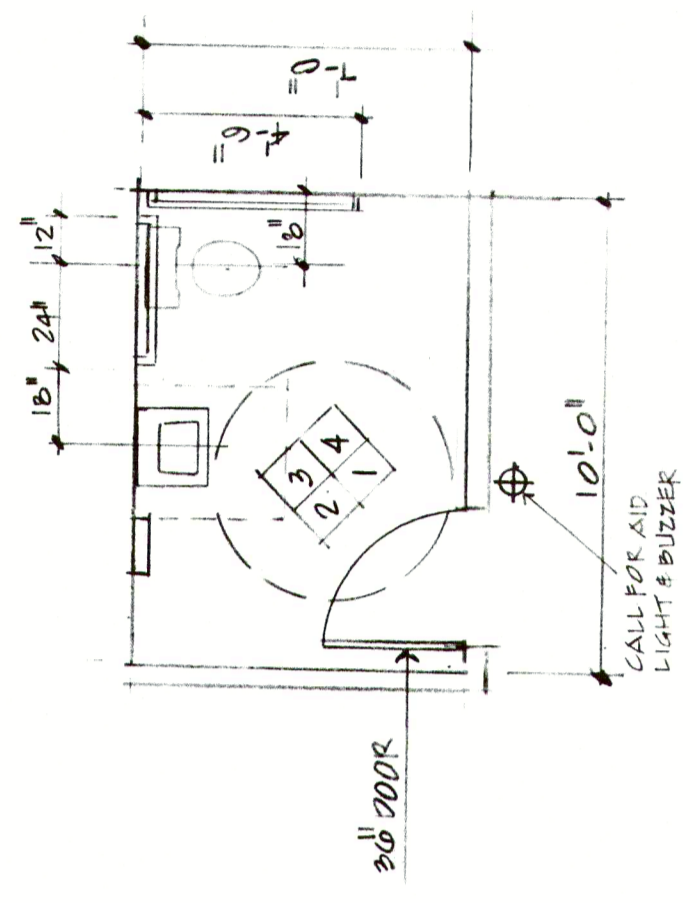
2/2/2022 2:20 PM C:\Fuller CAD Files\CT\Bridgeport\Commerce DR\1830 Commerce - Shangri-La - FE21-1696\DWG\Survey\



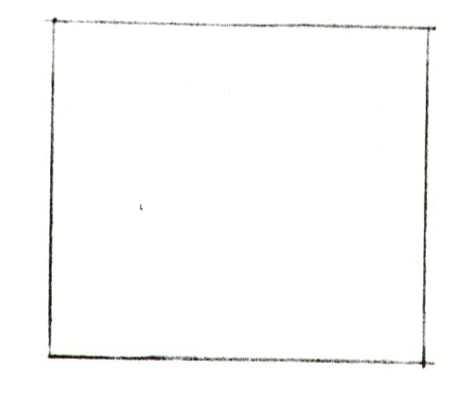
525 JOHN STREET
BRIDGEPORT, CT.
PH. 203-333-9465
EMAIL: INFO@FULLERSURVEYORS.COM



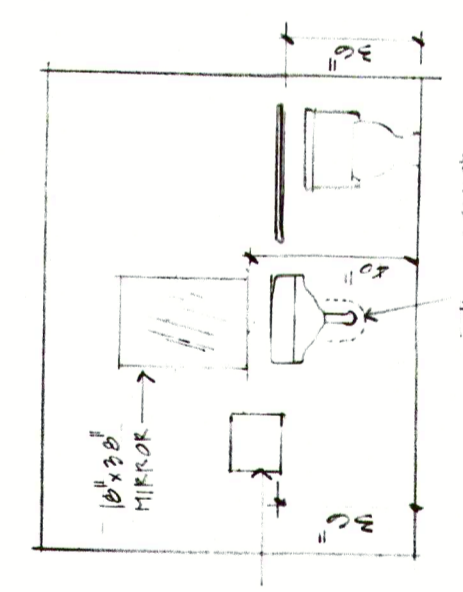
FLOOR PLAN
1/4"=1'-0"



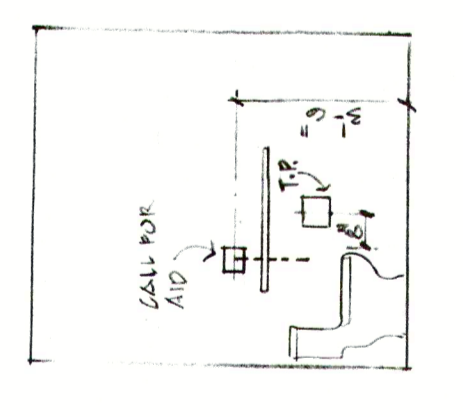
ELEV. 1



ELEV. 2



ELEV. 3



ELEV. 4

DO NOT SCALE DRAWING

EXISTING FLOOR PLAN
1630 COMMERCE DR.
BRIDGEPORT, CT. JOB #2151 / 11/26/21

ADA REST ROOM



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:

2635 MAIN STREET Zone ORG
(Number) (Street) (Zone Classification)

On the EAST (MAIN ST) side of the street about 100 FT feet APPROX 200 FT from
(North, South, East, West) (North, 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)
(Specify)

1. NAME OF APPLICANT / BUSINESS FATIMA SILVA

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

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

4. DESCRIBE PROPOSED DEVELOPMENT _____

NEW CONSTRUCTION OF 12 UNIT BUILDING (EACH UNIT 1 BEDROOM)

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: SET BACK OF 3RD FLOOR ONLY, TOTAL 20 FT - MISSING 6 FT

6. USE TO BE MADE OF PROPERTY ADD AN ADDITIONAL RESIDENTIAL BUILDING ONTO

PROPERTY (CORNER OF MAIN AND SALEM) WITH AN EXISTING BUILDING ALREADY

7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)? Existing building would be too

close to new construction to push over the additional 6 ft. of 3rd fl. Rendering asymmetrical construction.

APPLICANT *Fatima Silva* Fatima Silva DATE 1/18/2022
(Signature) (Print)

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

Mailing Address 901 MADISON AVE, BRIDGEPORT, CT 06606
(Zip Code) (Phone #)

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

Subscribe & Sworn to before me this 18th day of January 2022

Anna S. Boglewicz Notary Public in & for the County of Fairfield, State of Connecticut.
My Commission Expires 3/31/2023

Note: READ CAREFULLY BEFORE FILLING OUT THIS APPLICATION

All questions must be answered in detail (use separate sheet if necessary).
The Applicant, or Agent for, must adhere to the attached check list or it will not be possible for
The Zoning Board of Appeals to process this application.

**NO APPLICATION RECEIVED BY MAIL CAN BE ACCEPTED.
PLEASE MAKE CHECK PAYABLE TO ZONING BOARD OF APPEALS
(REFER TO ZONING DEPARTMENT AS TO FEES 203-576-7217)**

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

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.

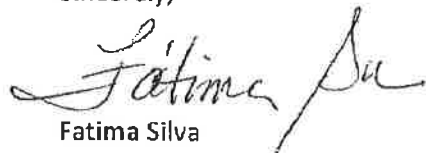
We do not want to create an eye sore. Therefore, we are appealing to this commission for the needed variance. Both the first and second floors would be erected vertically but the third floor would need to be indented roughly six feet (6ft). How Strange.

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

SANTIAGO GLADYS & JAVIER
SANTIAGO
50 LINCOLN AVENUE
BRIDGEPORT, CT 06606

CALLEJAS JOSE
000060 LINCOLN AVE
BRIDGEPORT, CT 06606

BELL JENNIFER
000030 LINCOLN AVE
BRIDGEPORT, CT 06606

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

SEASIDE PARTNERS INCORPORATED
745 MILL PLAIN RD
FAIRFIELD, CT 06824

HANSON ROSEANN
26 HUNTINGTOWN RD
NEWTOWN, CT 06470

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

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

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

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

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

SODJEN AMAVI
1035 FAIRFIELD AVE
BRIDGEPORT, CT 06604

SAQUINAUB GERARDO
000234 SALEM ST
BRIDGEPORT, CT 06606

MARTINEZ SERGIO & MARGARITA
000248 SALEM ST
BRIDGEPORT, CT 06606

GIATOS GEORGE & ANASTASIA
000377 JACKSON AVE
BRIDGEPORT, CT 06606

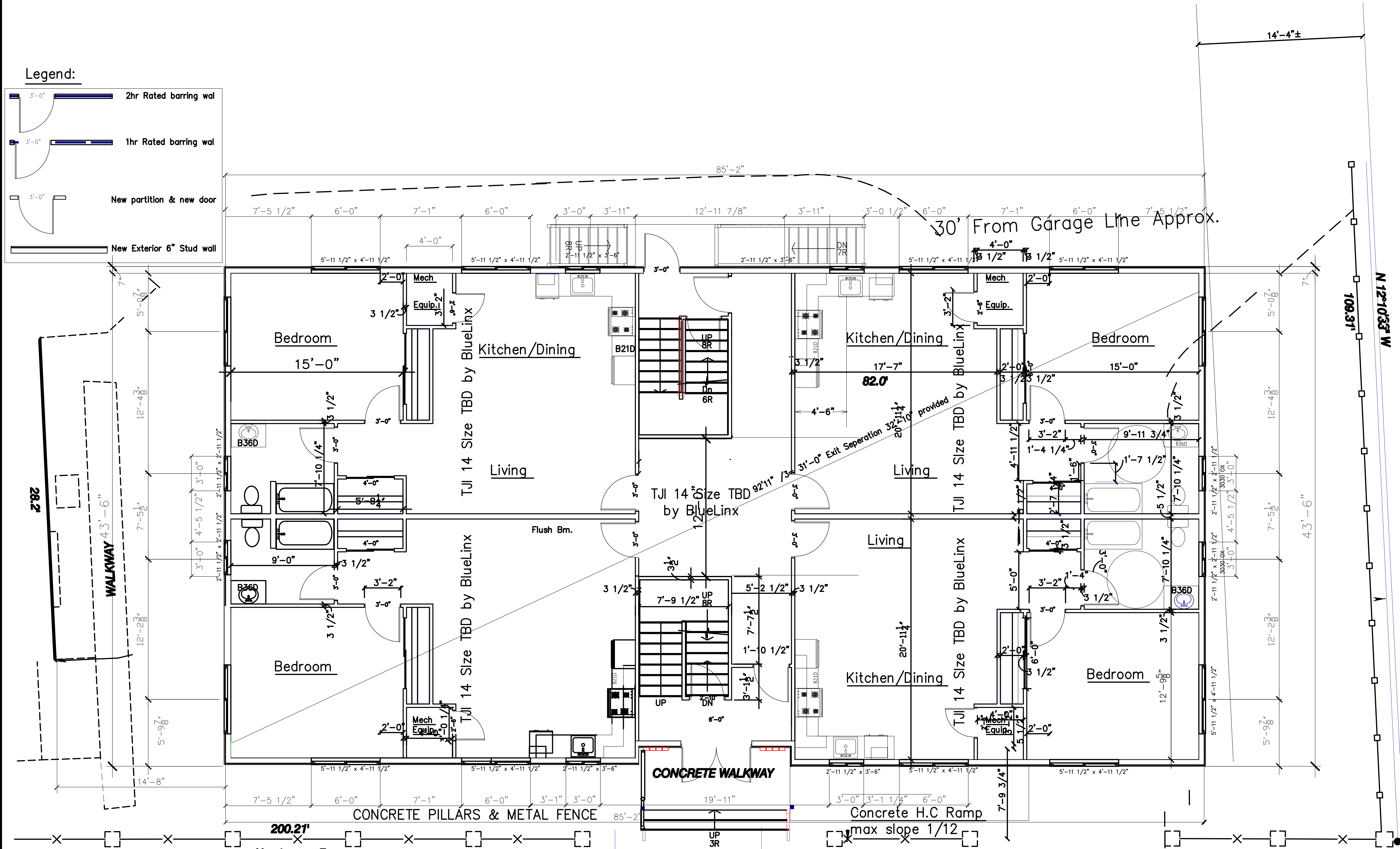
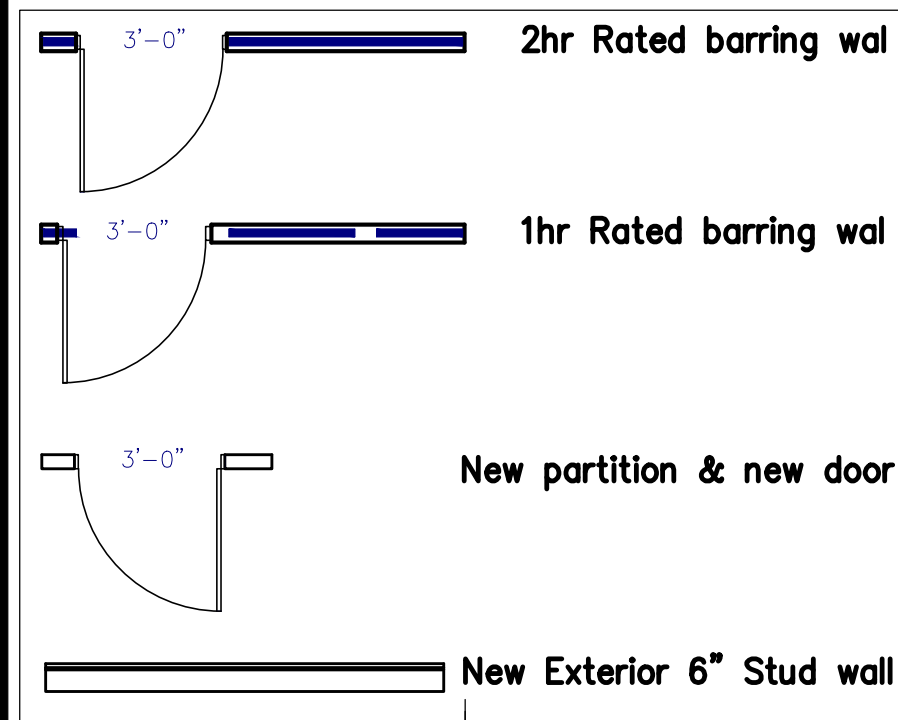
TUMBA AMISI EDWARD
000258 SALEM ST
BRIDGEPORT, CT 06606

MATERA SUSAN
000260 SALEM ST
BRIDGEPORT, CT 06606

GONCALVES ABILIO & FERNANDA
135 PERRY LN
STRATFORD, CT 06614

SILVA FATIMA & MANUEL
40 STONEYBROOK RD
MONROE, CT 06468

Legend:



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

SHEET TITLE

FIRST FLOOR PLAN

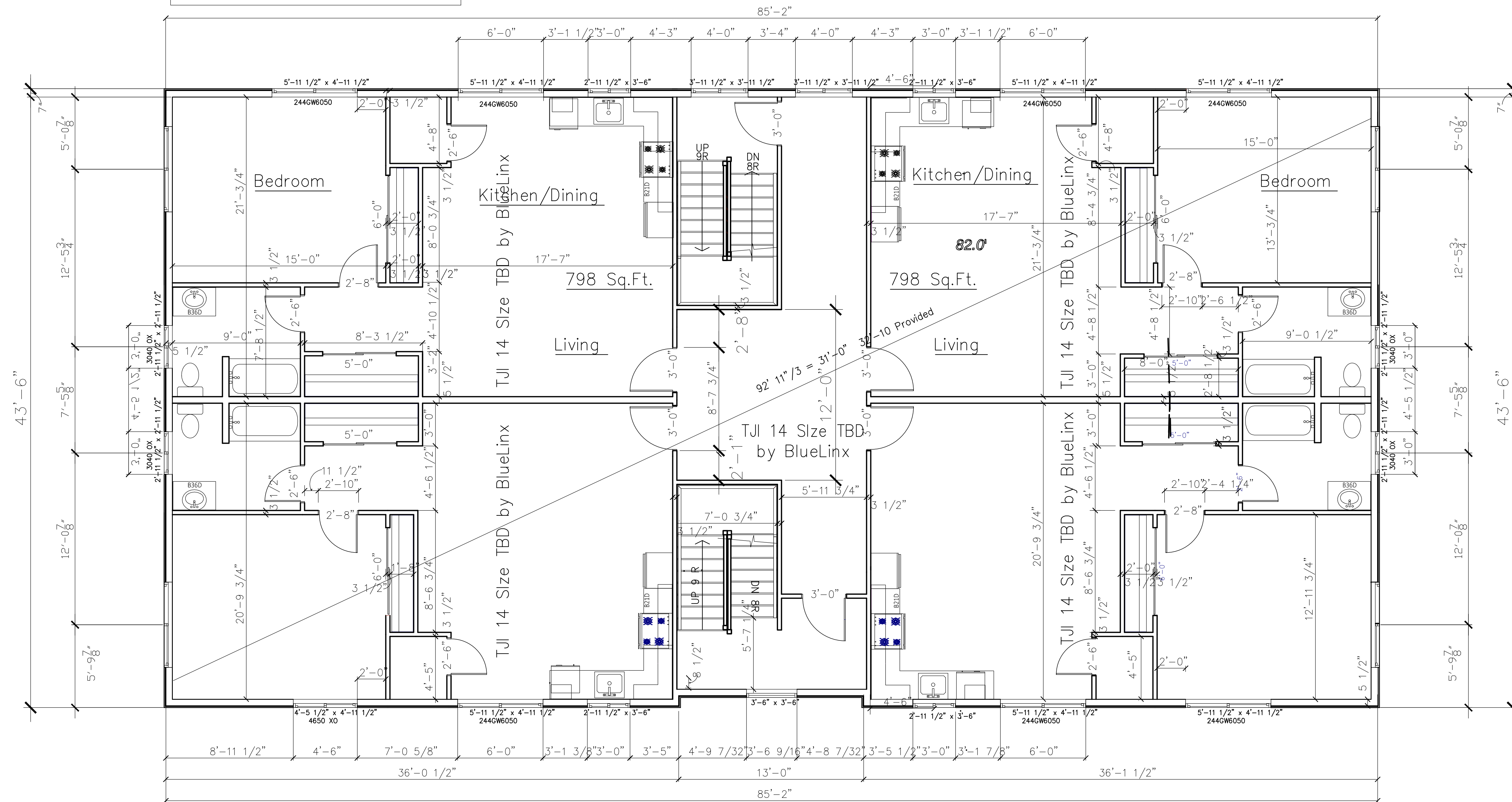
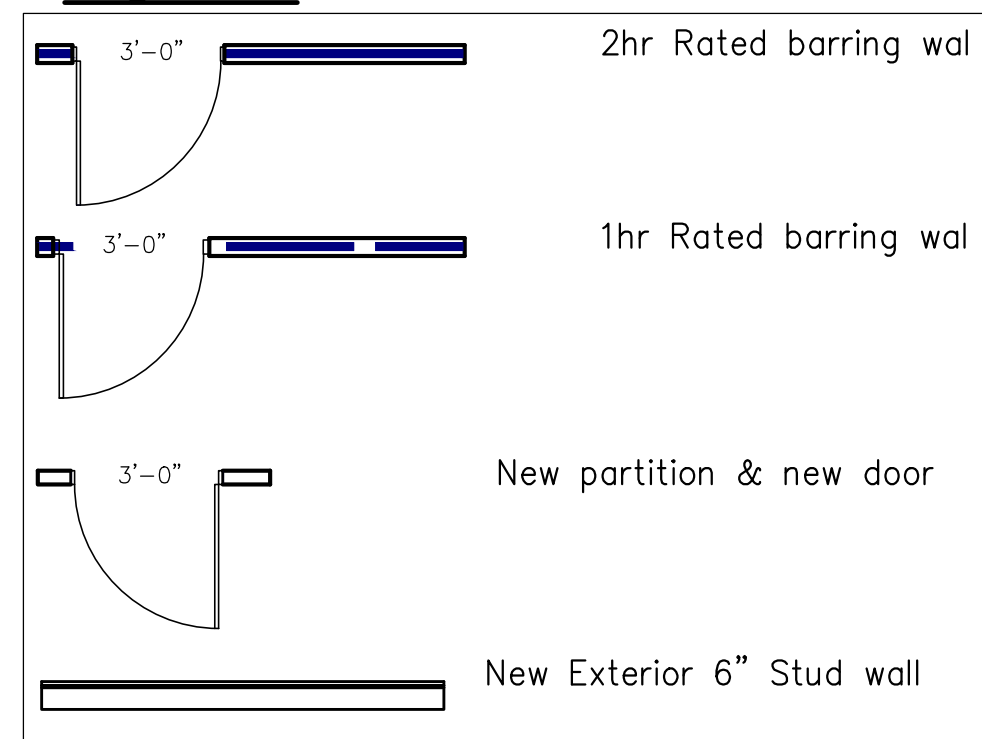
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DRAWN BY: MMF	DATE: 11-17-21
CHECKED BY: PMR	PROJECT NUMBER: 2649
CAD FILE: R/2649/ARCH	

SEAL

SHEET NUMBER

A-101

Legend:



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

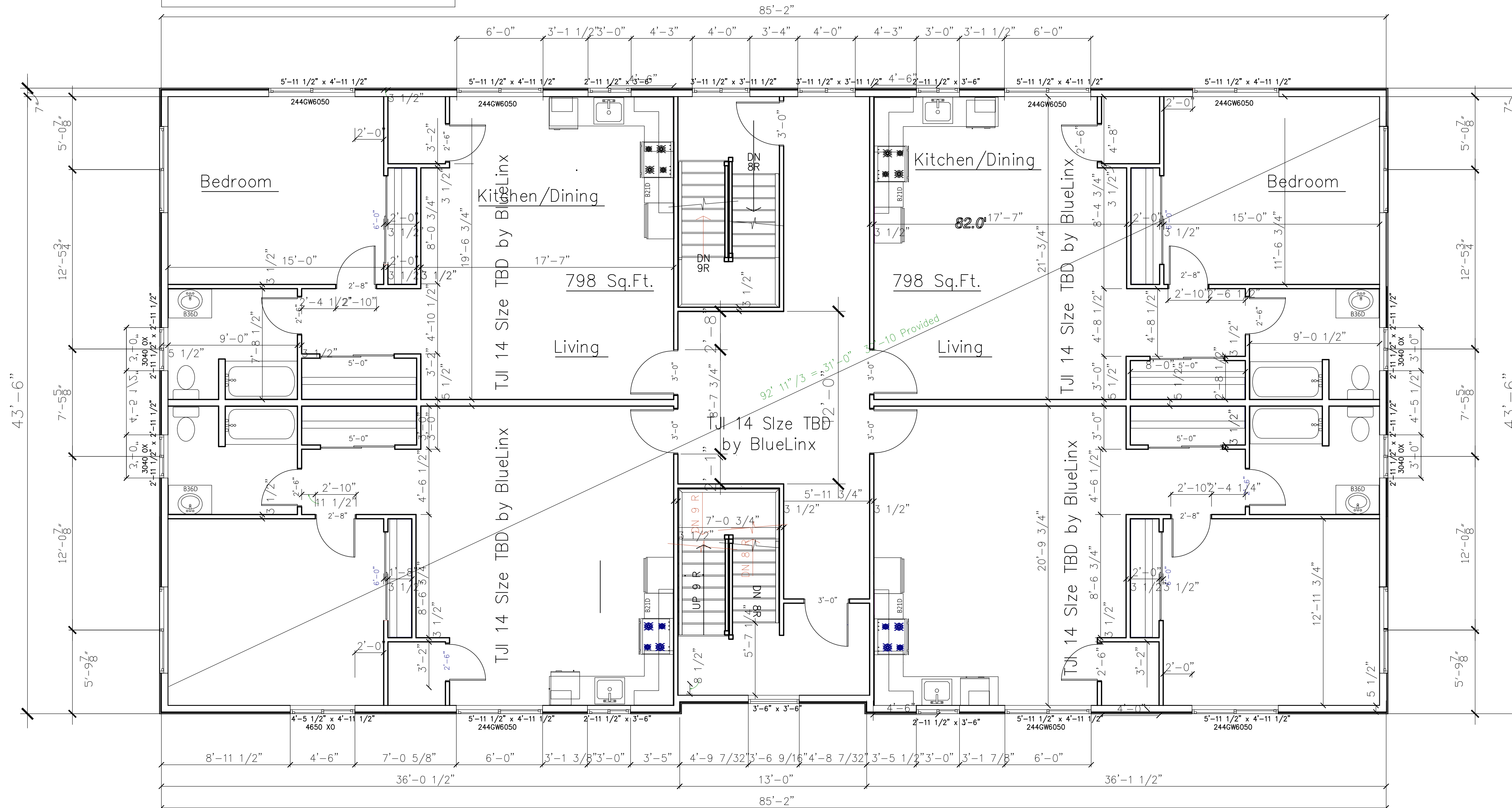
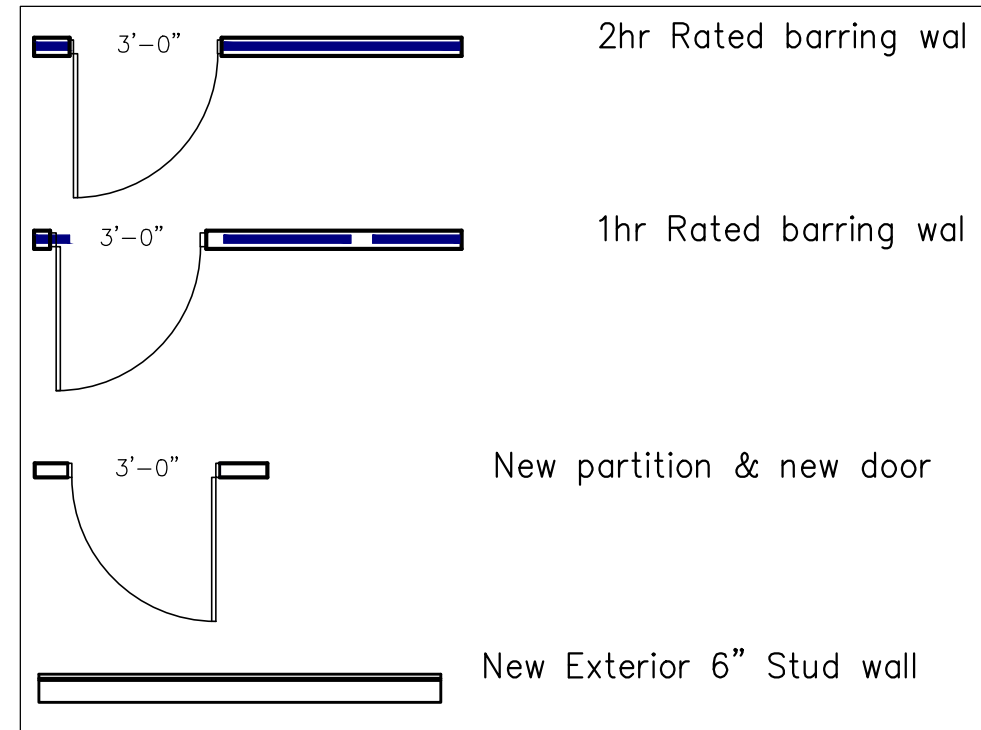
SHEET TITLE
SECOND FLOOR PLAN

DESIGNED BY: MMF	SCALE: 3/16"=1'-0"
DRAWN BY: MMF	DATE: 11-17-21
CHECKED BY: PMR	PROJECT NUMBER: 2649
CAD FILE: R/2649/ARCH	

SEAL SHEET NUMBER

A-102

Legend:



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

SHEET TITLE

THIRD 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	

SEAL

SHEET NUMBER

A-103

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

PROJECT TITLE

**MULTI-FAMILY
 RESIDENTIAL DEV.**

2635 MAIN ST.
 BRIDGEPORT, CT 06606

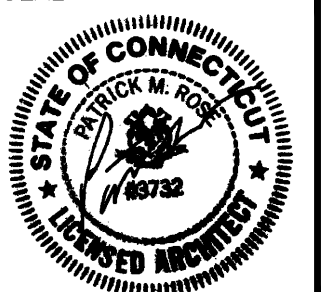
Prepared For:

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

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	

SEAL 	SHEET NUMBER A-201
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FRONT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

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

SHEET TITLE

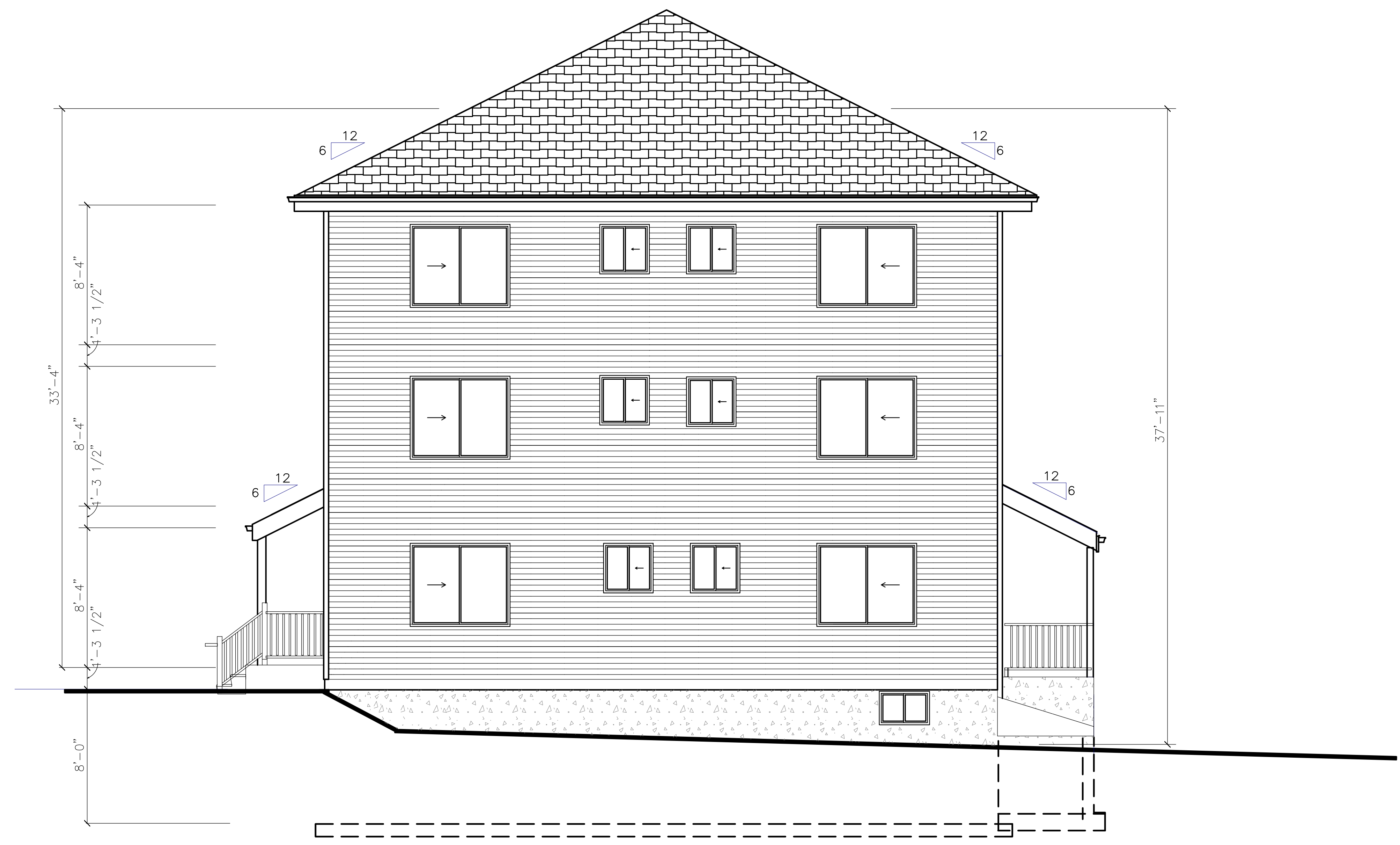
ELEVATIONS

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DRAWN BY: MMF	DATE: 11-17-21
CHECKED BY: PMR	PROJECT NUMBER: 2649
CAD FILE: R:/2649/ARCH	

SEAL 	SHEET NUMBER A-202
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REAR SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

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:

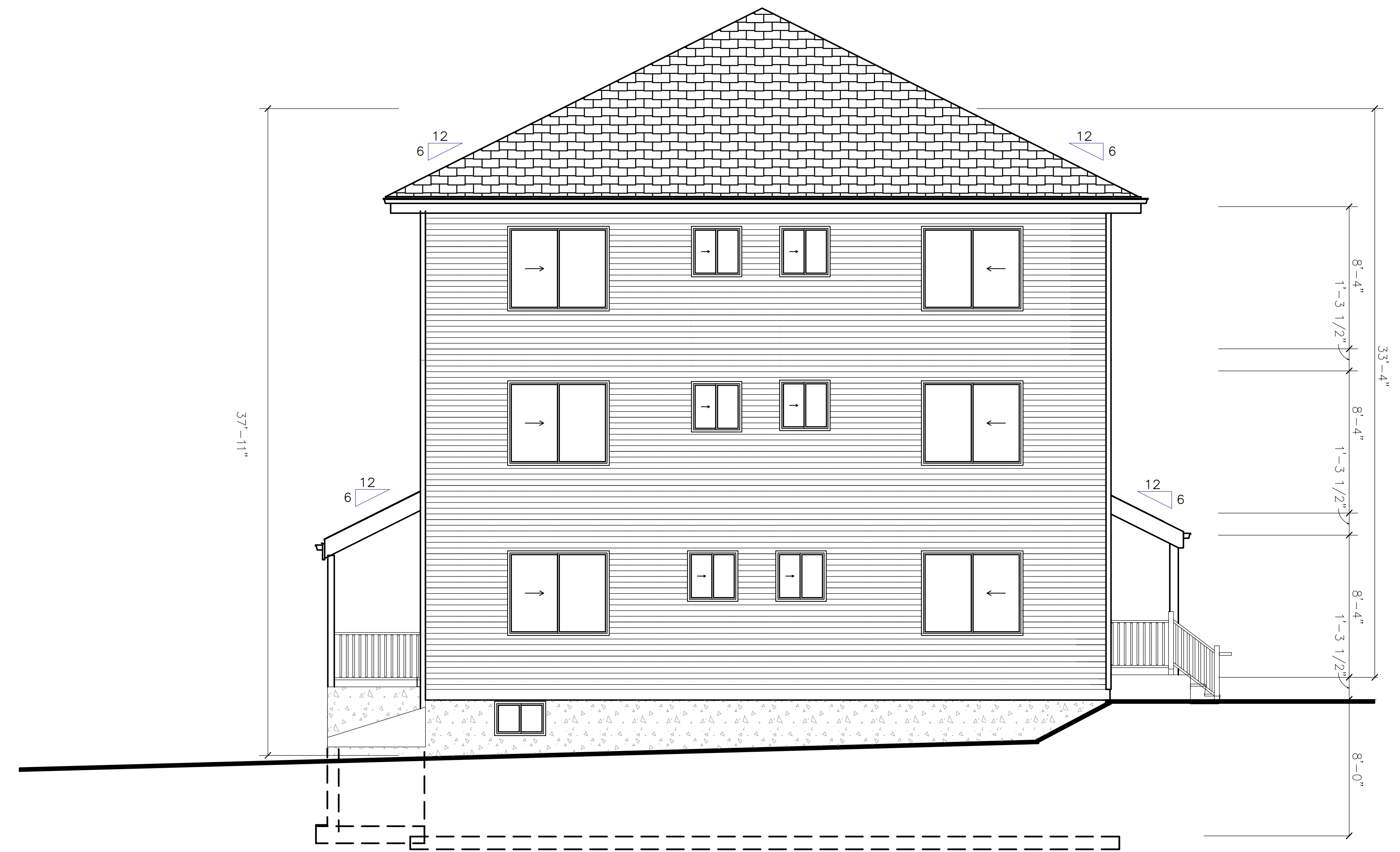
FATIMA & MANUEL SILVA
40 STONYBROOK ROAD.
MONROE, CT. 06468

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	

SEAL 	SHEET NUMBER A-203
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WEST ELEVATION
SCALE: 1/4" = 1'-0"

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

SHEET TITLE

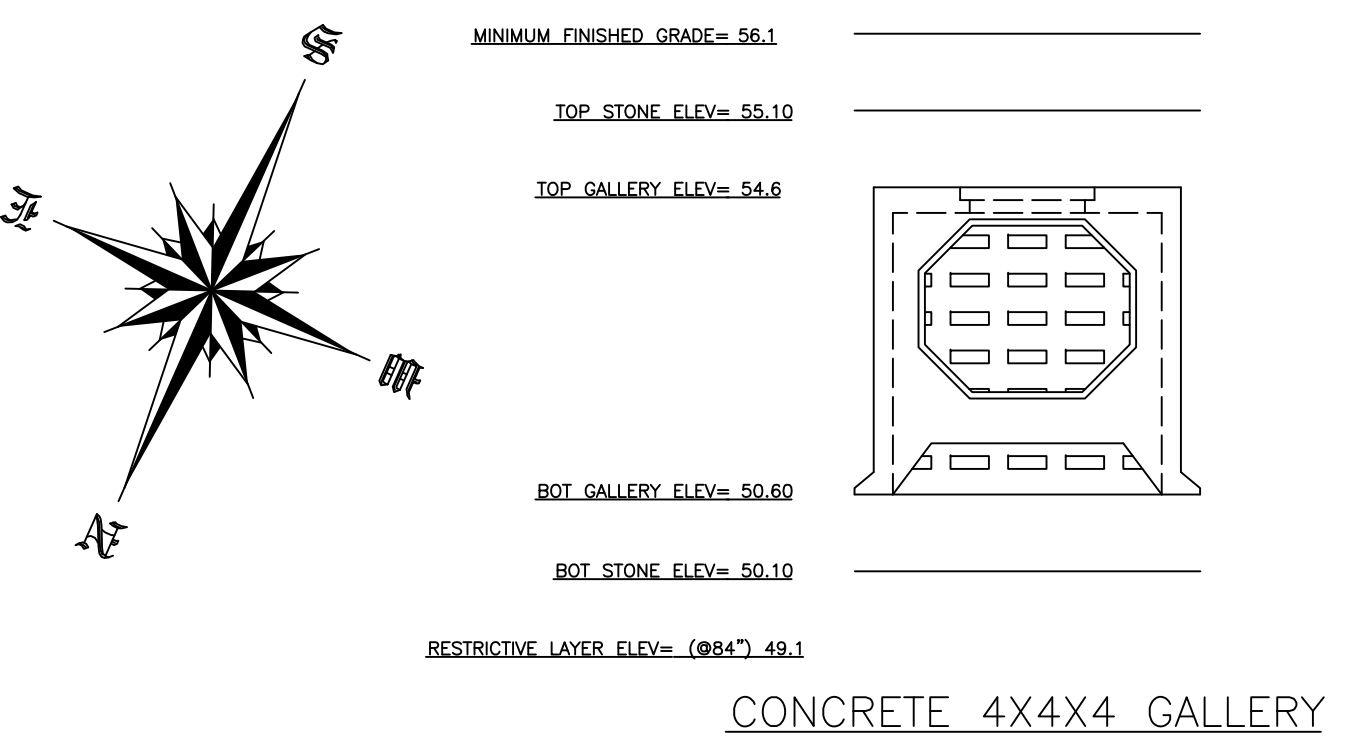
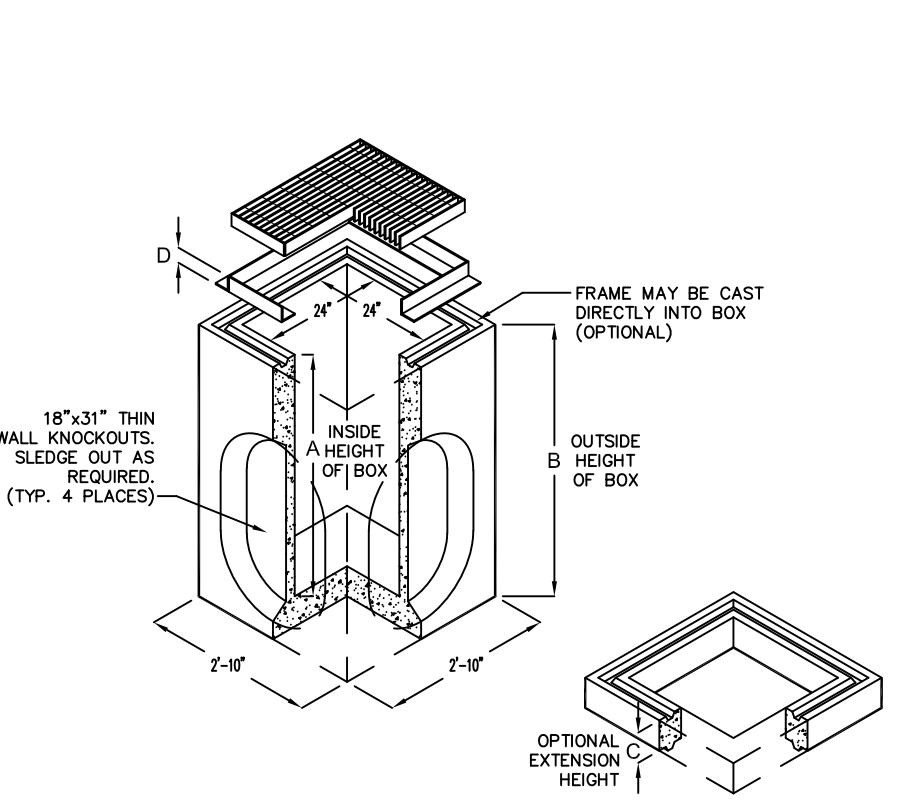
ELEVATIONS

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	

SEAL 	SHEET NUMBER A-204
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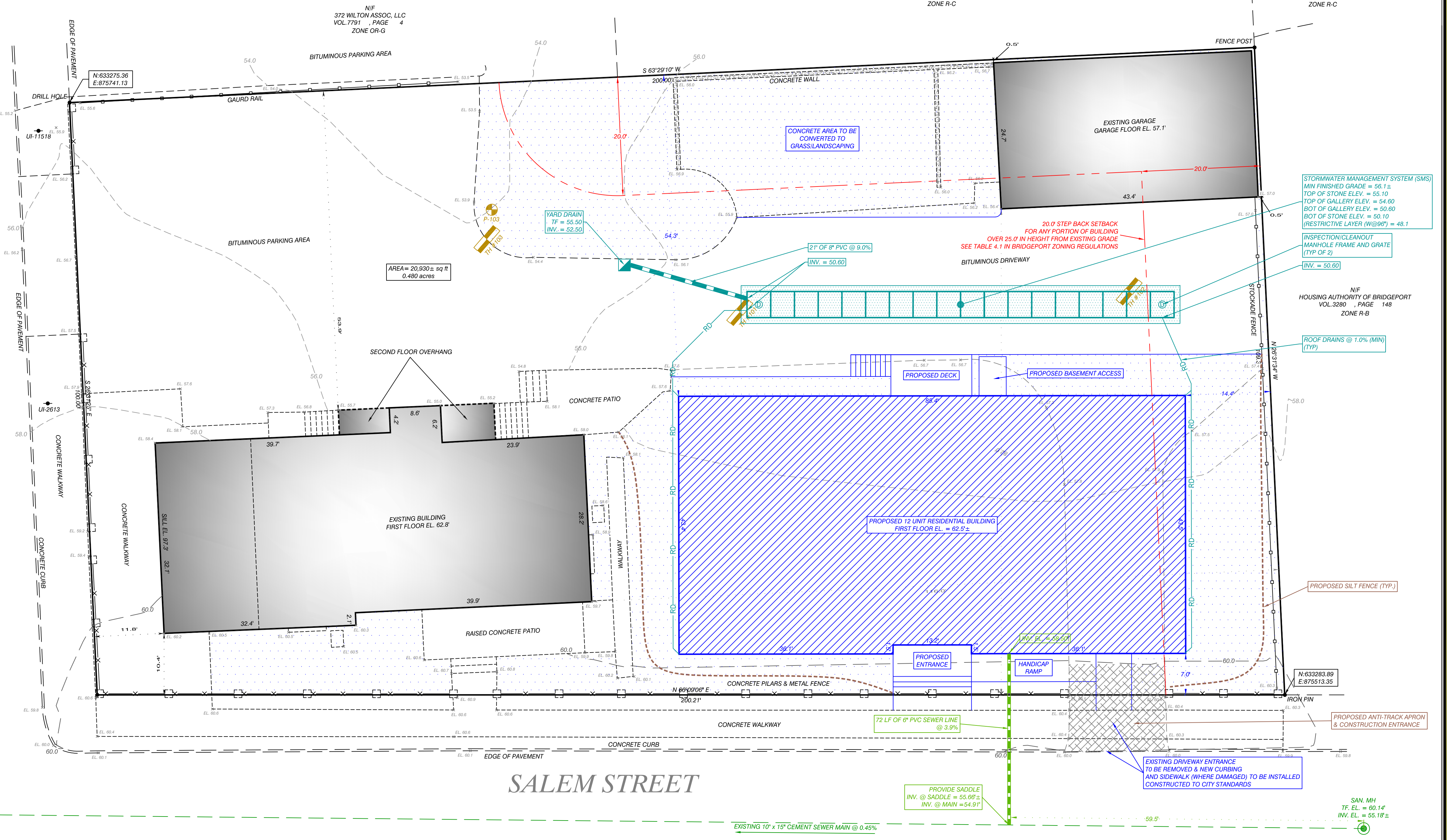
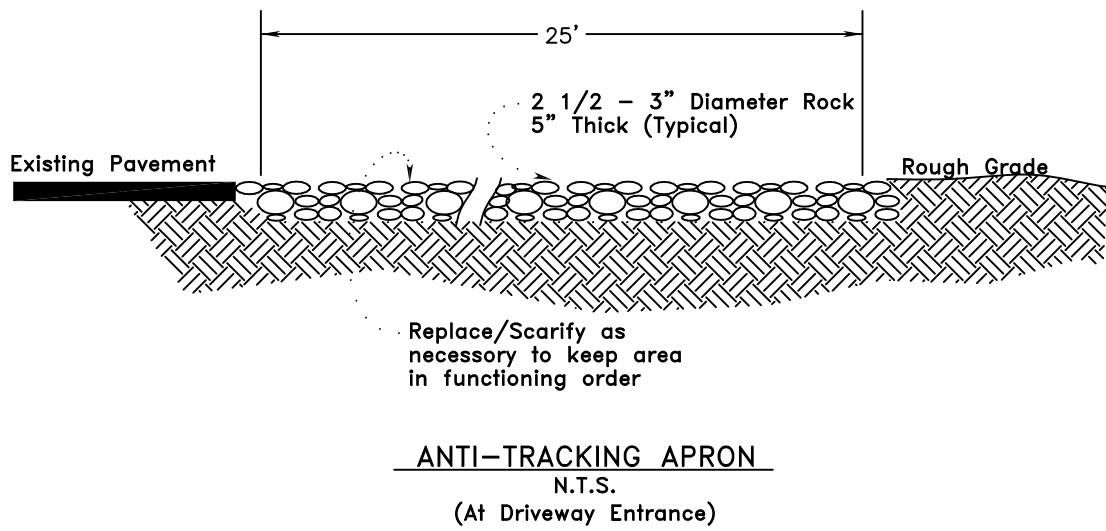
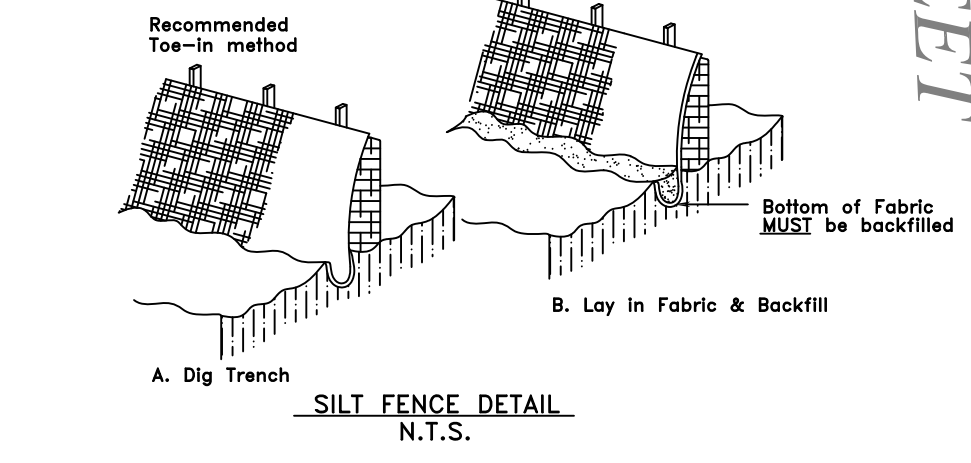
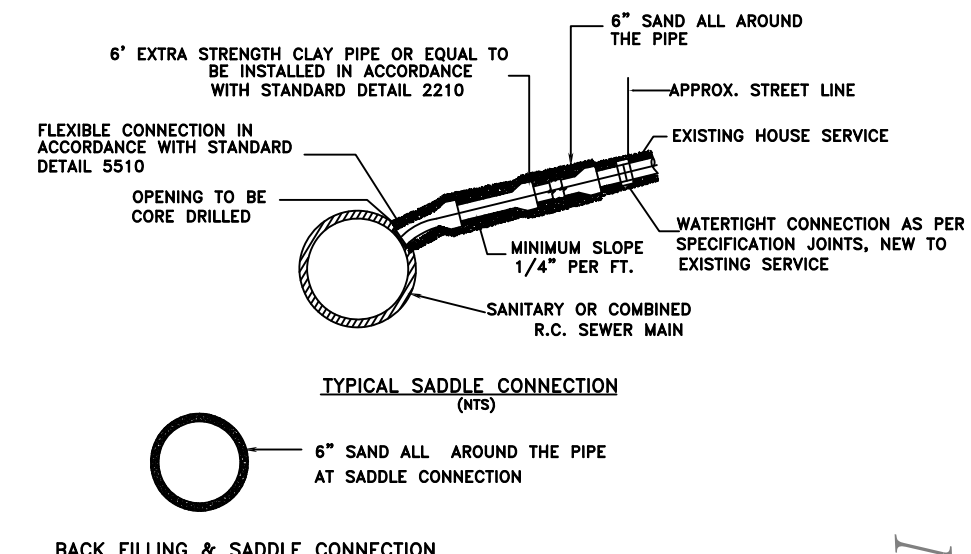
DEVELOPMENT STANDARDS	MINIMUM	MAXIMUM	EXISTING	EXISTING
LOT				
LOT WIDTH	60 feet	None	104.66'	104.66'
LOT DEPTH	NONE	None	200.11'	200.11'
LOT AREA	10000 sf.	None	20,930± SF	20,930± SF
LOT COVERAGE	75%	None	67.4%	75.0%
STREET WALL				
AS A PERCENT OF FRONTAGE (PRIMARY)	75%	100%	32.1%	32.1%
AS A PERCENT OF FRONTAGE (SECONDARY)	30%	100%	36.1%	78.8%
AS A PERCENT OF FRONTAGE (TERTIARY)	N/A	N/A	None	None
BUILDING SETBACK - FROM STREET LOT LINE				
PRIMARY FRONTAGE	0'	10.0'	11.8'	11.8'
SECONDARY FRONTAGE	0'	10.0'	10.4'	8.0'
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	53.9'	53.1'
REAR YARD	0' or 20' IF FLOOR CONTAINS HABITABLE SPACE	NONE	116.0'	116.0'
OTHER STANDARDS				
LANDSCAPED AREA AS A % OF LOT	15%	25%	32.6%	25.0%
FLOOR TO CEILING HEIGHT OF 1ST STORY	12.0'	NONE	N/A	8.33'
ALL WATER-ABUTTING PROPERTIES	NOTE 3	NOTE 3	N/A	N/A
BUILDING DIMENSION STANDARDS				
Total Building Height	25.0'	65.0'	29.4'	45.0'±
Step Back Above 25 Built feet	20.0' abutting residential zones	NONE	116.0'	14.4'

SOIL DESCRIPTION OBSERVATION PITS		PERCULATION TEST RESULT	
DATE: 11-08-2021		DATE: 11-08-2021	
TEST PIT # 101	TEST PIT # 102	PERC. # 103 @ 42" PRESOAK 10:45	
0-4 ASPHALT 4-14 GRAVEL FILL 14-84 SILTY SANDY FILL 84-96 BROWN M-C SAND AND SILT 96-108 GREY F-M SAND AND SILT MOTTLED	0-6 TOPSOIL 6-18 BROWN F-M SAND FILL 18-108 SILTY FILL SOME BUILDING DEBRIS BRICKS, CONCRETE	TIME	READING
NL W @ 99° M @ 96°	NL W @ 102° N/A	11:45	9 1/2
		:55	11 1/2
		12:05	12 3/4
		12:15	14
		12:25	14 5/8
		12:35	15 1/4
		12:45	15 7/8
		1" in 16 minutes	
TEST PIT # 103			
0-36 FILL 36-60 BROWN F-M SAND SO SILT 60-96 BROWN GREY F-M SAND AND SILT			
L @ 96° W @ 84° M @ 60°			

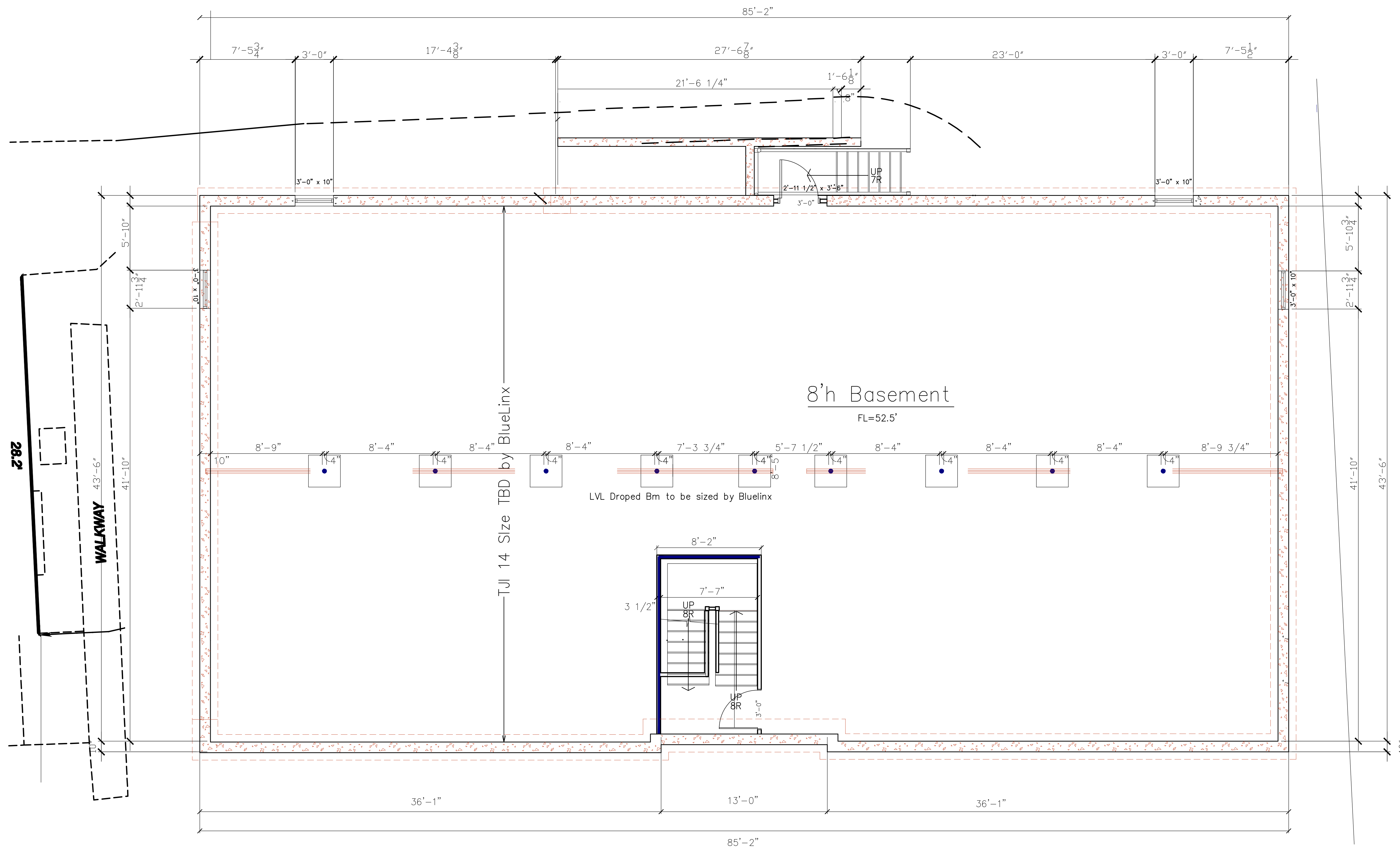


GENERAL NOTES:

- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.
- This Survey conforms to Class A-2/T-2.
- The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Existing Building Location Survey.
- Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds.)
- North Arrow is based on CT STATE PLAN (NAD 83).
- This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
- This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.
- Property Lines Established According to Record Deeds as exist.
- Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
- Underground Utility, Structure and facility Locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or government agencies, from parole testimony and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.
- Lot served by town sewer system and public water supply.
- Elevation Datum: NAVD 1988.



<p>LAND SURVEYING SERVICES, LLC 135 FAIRCHILD AVENUE FAIRFIELD, CONNECTICUT 06825 TEL. (203) 522-4177 FAX. (203) 615-0123 EMAIL: info@nealjain.com</p>	<p>TITLE BLOCK</p> <p>ASSESSORS MAP # 52 PARCEL # 2208/22 APPLICANT: SAME AS OWNER</p>		<p>IMPROVEMENT LOCATION SURVEY PREPARED FOR FATIMA & MANUEL SILVA 2635 MAIN STREET, BRIDGEPORT, CONNECTICUT</p> <p>SCALE: 1" = 10' DATE: JAN. 16, 2020</p>
	<p>NEAL K. JAIN L.S. # 18139</p>	<p>DATE: 12-02-2021 DESCRIPTION: PROPOSED SITE PLAN</p>	



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

Legend:

- 2hr Rated barring wall
- 1hr Rated barring wall
- New partition & new door
- New 10" Concrete Exterior Wall

SHEET TITLE

BASEMENT 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	

SEAL

SHEET NUMBER

A-100