

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

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

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

66 Northfield Street Zone N4  
(Number) (Street) (Zone Classification)

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

Russo Terrace Block : 58/2254 Lot: 16  
(Street)

Dimension of Lot in Question 100.32' x 98.43' x 110.00' x 62.86' x 12.14'  
(Specify)

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

5. THIS PETITION RELATES TO: Check all that Apply

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

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

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

PETITIONER [Signature] / DATE 6/2/2022  
(Signature) (Print)

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

Mailing Address c/o Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Rd, Fairfield, CT 06824  
(Zip Code) (Phone #)

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

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

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

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

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



Colin B. Connor  
Colin@russorizio.com

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Vanessa R. Wambolt  
Vanessa@russorizio.com

(\*Also Admitted in NY)

June 2, 2022

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

**Re: ZBA Application at 66 Northfield Street**

Dear Mr. Buckley:

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

**Proposed Development & Use**

The Petitioner requests a reapproval of variances previously granted February 11, 2021, for a proposal to subdivide the Site into two (2) lots with an existing single-family, which is to remain on the proposed Lot “B”, and construct a new single-family dwelling on the proposed Lot “A” with associated off-street parking and site improvements. The Site has frontage on Northfield Street and Russo Terrace. The Applicant proposes to keep the existing curb cut on Russo Terrace to access the existing dwelling at Lot “B” and provide a new curb cut along Northfield Street for Lot “A”. The proposed frontage on Lot “A” is exactly in keeping with neighborhood including the lots directly across the street.

**Variances Requested**

1. Variance of Section 3.120.4 to reduce the minimum lot area and residential density for the proposed Lot “A” to 4,391 SF in the N4 Zone;
2. Variance of Section 3.120.4 to reduce the minimum lot area and residential density for the proposed Lot “B” to 5,118 SF in the N4 Zone; and
3. Variance of Section 3.120.4 to reduce the minimum lot width for the proposed Lot “A” to 54.80’ in the N4 Zone.


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

### **Hardship**

Granting the Petitioner the above-stated variances will not substantially affect the comprehensive zoning plan of the City of Bridgeport and strict adherence to the Regulations would cause a unique hardship to the Petitioner as the Petitioner merely requests a reapproval of variances already granted by the Zoning Board of Appeals in its decision on February 11, 2021, for lot area and lot width. Since no conditions have changed on the Site or from the prior approval and the Zoning Board of Appeals found a hardship on February 11, 2021, the Petitioner respectfully believes the Zoning Board of Appeals must find the hardship still remains. In fact, the variance under the Zone Bridgeport Regulations is less than the variance that was previously approved. The Site was formerly located in the R-A Zone. The former R-A Zone and the existing N4 Zone both required a lot width of Sixty feet (60'). However, the R-A Zone required a lot area of 9,000 SF whereas the existing N4 Zone only requires 7,500 SF. Therefore, the variance is actually reduced from the previous approval. As previously, the Petition proposes lots which are in conformity with the neighborhood and particularly mirror the lots directly across the street from the Site. The proposed use is conforming to the neighborhood and Regulations. The Petitioner's proposed improvements and rehabilitation of an oversized Site for the neighborhood will be a significant upgrade to the existing conditions.

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

Sincerely,

  
Raymond Rizio

PROPERTIES LOCATED WITHIN 100' OF 66 NORTHFIELD ST

LOCATION	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE
85 NORTHFIELD ST	PEREZ THOMAS	85 NORTHFIELD ST	BRIDGEPORT	CT	06606
66 NORTHFIELD ST	CAROLAN JOHN J JR & CHERYL A	41 RUANE ST	FAIRFIELD	CT	06824
419 FLINT ST	DEFILLIPPO MICHAEL A	400 FLINT ST	BRIDGEPORT	CT	06606
441 FLINT ST	EAGLETON TONIA	441 FLINT ST	BRIDGEPORT	CT	06606
77 NORTHFIELD ST	COLON RAFAELINA	77 NORTHFIELD ST	BRIDGEPORT	CT	06606
99 RUSSO TR	DAGOSTINO DOMINIC	99 RUSSO TER	BRIDGEPORT	CT	06606
439 FLINT ST	MA TAN & YONG	439 FLINT ST	BRIDGEPORT	CT	06606
40 NORTHFIELD ST	MCINTYRE MARY A & JOHN A	40 NORTHFIELD ST	BRIDGEPORT	CT	06606
47 NORTHFIELD ST	WEST END TABERNACLE CME CHURCH	265 COLORADO AVE	BRIDGEPORT	CT	06605
407 FLINT ST	TRAN TINA & FRANK TA TRAN	407 FLINT ST	BRIDGEPORT	CT	06606
37 NORTHFIELD ST	PABIS THOMAS M & LAUREN V	37 NORTHFIELD ST	BRIDGEPORT	CT	06606
90 RUSSO TR	MCFADDEN LORI I	90 RUSSO TER	BRIDGEPORT	CT	06606
95 NORTHFIELD ST	OLIVEIRA STEPHANIE	95 NORTHFIELD ST	BRIDGEPORT	CT	06606
106 RUSSO TR	ROSA ELI V JR	272 WAKELEE AVE	ANSONIA	CT	06401
63 NORTHFIELD ST	ZARIEFF GEORGE	815 CLINTON AVE	BRIDGEPORT	CT	06604



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

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

February 11, 2021

**JOHN A. CAROLAN, JR.**  
C/O CHRISTOPHER RUSSO, ESQ  
10 SASCO HILL ROAD  
FAIRFIELD, CT 06824  
ITEM #1

**RE: 66 NORTHFIELD STREET** – Seeking a variance of the prohibition of the reduction in size of a fully conforming lot under Sec. 4-4-2 to establish two (2) undersized non-conforming lots and also seeking a variance of Sec. 5-1-3 to validate the existing 1-family dwelling on a lot no longer in compliance with the minimum lot area requirements in a residential 1-family R-A zone. Petitioner is also seeking an additional variance of Sec. 5-1-3, Table 3 to construct a 1-family dwelling on a 4,397-sq. ft. lot lacking the minimum area, frontage and depth requirements in an R-A zone.

Dear Attorney Russo:

At a public hearing held on February 9, 2021 the City of Bridgeport Zoning Board of Appeals decided the following regarding the above-referenced matter:

**DECISION:** Granted with conditions

**CONDITIONS:**

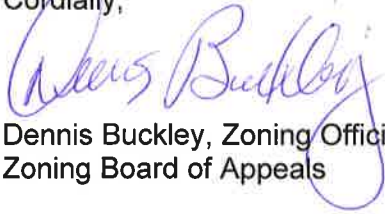
1. An A-2 survey of each new lot shall be filed on the land records of the City of Bridgeport.
2. The petitioner shall submit plans and applications for the issuance of a Certificate of Zoning Compliance and a Building Permit.
3. All comments of the City Engineer, as stated in his letter dated 12/21/20 shall be incorporated into this development.
4. The front of the new home shall be planted with low lying shrubs, properly maintained and replaced when necessary.

**REASONS:**

1. The new lot conforms in size with the lots on the opposite side of the street.
2. A large portion of the original lot was under utilized at the time of development.
3. The project as approved will have no adverse impact on the immediate area.

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

Cordially,



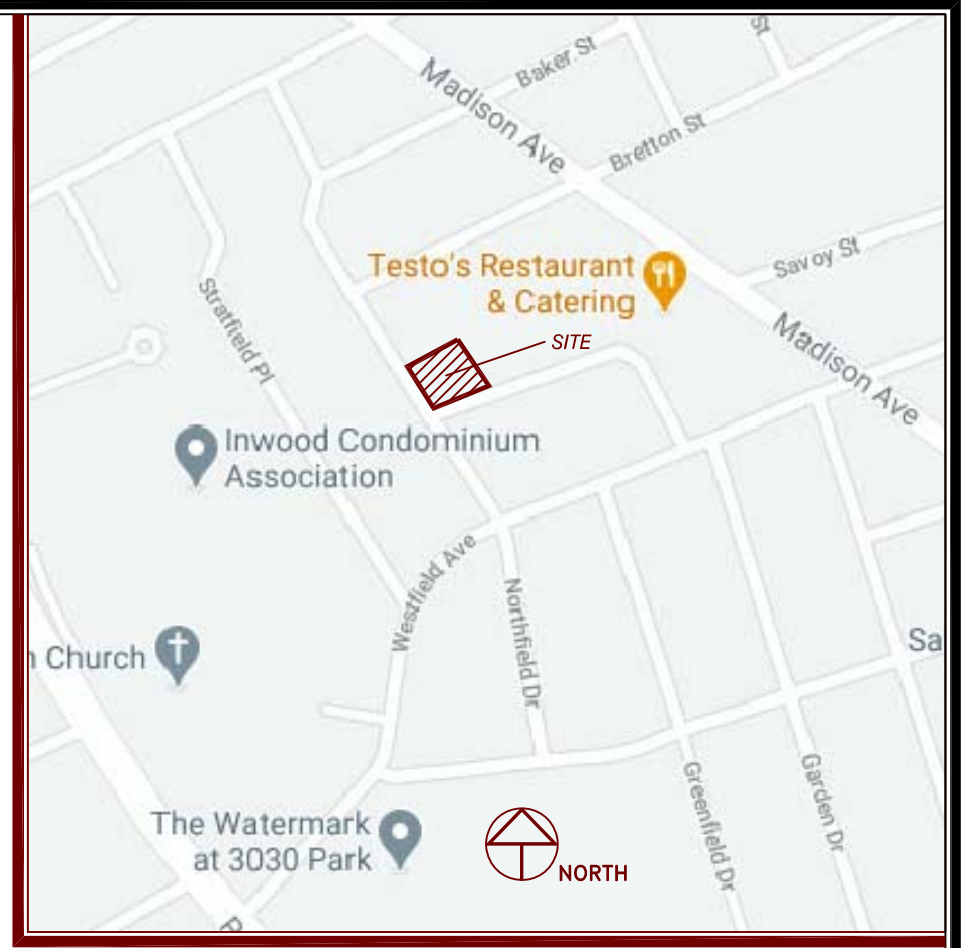
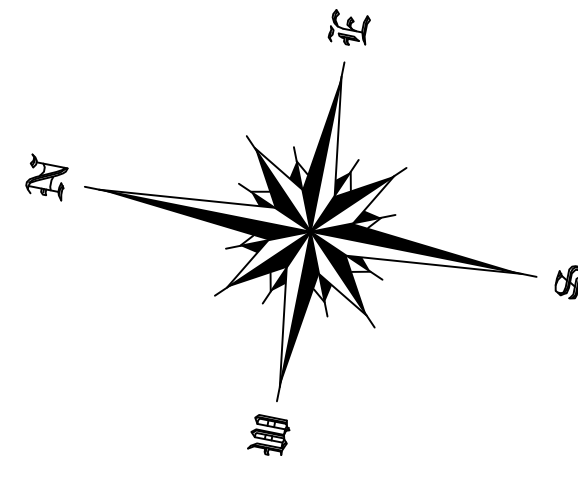
Dennis Buckley, Zoning Official  
Zoning Board of Appeals

DB/gb

enclosure

**\*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.

DEVELOPMENT STANDARDS	ZONE: R-A	EXISTING CONDITIONS	NEW LOT A	NEW LOT B
LOT AREA, MINIMUM	9,000	9,509± SF	4,391± SF	5,118± SF
FRONTAGE, MINIMUM	60 FT.	183.59'	54.80'	129.79'
DEPTH, MINIMUM	100 FT.	N/A	83.00'	77.53'
LOT AREA PER DWELLING UNIT, MINIMUM	N/A	N/A	N/A	N/A
<b>PRINCIPAL BUILDING SETBACK</b>				
FRONT LOT LINE, MINIMUM FROM	20 FT.	21.7'	23.5'	21.7'
SIDE LOT LINE, MINIMUM FROM				
ONE SIDE	6 FT.	26.0'	7.0'	6.0'
BOTH SIDES	20 FT.	N/A	20.3'	N/A
REAR LOT LINE, MINIMUM	20% 120 FT.	49.9'	26.2'	26.0'
<b>ACCESSORY STRUCTURE</b>				
SETBACK MINIMUM:				
FRONT LOT LINE	50% 175 FT.	N/A	N/A	N/A
SIDE LOT LINE	3 FT.	N/A	N/A	N/A
REAR LOT LINE	3 FT.	N/A	N/A	N/A
FLOOR AREA MAXIMUM	50% OF 1ST FLOOR	N/A	N/A	N/A
<b>COVERAGE</b>				
BUILDING COVERAGE, MAXIMUM	40%	70.4%	21.3%	19.3%
SITE COVERAGE, MAXIMUM	60%	22.4%	31.9%	39.3%
<b>LANDSCAPE AREA</b>				
MINIMUM	40%	77.6%	68.1%	60.7%
<b>HEIGHT</b>				
PRINCIPAL BUILDING, MAXIMUM				
MID-POINT OF HIGHEST ROOF	28 FT.	N/A	23.6'±	N/A
TO RIDGE	35 FT.	N/A	28.3'±	N/A
ACCESSORY STRUCTURE, MAXIMUM				
FLAT/ROUNDED ROOF	12 FT.	N/A	N/A	N/A
TO RIDGE	15 FT.	N/A	N/A	N/A



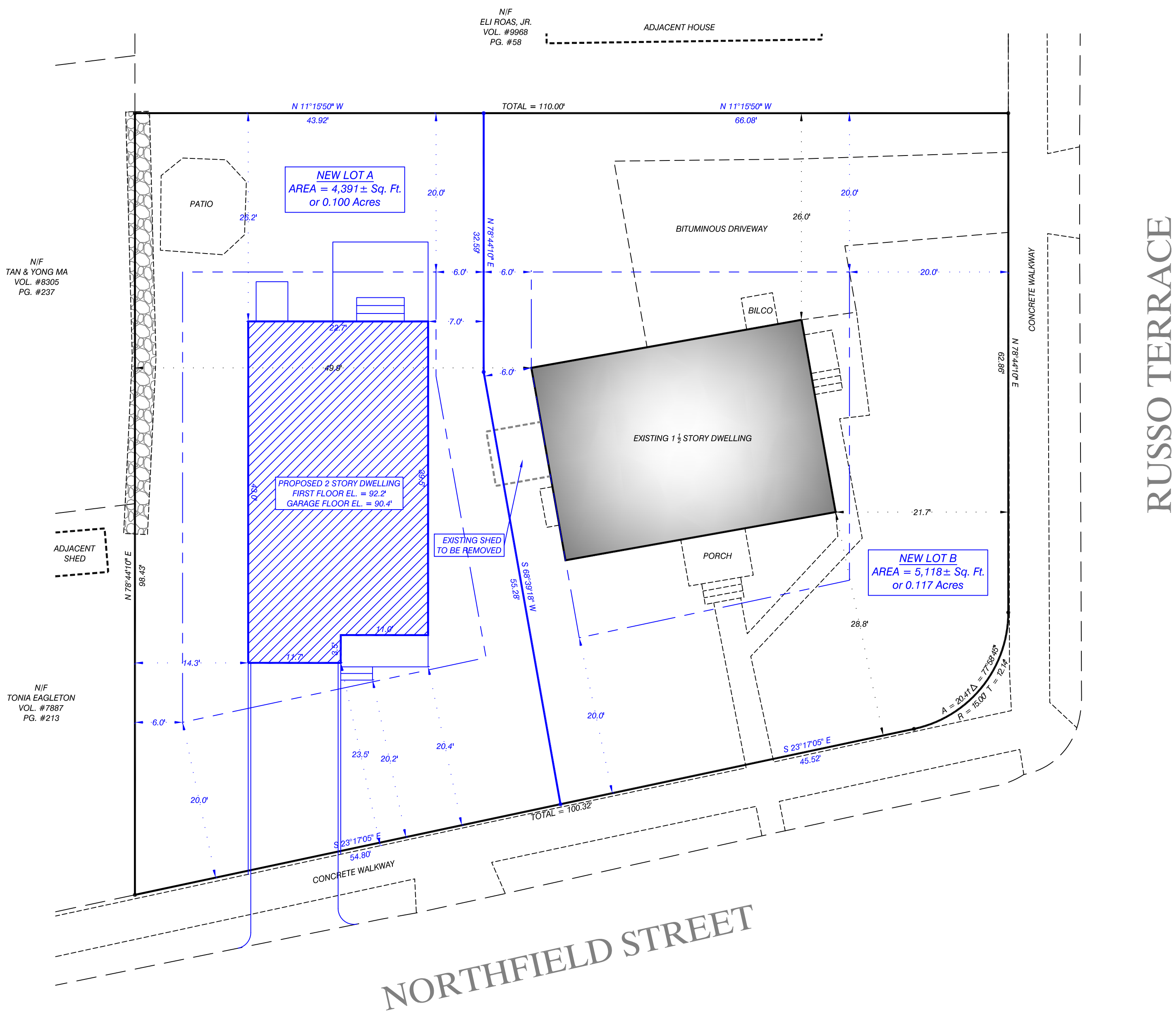
LOCATION MAP

**GENERAL NOTES:**

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

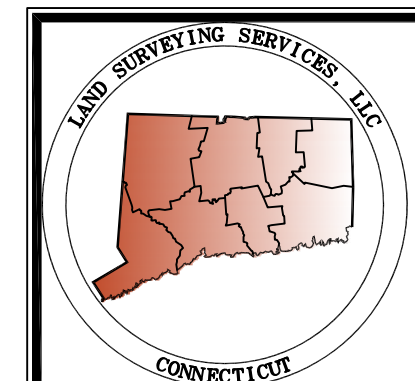
**MAP REFERENCES:**

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



RUSSO TERRACE

NORTHFIELD STREET



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

**TITLE BLOCK**  
 ASSESSORS MAP # 58, PARCEL # 2254116 ZONE: R-A  
 APPLICANT: SAME AS OWNER  
 DESCRIPTIVE TITLE: PROPERTY DIVISION MAP  
 To the best of my knowledge and belief this map is substantially correct as noted hereon  
 NEAL K. JAIN L.S. # 18139

DATE	DESCRIPTION

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



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:

205 BROAD STREET

(Number)

(Street)

Zone

MU-EM/P2 ZONE

(Zone Classification)

On the WEST side of the street about ON feet CORNER OF from

(North, South, East, West)

(North, South, East, West)

BROAD & UNIVERSITY AVE

(Street)

Block :

Lot:

Dimension of Lot in Question \_\_\_\_\_

1. NAME OF APPLICANT / BUSINESS BRIDGEPORT PUBLIC SCHOOLS / CITY OF BRIDGEPORT
2. APPLICANT INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) REPRESENTATIVE OF CITY
3. HAS A PREVIOUS APPLICATION BEEN FILED? \_\_\_\_\_ IF SO, GIVE DATE OF HEARING \_\_\_\_\_
4. DESCRIBE PROPOSED DEVELOPMENT NEW BASSICK HIGH SCHOOL - 4 STORY STRUCTURE, ATTACHED GYMNASIUM & AUDITORIUM

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 EDUCATIONAL USE - PUBLIC HIGH SCHOOL

7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)? MECHANICAL SPACES REQUIRE A 14'-8" FLOOR TO FLOOR HEIGHT

APPLICANT MICHELE OTERO DATE 6.2.2022

(Signature)

(Print)

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

(Email)

Mailing Address \_\_\_\_\_

(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 \_\_\_\_\_



New Bassick High School

205 Broad Street

Bridgeport Public Schools

Zoning Board of Appeals Application Narrative

The New Bassick High School is located at 205 Broad Street which is on the west side of the street and north of the University Avenue. The proposed high school building will be located on the former site of Bodine Hall, former parking lot and Lafayette Street which is scheduled to be closed made part of the school's footprint.

The site was purchased by the City of Bridgeport for the purpose of constructing the new Bassick High Project. No other use or purpose of the site is anticipated for this property.

The application seeks relief from the P2 zoning regulations regarding the allowable height of each floor. Regulations allow for 14'-8" for ground floor and 14'-0" for subsequent floor to floor heights up to a three story structure. Due the program needs of the educational and classroom spaces as required by the Board of Education and the available building site area, the building must be a four story structure. The height of each floor is mandated by required depth of structure, heating and ventilation equipment clearances and is designed in accordance with Code and best practices for a new high school building.

The proposed design includes 14'-8" ground floor height and 14'-8" on the upper three floors. The total proposed height of the new school is approximately 66'-0".

We request that this project be granted a variance for the height regulations as noted above.

Bassick High School 205 Broad Street, Bridgeport CT  
 Property owners within 100' of proposed project

6/6/2022

OWNER'S NAME	ADJACENT PROPERTY ADDRESS	OWNERS ADDRESS STREET	TOWN / CITY	ZIP CODE
VI HOME CORP	173 ATLANTIC ST	173 ATLANTIC ST	BRIDGEPORT, CT	06604
VAZ QUALITY WORKS LLC	179 ATLANTIC ST #181	179 WILLIAMS ST	BRIDGEPORT,CT	06608
PRUDENCE WILLIAMS	239 ATLANTIC ST	239 ATLANTIC ST	BRIDGEPORT, CT	06604
GOODWIN UNIVERSITY INC	243 ATLANTIC ST	ONE RIVERSIDE DRIVE	EAST HARTFORD, CT	06118
ABRAHAM & MIKA DESHOTEL	245 ATLANTIC ST #247	245 ATLANTIC ST #247	BRIDGEPORT, CT	06604
SABAN SILJKOVIC	256 BROAD ST	20 WYNDOVER LANE N	STAMFORD, CT	06902
HYER FAMILY TRUST	258 BROAD ST	79 HIGH RIDGE RD	STAMFORD, CT	06905
FAITH FENNELLY	262 BROAD ST	262 BROAD ST	BRIDGEPORT, CT	06604
MICHAEL MICHAUD	264 BROAD ST	264 BROAD ST	BRIDGEPORT, CT	06604
TATYANA STEPANOVA	268 BROAD ST	268 BROAD ST	BRIDGEPORT, CT	06604
XIE CHEN	270 BROAD ST	270 BROAD ST	BRIDGEPORT, CT	06604
AMG HOLDINGS LLC	274 BROAD ST	7 WARRINGTON ROUND	DANBURY, CT	06810
THE CONNECTICUT LIGHT AND POWER COMPANY	282 BROAD ST #288	107 SELDON ST	BERLIN, CT	06037
MARIA SAMPAIO	293 BROAD ST #01	PO BOX 6121	BRIDGEPORT,CT	06606
GOODWIN COLLEGE	60 LAFAYETTE ST	RIVERSIDE DRIVE	EAST HARTFORD, CT	06118
GOODWIN COLLEGE	75 LAFAYETTE ST	RIVERSIDE DRIVE	EAST HARTFORD, CT	06118
GOODWIN UNIVERSITY INC	253 LAFAYETTE ST #255	ONE RIVERSIDE DRIVE	EAST HARTFORD, CT	06118
JEFFREY VOLCY	284 LAFAYETTE ST	460 ANSON STREET	BRIDGEPORT,CT	06604
BRIDGEPORT INTERNATIONAL ACADEMY INC	285 LAFAYETTE ST #100	285 LAFAYETTE STREET	BRIDGEPORT, CT	06604
LAFAYETTE STREET HOMES LLC	286 LAFAYETTE ST #292	570 STATE ST	BRIDGEPORT, CT	06604
BRIDGEPORT OCEAN VIEW LLC	30 UNIVERSITY AVE	183 WILSON STREET #208	BROOKLYN, NY	11211
GOODWIN UNIVERSITY INC	169 UNIVERSITY AVE	ONE RIVERSIDE DRIVE	EAST HARTFORD, CT	06118
GOODWIN UNIVERSITY INC	174 UNIVERSITY AVE	ONE RIVERSIDE DRIVE	EAST HARTFORD, CT	06118
GOODWIN UNIVERSITY INC	9 WARREN CT #11	ONE RIVERSIDE DRIVE	EAST HARTFORD, CT	06118
GOODWIN UNIVERSITY INC	13 WARREN CT #15	ONE RIVERSIDE DRIVE	EAST HARTFORD, CT	06118
BRIDGEPORT PARK DEPARTMENT	350 WALDEMER AVE			
GOODWIN UNIVERSITY INC	269 LAFAYETTE ST	ONE RIVERSIDE DRIVE	EAST HARTFORD, CT	06118
GOODWIN UNIVERSITY INC	5 WARREN CT #7	ONE RIVERSIDE DRIVE	EAST HARTFORD, CT	06118
ZAMBON KARL L & KATHARINA T	271 BROAD STREET	271 BROAD STREET	BRIDGEPORT, CT	06606
GOODWIN UNIVERSITY INC	1 WARREN CT #3	ONE RIVERSIDE DRIVE	EAST HARTFORD, CT	06118
GOODWIN UNIVERSITY INC	95 UNIVERSITY AVE	ONE RIVERSIDE DRIVE	EAST HARTFORD, CT	06118





















### 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:

320 Railroad Avenue

Zone RX 2

(Number)

(Street)

(Zone Classification)

On the North side of the street about \_\_\_\_\_ feet \_\_\_\_\_ from

(North, South, East, West)

(North, South, East, West)

between Myrtle & West Avenues

Block : 502

Lot: 50

Dimension of Lot in Question 284.1'x226.51'x55.22'x101.46'x49.04'x42'x43.37'x23.47'x71.63'x221.75'

(Street)

(Specify)

1. NAME OF APPLICANT / BUSINESS RR & M 11 Realty, 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 \_\_\_\_\_

(Yes or No)

4. DESCRIBE PROPOSED DEVELOPMENT \_\_\_\_\_

No structural 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 \_\_\_\_\_

Parking for tractor trailer trucks and trailers.

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

See attached.

APPLICANT \_\_\_\_\_ DATE 5/12/23

(Signature)

(Print)

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

(Email)

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

(Zip Code)

(Phone #)

PROPERTY OWNERS ENDORSEMENT \_\_\_\_\_ Print

(If other than owner)

(Signature)

Subscribe & Sworn to before me this 13<sup>th</sup> day of May 2023

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

Commissioner of Superior Court

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

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

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

**City of Bridgeport  
Zoning Board of Appeals**

**Application of RR & M 11 Realty, LLC  
320 Railroad Avenue**

**Statement of Hardship**

Petitioner is the owner of 320 Railroad Avenue (the "Property"). The Property is located in the Residential Office Center (RX 2) zoning district. Petitioner seeks to utilize the property to park tractor trailers and trailers that need to be removed from city streets.

The Property is adjacent to interstate 95 and consists of the majority of the block bounded by South Frontage Road, West Avenue, Railroad Avenue and Myrtle Avenue. The Property's location makes it unsuitable for the uses permitted in the RX2 zone. A legal hardship exists as a result of the Property's location and the imposition of the regulations on this parcel.

The use of the Property to park tractor trailers and trailers addresses an ongoing problem facing the City of Bridgeport caused by the illegal parking of tractor trailers and detached trailers on numerous City roadways.

**RR & M II REALTY, LLC**  
**320 RAILROAD AVENUE, BRIDGEPORT, CT**  
**ABUTTING PROPERTY OWNERS & OWNERS**  
**WITHIN 100 FEET OF SUBJECT PROPERTY**

**ABUTTING PROPERTY OWNERS**

<b>Property Description</b>	<b>Owner(s)</b>	<b>Mailing Address</b>
26 West Avenue	Carlos & M Vasquez Llorens	26 West Ave. Bridgeport, CT
14 West Avenue	RR & M II Realty, LLC	323 North Ave. Bridgeport, CT 06604
2 West Avenue	Melissa Rua	39 Gibson Ave. Trumbull, CT 06611

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

384 Railroad Avenue	CBD, LLC	334 Wilson Rd. Easton, CT 06612
33 West Avenue	CBD, LLC	334 Wilson Rd. Easton, CT 06612
25 West Avenue	CBD, LLC	334 Wilson Rd. Easton, CT 06612



*City of Bridgeport*  
DEPARTMENT OF POLICE

---

300 Congress Street • Bridgeport, Connecticut 06604 • (203) 581-5111 • Fax (203) 576.8130

---

*Chief Rebeca Garcia*

May 16, 2022

City of Bridgeport  
Zoning Board of Appeals  
45 Lyon Terrace  
Bridgeport, CT 06604

RE: Tractor Trailer Parking / 320 Railroad Avenue

Dear Commissioners,

Please accept this letter in support of a variances to permit the parking of truck tractor trailers and trailers at 320 Railroad Avenue.

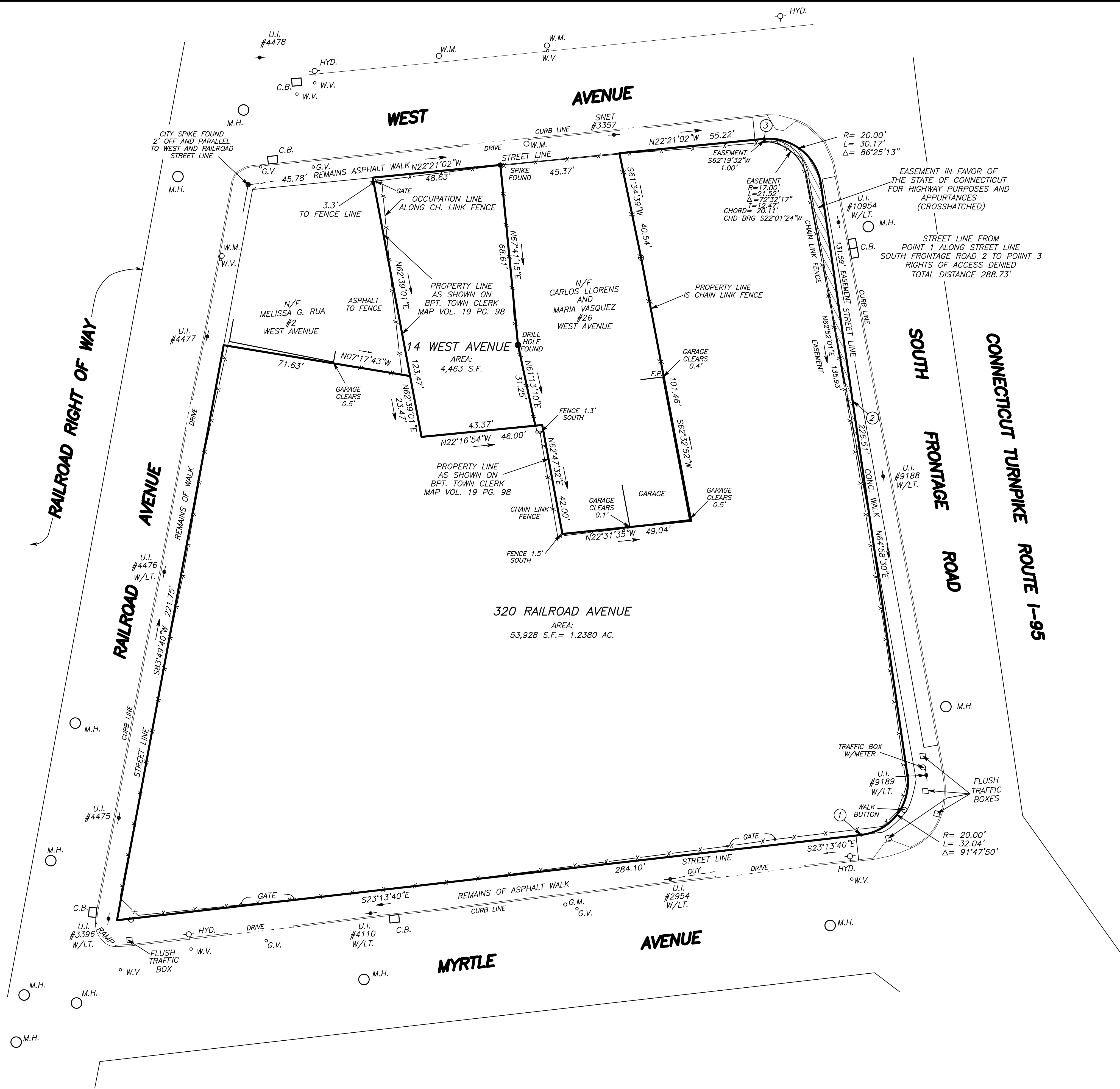
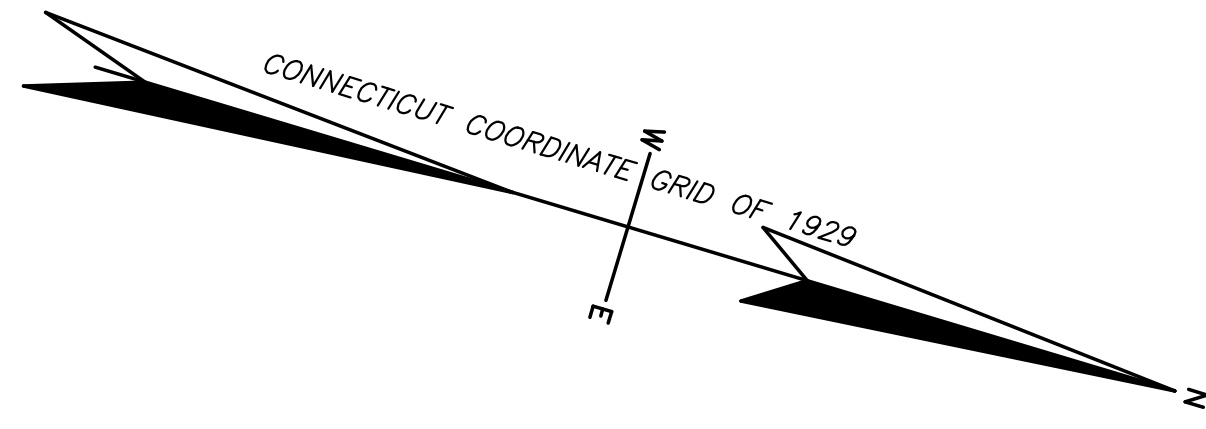
I have been a member of the Bridgeport Police Department for over 30 years and currently the captain in charge of the Patrol Division. For the past few years, the police department has been trying to deal with the ongoing problem of tractor-trailer trucks illegally parked all over the city and especially on main arteries such as North Avenue, Boston Avenue, Housatonic Avenue, Union Avenue, Wells Street and State Street. I have had to send officers out overnight to issue infractions in an attempt to get the tractor-trailers off city streets. Unfortunately, the problem has only gotten worse. There is a current shortage of police officers, and the existing officers are needed elsewhere. However, the illegally parked tractor-trailers are creating traffic hazards, are an eyesore and endanger city residents and visitors.

A safe and reasonable alternative to the tractor-trailers parking on city roadways is needed and a variance to allow the parking of truck tractor trailers, would provide this much needed alternative. Therefore, it is my hope that you will support this variance and help make Bridgeport a safer and more inviting city.

Thank you for your anticipated support.

Very truly yours,

Captain Roderick Porter



VICINITY MAP  
SCALE: 1" = 500'

- LEGEND**
- PROPERTY LINE
  - CURB LINE
  - EDGE OF PAVEMENT
  - C.B. CATCH BASIN
  - M.H. MANHOLE
  - ★ LP LIGHT POLE
  - X— CHAIN LINK FENCE
  - WG WATER GATE
  - GG GAS GATE
  - WM WATER METER
  - WS WATER SHUTOFF
  - HYD HYDRANT
  - F.P. FENCE POST
  - ② SEE SOUTH FRONTAGE ROAD STREET LINE NOTE

- MAP REFERENCES:**
1. Property of Oleskevitch and Blotney, Bridgeport, Conn., scale: 1" = 10' dated April 1955 by T. Donald Rowe, Bridgeport Town Clerk Map in Vol. 19 Pg. 98.
  2. Property of A. Grabowski, Bridgeport, Conn. dated June, 1929 scale: 1" = 10' by H.B. Palmer, Bridgeport Town Clerk Map in Vol. 11 Page 26.
  3. Compilation Plan Town of Bridgeport Map Showing Land Released to RR & M II Realty, LLC by The State of Connecticut, South Frontage Road, scale: 1" = 20' dated March 2017, state project No. 15-31, Serial No. 404A.
  4. Connecticut Department of Transportation Bureau of Highways Right of Way Map Town of Bridgeport, Connecticut Turnpike from the Fairfield-Bridgeport Town Line Easterly to the Bridgeport-Stratford Town Line, Scale: 1" = 80' dated Aug. 19, 1974 No. 15-03 sheets 4 and 5 of 9.

- 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 - "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. The Boundary Determination is a Dependent Resurvey conforming to Horizontal Accuracy Class A-2.
  2. This map indicates that no property corners were set.
  3. Date of field survey 1-17-2006

To my knowledge and belief, this map is substantially correct as noted hereon.

This map is not valid unless it has a live signature and embossed seal of Tracy H. Lewis.

**PROPERTY SURVEY**  
OF PROPERTY LOCATED AT  
320 RAILROAD AVENUE, 14 WEST AVENUE,  
MYRTLE AVENUE, AND SOUTH FRONTAGE ROAD  
BRIDGEPORT, CONNECTICUT

PREPARED FOR  
**RR & M II REALTY, LLC**  
SCALE: 1" = 20' DATE: 11-10-2021  
REVISED: 3-24-2022



**LEWIS ASSOCIATES**  
LAND SURVEYING AND CIVIL ENGINEERING  
260 MAIN STREET, MONROE, CONNECTICUT  
PHONE: 203-261-8648



### 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:

537-539 Lafayette St Zone DVD-TOD/DX2  
(Number) (Street) (Zone Classification)

On the Northerly side of the street about 108.30 feet Easterly from  
(North, South, East, West) (North, South, East, West)

Lafayette Street Block: 505 Lot: 23A  
(Street) (Specify)

Dimension of Lot in Question 144.46 X 49.97  
(Specify)

1. NAME OF APPLICANT / BUSINESS Javier Ceja  
(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 N/A

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: Non-conforming use to be grandfathered in.

6. USE TO BE MADE OF PROPERTY Original Use in DVD-TOD zone. Allow commercial parking and equipment.

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

APPLICANT [Signature] Javier Ceja DATE \_\_\_\_\_  
(Signature) (Print)

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

Mailing Address 321 W 110th St Apt 3D NY, NY 10026 203-585-70  
(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 \_\_\_\_\_





ZONING BOARD OF APPEALS  
APPLICATION CHECKLIST  
CITY OF BRIDGEPORT  
203-576-7217


Application -  
VIOLATION ORDER  
receipt - has received.

Required Information

- All items must be submitted in sets of (11) Eleven
- JM  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.
- SC  Elevation views of a proposed new structure or elevation views of an existing building where an addition or change is proposed.
- JM  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.
- JM  A written statement citing the specific provision(s) of the Regulations from which the variance is sought.
- SC  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>
- SC  All applications must include the following:
  - a) Mailing address & zip code of petitioner or authorized agent.
  - b) Daytime telephone number of petitioner 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.
- JM  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.


4/4/2022
\_\_\_\_\_
\_\_\_\_\_

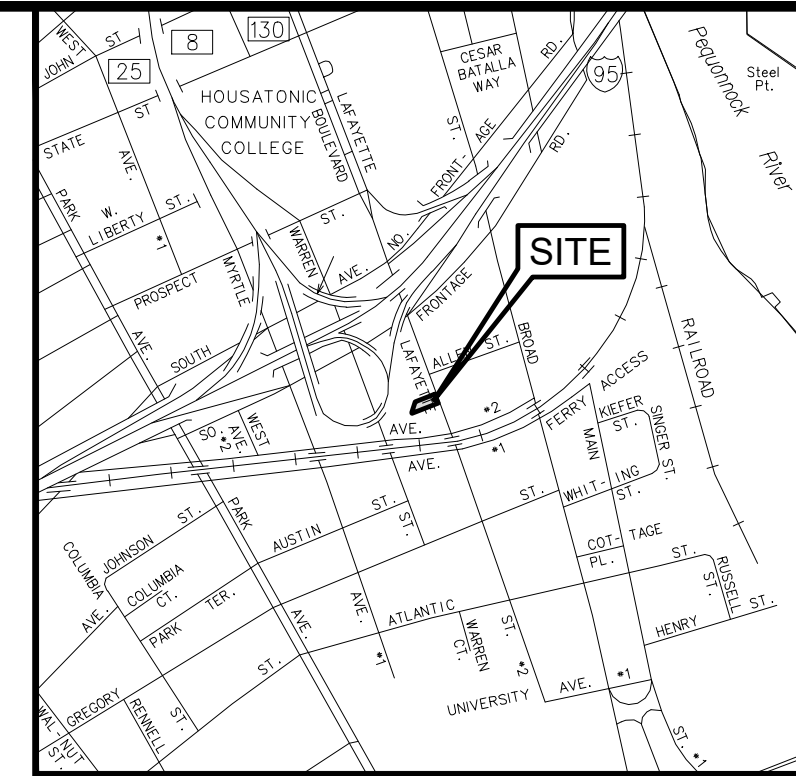
Applicant's Signature      Date      Reviewers Initials      Date

**ZONING DATA TABLE  
DOWNTOWN SUPPORT (DX2) ZONE**

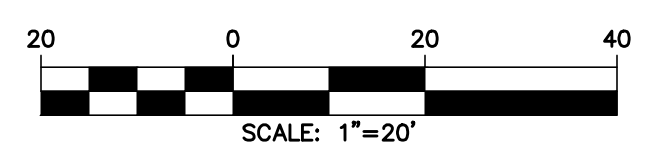
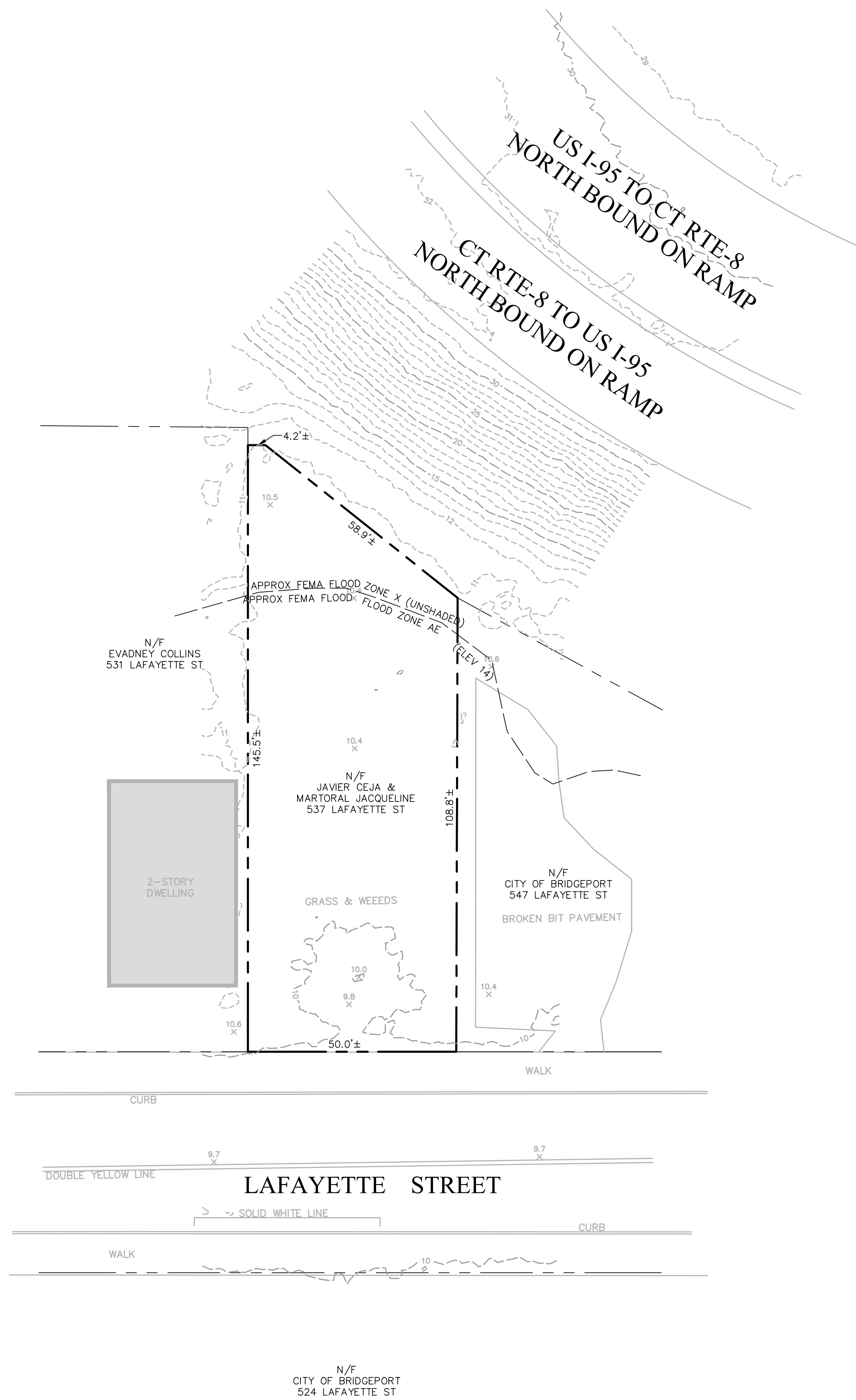
STANDARDS	REQUIRED	EXISTING
3.50.4. BUILDING LOCATION.		
Multiple Principal Buildings	Allowed	--
Lot Width	--	--
Primary Streetwall	80% min.	--
Primary Street Build-to Zone	5 ft. min. 15 ft. max.	--
Stoop, Bay Encroachment	--	--
Non-Primary Street Build-to Zone	5 ft. min. 15' ft. max.	--
Side Setback	3 ft.	--
Space between Adjacent Buildings	12 ft. min.	--
Rear Setback	20 ft. min.	--
Site Coverage	95% max.	0%
3.50.5. Parking & Accessory Structures.		
Parking & Driveway Access	(1)	--
Attached Garage Setback / Allowed Garage Door Location	(2)	--
Surface Parking Location	Rear yard	--
Street Setback	(3)	--
Side & Rear Setback	3 ft. min.	--
ALLOWED ACCESSORY STRUCTURES		
Backyard Cottage	--	--
Outbuildings & Garages	Allowed	--
Drive-Through Facilities	Allowed	--
Fuel Pumps	--	--
Parking Structure	Allowed	--
Temporary Storage Container	--	--
Building-Mounted Utilities	Allowed	--
Ground-Mounted Utilities	Special Permit	--
3.50.6. HEIGHT.		
Height	3 stories min. 15 stories max	--
Additional High-Rise or Stepped-Back Height	(4)	--
Ground Story Height	12 ft. min. 16 ft. max	--
All Other Stories Height	10 ft. min. 14 ft. max	--

- NOTES:
1. Non-primary street; if no non-primary street, primary street; max. 22 ft. width at sidewalk; max. 1 driveway access point per building. See 8.0 parking.
  2. 20 ft. min. behind primary facade in rear of building. Rear, interior side, and side facades.
  3. No closer to lot line than principal building.
  4. 20 additional stories in high-rise per 6.70.

- GENERAL NOTES:
1. PROPERTY LINES AND PLANIMETRIC DATA FROM CITY OF BRIDGEPORT GIS.
  2. CONTOURS AND DEM DATA FROM: CAPITOL REGION COUNCIL OF GOVERNMENTS. (2016). 2016 AERIAL IMAGERY. RETRIEVED FROM: <http://cteco.uconn.edu/data/fligh2016/index.htm>.
  3. THE ELEVATIONS DEPICTED HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
  4. THE SUBJECT PARCEL APPEARS TO LIE WITHIN FLOOD ZONE AE (ELEV 14) AND FLOOD ZONE X (UNSHADED), AS DEPICTED ON FEMA'S FLOOD INSURANCE RATE MAP (FIRM) ENTITLED: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS); PANEL 437 OF 626; COMMUNITY--PANEL NUMBER 0900020437G; EFFECTIVE DATE: JULY 8, 2013; SCALE: 1"=500'. ANY FEMA FLOODPLAIN AND/OR FLOODWAY INFORMATION DEPICTED HEREON IS APPROXIMATE ONLY AND DOES NOT IN ANY WAY CONSTITUTE AN OPINION OR REPRESENTATION OF ACTUAL FLOODPLAIN AND/OR FLOODWAY INFORMATION BY PEREIRA ENGINEERING, LLC (PE). PE DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION, AND MAKES NO REPRESENTATIONS UPON WHICH THE CLIENT SHOULD RELY IN CONNECTION WITH THE FLOOD ZONE OF THE SUBJECT PARCEL OR ANY FEMA FLOODPLAIN AND/OR FLOODWAY INFORMATION DEPICTED HEREON.



**LOCATION MAP**  
NOT TO SCALE



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

CERTIFICATION		REVISIONS	
NO.	BY	DATE	REMARKS

PREPARED FOR  
**JAVIER CEJA**  
FOR PROPERTY LOCATED AT  
537 LAFAYETTE STREET  
BRIDGEPORT, CONNECTICUT

DES: EFH  
DWN: EFH  
CKD: JCP

**PROPOSED SITE IMPROVEMENT PLAN  
SITE PLAN**

SCALE: 1"=20'

COPYRIGHT © 2022  
DATE: MAY 25, 2022  
C SHEET 1 OF 1  
CAD REF. NO. 1376BASE

G:\1376\dwg\1376BASE.dwg, C01, 5/25/2022 12:45:32 PM, AnyUser, 1:1

**USE SCHEDULE - DOWNTOWN VILLAGE DISTRICTS**  
**TABLE 2.B**

**NOTE:**

For each listed use, refer also to Table 5 and Table 6, Use Classifications.

PRINCIPAL PERMITTED AND SPECIAL PERMIT USES	DVD					
	CORE	CIVIC	BLVD	TOD	WF	NCVD
<b>OFFICE</b>	P	P	P	P	P	P
<b>COMMERCIAL AND RETAIL</b>						
Commercial parking	P	SP	P	P	P	P
Entertainment, recreation trade	P	P	P	P	P	P
Restaurant	P	P	P	P	P	P
Entertainment Live	P	P	P	P	P	SP
Café-Liquor	SP	SP	SP	SP	SP	SP
Major entertainment facility	SP	N	SP	SP	SP	SP
Marina	N	N	N	N	SP	N
Outdoor recreation, commercial	SP	N	N	SP	SP	SP
Radio and TV broadcast facility	SP	SP	SP	SP	SP	SP
Trade Uses:						
General sales and services, non-automotive	P	SP (1)	SP (2)	SP (2)	SP (2)	SP (2)
Automotive sales and service	N	N	N	N	P	N
Marine craft: sales, leasing, service, upland storage	N	N	N	N	P	N
Short-term lodging	P	P	P	P	P	P
Vehicle repair facility	N	N	N	N	N	N
Vehicle service facility	N	N	N	N	N	N
Wholesale trade	SP	N	SP	SP	SP	SP
<b>INSTITUTIONAL, PUBLIC, AND QUASI-PUBLIC</b>						
College and university	P	P	P	P	P	P
Community facility	P	P	P	P	P	P
Day care center	SP	P	SP (3)	SP (3)	N	SP (3)
Detention facility	N	N	N	SP	SP	N
Medical center	SP	SP	SP	SP	N	SP
Park and open area	P	P	P	P	P	P
Passenger terminal	SP	N	N	SP	SP	SP
Public facility and service, government-owned	P	P	P	P	P	P
Public safety and emergency service	P	P	P	P	P	P
Rail line and utility corridor	N	N	N	P	P	P
Religious institution; house of worship	P	P	P	P	N	P
School	P	P	P	P	N	P
Utility services	P	P	P	P	P	P
<b>INDUSTRIAL</b>						
Manufacturing/Processing - Artisanal	P	P	N	P	N	N
<b>RESIDENTIAL</b>						
Group living	SP	SP	SP	SP	SP	SP
Household living	P	P	SP	P	P	P
<b>ACCESSORY</b>						
Customary accessory uses	A	A	A	A	A	A
Shared Use Commercial Kitchen	SP	SP	SP	SP	SP	SP
Food service establishment for staff	A	A	A	A	A	A

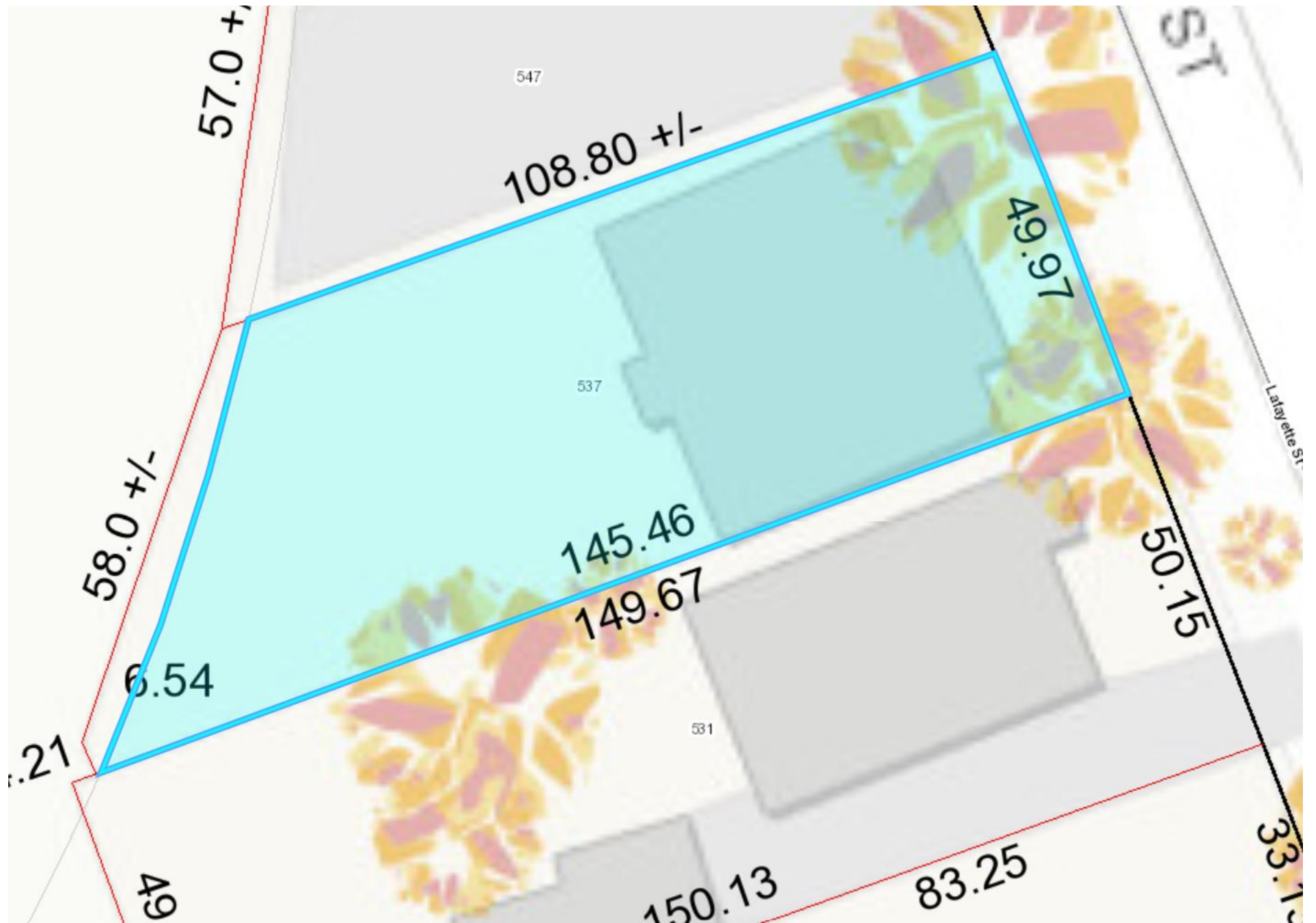
**NOTES:**

- Maximum footprint is fifteen hundred (1,500) square feet.
- Use may not occupy more than 25 (twenty-five) percent of the principal building.
- Use may not occupy more than 20 (twenty) percent of the principal building.

**KEY:**

- P Principal Permitted Use
- SP Special Permit Use
- N Use is prohibited

Existing Layout

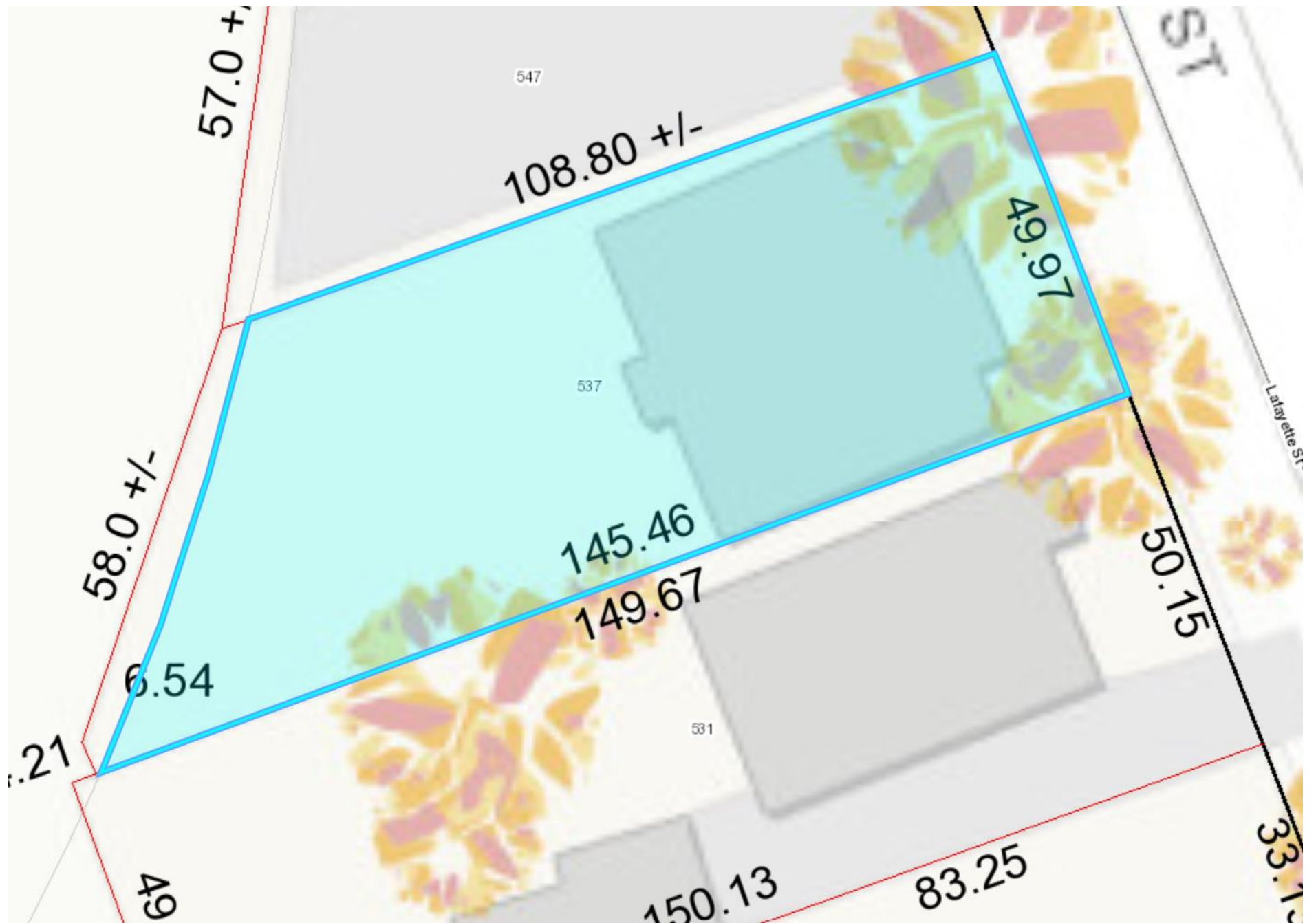


Existing Layout



Lafayette Street

Proposed Layout  
(no changes)



Proposed Layout  
(no changes)



Lafayette Street

We are asking the board to approve for this parcel of land to be continued to be used as it has been before the new Zoning regulations took effect. The previous zoning for this lot was TOD which allowed for Trucks, Equipment, Boat and Recreational Vehicle Parking and Storage under section 11-1-16 in the 2020 Zoning Regulations Handbook. We are not changing the use of the property to something new; this is what it was used as previously and therefore is grandfathered in. Asking for the lot to be vacated would be like asking for existing businesses which are no longer in a commercial zone per the new zoning ordinances to close down their business, demolish their property, and build something new. We are providing the following documents to prove our continued use historically;

1. Original lease.
2. Pictures predated from April 2020 and November/December 2021
3. Affidavit. Javier Ceja, Jacqueline Martoral (owners)
4. Regulation zoning laws DVD-TOD & Map
5. Email with existing tenant.



Dec 8th 2020 and Nov 23rd 2020



## Gate



Fernanda Palacios Apr 6, 2021

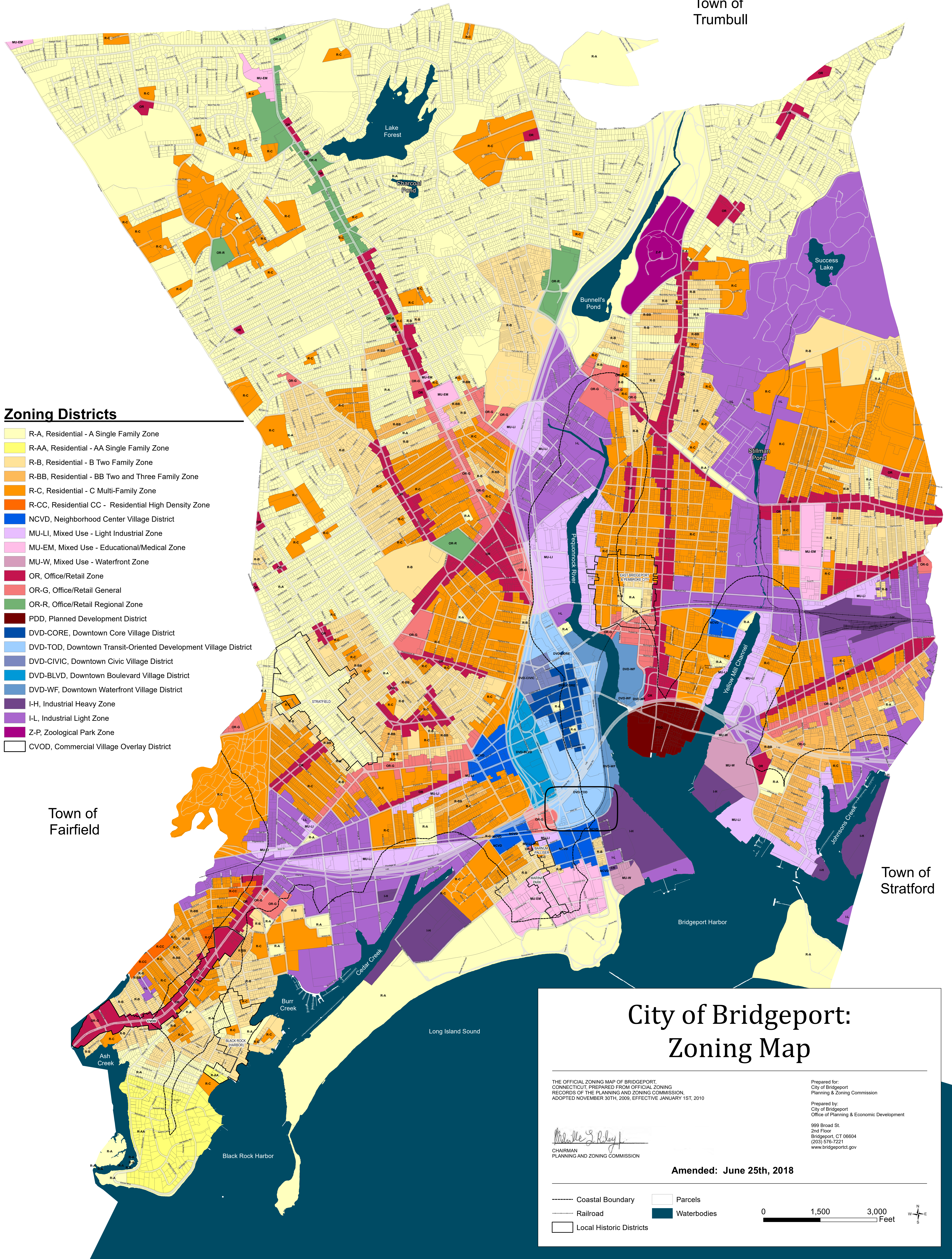


to me ▾

Hi Javier,  
Attached the installed gate. How would we proceed with this month's rent?



Town of Trumbull



**Zoning Districts**

- R-A, Residential - A Single Family Zone
- R-AA, Residential - AA Single Family Zone
- R-B, Residential - B Two Family Zone
- R-BB, Residential - BB Two and Three Family Zone
- R-C, Residential - C Multi-Family Zone
- R-CC, Residential CC - Residential High Density Zone
- NCVD, Neighborhood Center Village District
- MU-LI, Mixed Use - Light Industrial Zone
- MU-EM, Mixed Use - Educational/Medical Zone
- MU-W, Mixed Use - Waterfront Zone
- OR, Office/Retail Zone
- OR-G, Office/Retail General
- OR-R, Office/Retail Regional Zone
- PDD, Planned Development District
- DVD-CORE, Downtown Core Village District
- DVD-TOD, Downtown Transit-Oriented Development Village District
- DVD-CIVIC, Downtown Civic Village District
- DVD-BLVD, Downtown Boulevard Village District
- DVD-WF, Downtown Waterfront Village District
- I-H, Industrial Heavy Zone
- I-L, Industrial Light Zone
- Z-P, Zoological Park Zone
- CVOD, Commercial Village Overlay District

Town of Fairfield

Town of Stratford

# City of Bridgeport: Zoning Map

THE OFFICIAL ZONING MAP OF BRIDGEPORT, CONNECTICUT, PREPARED FROM OFFICIAL ZONING RECORDS OF THE PLANNING AND ZONING COMMISSION, ADOPTED NOVEMBER 30TH, 2009, EFFECTIVE JANUARY 1ST, 2010

Prepared for:  
City of Bridgeport  
Planning & Zoning Commission

Prepared by:  
City of Bridgeport  
Office of Planning & Economic Development

999 Broad St.  
2nd Floor  
Bridgeport, CT 06604  
(203) 576-7221  
www.bridgeportct.gov

*Michelle S. Riley*  
CHAIRMAN  
PLANNING AND ZONING COMMISSION

**Amended: June 25th, 2018**









537 Lafayette St, Bridgeport, CT

**LEASE OF LAND LOT**

This lease is entered into on November 1, 2020 between Jacqueline Martoral, hereinafter called Lessor/Property Management, and Hugo Ezequiel Arevalo-Belahonia, hereinafter called Lessee.

Lessor does hereby lease and rent unto Lessee, and Lessee does hereby take as Lessee under the Lessor, the land lot located at 537 Lafayette St, Bridgeport. County of Fairfield and the State of Connecticut, to be used by Lessee during the term of 12 months, beginning November 1, 2020 and ending October 31, 2021, inclusive.

In consideration whereof, and of the covenants hereinafter expressed, it is agreed as follows:

1. Lessee agrees to pay the Lessor or Property Management of said premises the sum of \$700 per month, without notice or demand, payable in advance. and due on the first of each month.  
Initials: lt
2. A Security Deposit of \$1,050 will be collected. Said security deposit is NOT to be used as the last month's rent. Said security deposit is collected to cover any damages caused to the premises by Lessee other than normal wear and tear.
3. Lessee shall not have the right or power to sublet the premises or any part thereof or to transfer or assign this lease without the written consent of the Lessor. Only those individuals who have been listed on the original application shall reside at the premises, unless otherwise approved by the Lessor or Property Management.
4. Lessee shall not permit any unlawful or immoral practices to be committed on the premises or occupy the premises as to constitute a nuisance.
5. If Lessee abandons or vacates the leased premises without written notification, the Lessor or Property Management shall, at that point, have the right, at his option, to take possession of the leased premises and terminate this lease. Lessee shall be held responsible for any and all damages that may occur from the time the premises were abandoned or vacated until such time as Lessor or Property Management takes possession.
6. In the event the leased premises are rendered unlivable by fire, wind, rain or other causes beyond the control of the Lessor or Lessee, or are condemned and ordered torn down by the properly constituted authorities of the State, County or City, then the lease shall cease and terminate as of the date of such destruction.

Page 1 of 3

Initials lt

7. In the event the leased premises or any part thereof is destroyed or damaged by the negligence or willful intent of the Lessee, then the Lessor has the right to terminate this lease and seek compensation for said damage and any loss of rental income.
8. Lessee shall be solely responsible for insuring any of his personal property located or stored upon the leased premises upon the risks of damage, destruction, or loss resulting from theft, fire, storm and all other hazards and casualties. Regardless of whether Lessee secures such insurance, the Lessor or Property Management shall not be liable for any damage to, or destruction or loss of, any of the Lessee's personal property located or stored upon the premises regardless of any cause whatsoever.
9. Lessor or Property Management hereby reserves the right to enter the premises during reasonable hours for the purpose of: (a) inspecting the premises and the Lessee's compliance with the terms of this lease; (b) making such repairs, alterations, improvements or additions thereto as the Lessor may deem appropriate; (c) investigating evidence of vacancy or abandonment; and/or (d) showing the premises to prospective lessees or purchasers.
10. Lessee agrees to maintain this property in as good a state as he finds it, reasonable wear and tear accepted,
11. Lessor shall have the power to prescribe the weight and position of heavy equipment or objects which may overstress property and/or neighbors.
12. Lessee is NOT PERMITTED to perform any repairs, alterations, additions, improvements or renovations upon the premises without prior written consent from the Lessor or Property Management. All such work shall be done at Lessee's expense and become the property of the Lessor and shall remain upon and become a part of the premises at the end of the tenancy.
13. In the event Lessee desires to vacate the premises covered by this lease, the Lessee may do so by paying the rent due and giving the Lessor or Property Management a minimum of 30-days written notice and by vacating the leased premises prior to the commencement of the next rental period. Lessee agrees that by vacating the premises before the lease has expired, Lessee forfeits all the deposits unless otherwise stated by the Lessor or Property Management.
14. Lessee agrees to vacate the premises on 10 days' notice from the Lessor, if possession is requested for any reason including, but not limited to, breach of contract.
15. Lessee agrees to maintenance and upkeep of the land. This includes, but is not limited to, mowing grass on leased premises and respective ditch, trimming any shrubbery, raking, removal

of any debris, such as trash and yard waste. Failure to do so will result in one notice indicating the need for maintenance and a deadline for such maintenance to be completed. If the deadline is not met it becomes a breach of contract.

- 16. Any material or fluid labeled as a contaminant cannot be found on premises.
- 17. Lessee agrees to the following conditions: No broken down or unlicensed vehicles are allowed on the premises. No four-wheelers, go-karts or similar vehicles are allowed on the premises. No swimming pools or trampolines are allowed on the premises
- 18. Should Lessee fail to pay the rent or any part thereof, as the same becomes due, or violates any other term or condition of this lease, Lessor or Property Management will begin the proper eviction procedures.
- 19. IF RENT IS NOT PAID, IN FULL, BY THE 10TH OF THE MONTH, LESSEE AGREES TO PAY A LATE CHARGE OF \$50.00. Failure to pay rent in full in a timely manner on or before the 10th of the month constitutes a breach of contract and will result in eviction proceedings.

Initials: \_\_\_\_\_

I, as Lessee, have read and fully understand the terms and conditions of this lease agreement and I affix my signature below.

LESSOR/PROPERTY MANAGEMENT

SIGNATURE \_\_\_\_\_

DATE 2/11/2020

LESSEE

SIGNATURE \_\_\_\_\_

DATE 02-11-2020

LESSEE

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

Initials H



List of names & Address of all Property Owners within 100 ft  
Of 531 Lafayette, Bridgeport CT

1. Evadney, Collins
2. City of Bridgeport

Petitioner : Javier Ceja

Mailing address: 321 w 110<sup>th</sup> St. Suite 3D, NY NY 10026

Telephone: 203.515.7035

Signature: \_\_\_\_\_ -



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:

1827 Boston Avenue Zone MX2  
(Number) (Street) (Zone Classification)

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

Carnegie Avenue Block : \_\_\_\_\_ Lot: \_\_\_\_\_  
(Street)

Dimension of Lot in Question \_\_\_\_\_  
(Specify)

1. NAME OF APPLICANT / BUSINESS Daniel Ghazal  
(Print)
2. APPLICANT INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Lessee
3. HAS A PREVIOUS APPLICATION BEEN FILED? Yes IF SO, GIVE DATE OF HEARING 05/12/2004  
(Yes or No)
4. DESCRIBE PROPOSED DEVELOPMENT Proposed Drive-through facility in connection with existing retail coffee shop

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: Rear buffer, stacking spaces and bypass lane for proposed Drive-Through Facility

6. USE TO BE MADE OF PROPERTY Reapproval for proposed drive-through facility to support an existing retail coffee shop

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

APPLICANT [Signature] / \_\_\_\_\_ DATE 06/02/2022  
(Signature) (Print)

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

Mailing Address Russo & Rizio, LLC, 10 Sasco Hill Road, Fairfield, CT 06824  
(Zip Code) (Phone #)

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

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

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

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

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



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

June 2, 2022

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

**Re: Petition for Variances - 1827 Boston Ave**

Dear Mr. Buckley:

Please accept, on behalf of Daniel Ghazal, (the "Petitioner"), the following narrative and enclosed application materials as part of an application for variances under the Bridgeport Zoning Regulations (the "Regulations") for the property located at 1827 Boston Avenue (the "Site") to reapprove a drive-through facility as an accessory use to the existing coffee shop in the MX2 Zone.

#### Variances Requested

1. Variance of Section 3.170.5.D(3) to remove the requirement of a rear buffer for an accessory drive-through facility;
2. Variance of Section 8.50.3 to remove the requirement of a bypass lane for the proposed drive-through facility; and
3. Variance of Table 8-4 to reduce the minimum stacking spaces for a coffee shop.

#### Narrative

The Petitioner requests variances under the Regulations to reapprove a drive-through facility as an accessory use to the existing coffee shop. The Petitioner requests a reapproval of a drive-through facility that was already granted by the Zoning Board of Appeals in its decision on May 12, 2004. The Site is located at the corner of Boston Avenue and Carnegie Avenue and contains Ten thousand and one square feet (10,001 SF). The Site is in the MX2 Zone, formerly OR Zone, in a well-established commercial retail corridor. The Site has historically been used for retail uses and the existing building will not change. The Site is proposed to contain Nine (9) off-street parking spaces, which is in compliance with the Regulations. The existing retail coffee shop has had considerable success at the Site. In 2004, variances were obtained to locate an accessory drive-through facility in the same location as proposed. The proposed use will be an extremely convenient location for Bridgeport residents along a major retail corridor in the City that can satisfy the requirements under the Regulations to protect sensitive uses.

10 Sasco Hill Road  
Fairfield, CT 06824

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

Retail and Entertainment, which includes “Eating and Drinking Places” under the Regulations, and Drive-Through Facilities are permitted as-of-right in the MX2 Zone. In compliance with Sec. 3.170.5 of the Regulations, the proposed drive-through facility is located to the rear of the building and the interior side of the building, which is permitted in the MX2 Zone. The proposed stacking of cars and menu board and speaker is fully accommodated in the rear and interior side yard. The N2 Zone is located to the rear of the Site, but the abutting property is owned by United Illuminating and does not contain a residential use.

### Hardship

Granting the Petitioner the above-stated variances will not substantially affect the comprehensive zoning plan of the City of Bridgeport and strict adherence to the Regulations would cause a unique hardship to the Petitioner as the Petitioner merely requests a reapproval of variances already granted by the Zoning Board of Appeals in its decision on May 12, 2004, to permit an accessory drive-through facility at the Site. Since no conditions have changed on the Site or from the prior approval and the Zoning Board of Appeals found a hardship on May 12, 2004, the Petitioner respectfully believes the Zoning Board of Appeals must find the hardship still remains. In addition, with regards to the rear buffer of the drive-through facility from an N Zone, the Site abuts a property owned by The United Illuminating Company that does not contain a residential use. That abutting property is 70' wide and, therefore, the Petition fulfills the intent of the Regulations with a sufficient buffer to the nearest residential use. The benefit of the Site being located on a corner is to be able to locate the drive-thru entrance and exit on opposite street frontages. For the Site, this means the drive-through facility will have its own separate entrance. Patrons who want to enter the retail coffee shop will access the Site via an entrance on Boston Avenue. There will also be a separate exit out of the Site for these patrons onto Carnegie Avenue. On the other hand, drive-through patrons will access only from Carnegie Avenue and have a right-turn exit only out onto Boston Avenue. The requirement of a right-turn exit only was a condition of the previous variance approval and the Petition has been designed to adhere to this condition. The right-turn exit only will ensure the drive-through facility does not back up waiting for vehicles to cross Boston Avenue. This proposed drive-through and Site layout eliminates the need for a bypass lane and additional stacking spaces. The Petition will include a number of Site improvements including the replacement of the existing sidewalk and the addition of a substantial landscaped area along Boston Avenue. The Petitioner's proposed improvements and rehabilitation of the Site will be a significant upgrade to the existing conditions and provide a tremendous amenity to the neighborhood. For the reasons stated above, the Petitioner respectfully requests approval for the stated variances to reapprove a drive-through facility in connection with the existing retail coffee shop at the Site in the MX2 Zone.

Sincerely,



Chris Russo

1027 Boston Avenue N/W  
corner Carnegie Street  
Lot: 104' x 100' x 104' x 100'

Dominick Costello # 3.  
owner  
Raymond Rizio, Attorney

Petition of Dominick Costello for a Variance of the Landscaping in Setback Abutting a R-Zone lot, the Minimum Landscaping, Prohibition of Parking Between a Building and a Street and the establishment of Drive Through Facility requirements under Sec. 6-3-3, waive the Conditional Use Development Standards of Sec. 12-5, waive the Minimum Parking Area Setbacks and Perimeter Landscaping requirements of Sec. 11-7-22 and waive the Surface parking minimum interior landscaping requirements of Sec. 11-7-23a to permit the installation of a drive through facility in connection with the existing doughnut shop use in an Office Retail-Storefront Zone. (*Beer & Wine Permit in connection with restaurant use granted conditionally 1/13/86 and 3/8/88*)

over

**PUBLIC HEARING:** Tuesday, May 11, 2004 and Wednesday, May 12, 2004 to permit the installation of a drive through facility in connection with the existing doughnut shop use in an OR-S Zone.

**GRANTED CONDITIONALLY, Subject to the following condition(s):**

1. The development of the subject premises, as proposed, shall include the following improvements:

- The drive-through service shall be segregated from the customer parking area by the installation of berms.
- The customer parking area shall be striped.
- The Boston Avenue exit driveway from the drive-through service area shall be limited to a right turn only and so indicated with a traffic directional sign.
- The wall at the westerly side of the drive-through service driveway shall be extended toward Boston Avenue to further delineate the exit driveway of the drive through facility.

over

**The "Board" assigned the following reason(s) for its action:**

1. The granting of this petition, as conditioned, will result in the improvement of existing traffic conditions.
2. No adverse effect would result from the granting of this petition.

1827 Boston Avenue N/W  
corner Carnegie Street  
Lot: 104' x 100' x 104' x 100'

Dominick Costello # OB-3.  
owner  
Raymond Rizio, Attorney

Petition of Dominick Costello for a Variance of the Landscaping in Setback Abutting a R-Zone lot, the Minimum Landscaping, Prohibition of Parking Between a Building and a Street and the establishment of Drive Through Facility requirements under Sec. 6-3-3, waive the Conditional Use Development Standards of Sec. 12-5, waive the Minimum Parking Area Setbacks and Perimeter Landscaping requirements of Sec. 11-7-22 and waive the Surface parking minimum interior landscaping requirements of Sec. 11-7-23a to permit the installation of a drive through facility in connection with the existing doughnut shop use in an Office Retail-Storefront Zone. (*Beer & Wine Permit in connection with restaurant use granted conditionally 1/13/86 and 3/8/88*)

over

- The wall at the westerly side of the drive-through service driveway shall be built toward Boston Avenue to further delineate the exit driveway of the drive through facility.

**The "Board" assigned the following reason(s) for its action:**

1. The granting of this petition, as conditioned, will result in the improvement of existing traffic conditions.
2. No adverse effect would result from the granting of this petition

**PUBLIC HEARING:** Tuesday, October 12 & May 11, 2004 and Wednesday, May 12, 2004 to permit the installation of a drive through facility in connection with the existing doughnut shop use in an OR-S Zone.

**GRANTED CONDITIONALLY, Subject to the following condition(s):**

1. The development of the subject premises, as proposed, shall include the following improvements:
  - The drive-through service shall be segregated from the customer parking area by the installation of berms.
  - The customer parking area shall be striped.
  - The Boston Avenue exit driveway from the drive-through service area shall be limited to a right turn only and so indicated with a traffic directional sign.

over

**PROPERTY OWNERS WITHIN 100' OF 1827 BOSTON AVE**

<b>PROPERTY ADDRESS</b>	<b>OWNER NAME</b>	<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP CODE</b>
1805 BOSTON AV	MOUTINHO JACK ET AL	329 BARN HILL RD	MONROE	CT	06468
1830 BOSTON AV	SCHAAL MARIA M & GISELA LARA	1830 BOSTON AVE	BRIDGEPORT	CT	06610
1836 BOSTON AV	DEOLIVEIRA MANUEL J JR ET AL	1836 BOSTON AVE	BRIDGEPORT	CT	06610
1846 BOSTON AV	HODGE HANNAH R	1846 BOSTON AVE	BRIDGEPORT	CT	06610
55 CARNEGIE AV	VARGAS BRENME M	55 CARNEGIE AVE	BRIDGEPORT	CT	06610
1827 BOSTON AV	MERRIAM LARRY S UNITED ILLUMINATING CO,	477 WESTWAY RD	SOUTHPORT	CT	06890
31 CARNEGIE AV	ATTN: TAX DEPARTMENT	ONE CITY CTR, 5TH FL	PORTLAND	ME	04101
30 HALE TR	ROSARIO OSVALDO	30 HALE TERR	BRIDGEPORT	CT	06610
1875 BOSTON AV	DAS BRIDGEPORT LLC	670 W 247TH ST	BRONX	NY	10471



**GENERAL NOTES**

- ALL UTILITY AND SUB-SURFACE INFORMATION SHOWN HEREON IS TO BE CONSIDERED APPROXIMATE BOTH AS TO SIZE AND LOCATION. THE CONTRACTOR SHALL MAKE INVESTIGATIONS IN THE FIELD TO VERIFY ALL EXACT UTILITY LOCATIONS BEFORE CONSTRUCTION. CALL TELEPHONE # 1-800-922-4455 "CALL BEFORE YOU DIG" A MINIMUM OF 2 DAYS BEFORE BEGINNING ANY EXCAVATION AT THE SITE.
- SITE PLAN BASED ON MAP ENTITLED "ZONING LOCATION SURVEY, PREPARED FOR DANIEL GHAZAL, 1827 BOSTON AVENUE (ROUTE U.S. 1), BRIDGEPORT, CONNECTICUT", DATED SEPTEMBER 3, 2020 AND PREPARED BY CABEZAS-DEANGELIS, LLC.
- THE SITE LIES WITHIN FEMA FLOOD ZONE X (UNSHADED) AS NOTED ON FLOOD INSURANCE RATE MAP; FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 433 OF 626, BRIDGEPORT, CITY OF, NUMBER 090002, PANEL 0433 SUFFIX G, MAP NUMBER 09001C0433G, MAP REVISED JULY 8, 2013.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONSTRUCTION OPERATIONS WITHIN AND OUTSIDE OF THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLANS.
- ALL DISTURBED AREAS WITHIN OR OUTSIDE THE LIMITS OF CONSTRUCTION NOT COVERED BY BUILDINGS, PAVEMENT, PLANTING BEDS OR OTHER IMPROVEMENTS ARE TO BE TOP SOILED (4" DEPTH MIN.) AND SEEDED PER DIRECTION OF THE OWNER.
- ANY DIMENSION LINE SHOWN FROM PROPERTY LINE, FACE OF CURB OR BUILDING IS PERPENDICULAR UNLESS OTHERWISE SHOWN.
- PROVIDE, ERECT AND MAINTAIN BARRICADES, WARNING LIGHTS, SIGNS, ETC., AS REQUIRED FOR SAFETY OF PERSONNEL, PUBLIC AND OCCUPANTS OF THE FACILITIES AFFECTED BY THE CONTRACTOR'S OPERATIONS. CONTRACTOR SHALL MAINTAIN TRAFFIC ACCESS AND EGRESS PATTERNS AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND IN ACCORDANCE WITH CONDOT STANDARDS.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CONDOT FORM 816, LATEST EDITION, AS AMENDED, UNLESS OTHERWISE SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, EQUIPMENT, AND SUPERVISION TO CONSTRUCT THE PROPOSED IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, INCLUDING EXCAVATION, PAVEMENT REMOVAL, UNSUITABLE MATERIAL REMOVAL AND OFF-SITE DISPOSAL THEREOF, INSTALLATION OF BASE MATERIAL, PAVEMENTS, FILL MATERIAL, CURBING, DRAINAGE STRUCTURES, TOPSOIL AND SEED.
- THE CONTRACTOR SHALL CAREFULLY SAWCUT EXISTING CURBS AND PAVEMENTS PRIOR TO REMOVAL. ALL EXISTING CURBING, PAVEMENTS AND OTHER AMENITIES THAT MAY INTERFERE WITH THE NEW WORK SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

**Form 818 Construction Notes**

All work within the State right-of-way will comply with Form 818, "The State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges and Incidental Construction" with the latest Special Provisions and Typical Standard Details. In any case where the construction is not specifically detailed in the Form 818, the work will be completed as directed by the Engineer or District Permit Section Representative.

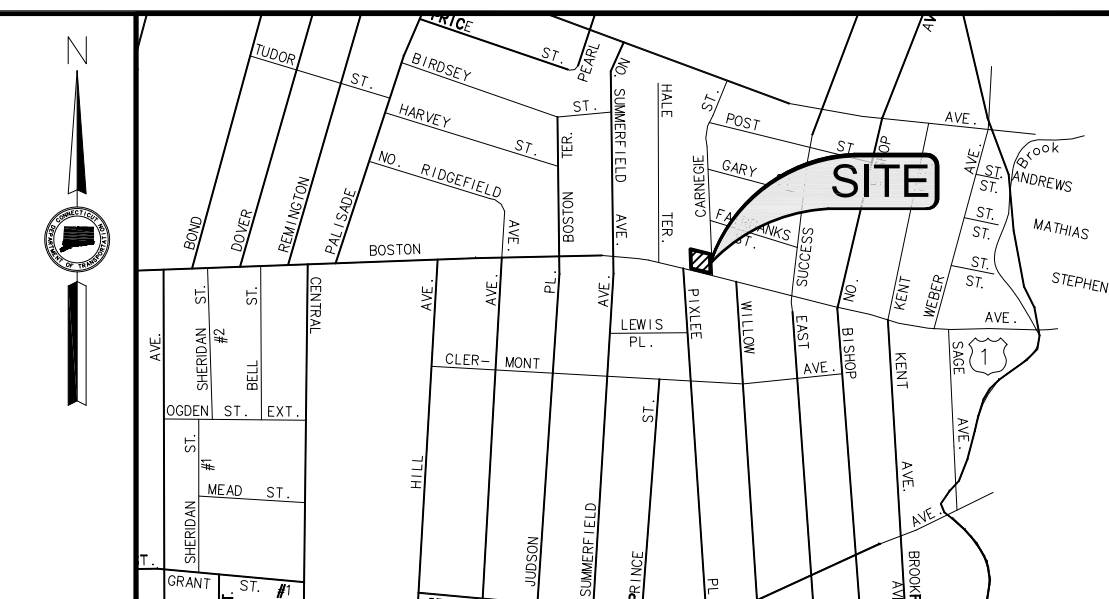
Removal of pavement markings along state roadways shall be completed by a non-destructive method in compliance with the State of Connecticut Department of Transportation Standard Specifications for Road, Bridges, and Incidental Construction Form 818 Section 12.11 as revised.

New Pavement markings shall be painted with epoxy resin paint in compliance with the State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges, and Incidental Construction Form 818 Section 12.10 as revised.

New sign material and sheeting shall be made of reflective material in compliance with State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges, and Incidental Construction Form 818 Section 12.08 as revised. Type 1 Reflective Sheeting shall be used for signs with white background. Type 3 Reflective Sheeting shall be used for signs with colored background except for signs with red background that shall be Type 8 or 9 Reflective Sheeting.

All signs and pavement markings installed within the State Right of Way must conform to the "Manual on Uniform Traffic Control Devices" and the latest State of Connecticut Catalog of Signs as revised.

Any damage to the existing curb, sidewalk or any other highway appurtenances during the development of the permitted site will be replaced by the contractor as directed by the District 3 Permit Section at no cost to the State.



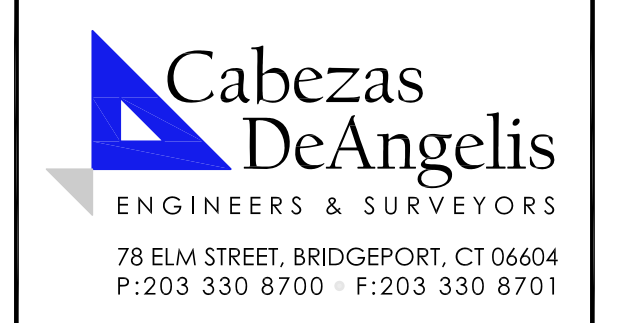
**LOCATION MAP**  
SCALE: 1" = 1,000'

**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	104.1 FT
MINIMUM PRIMARY STREET WALL	60 %	50% ± (3)
PRIMARY STREET "BUILD-TO" ZONE	5 FT MIN. 20 FT MAX.	38.1 FT (3) (OVERHANG)
NON- PRIMARY STREET "BUILD-TO" ZONE	0 FT MIN. 15 FT MAX.	20.7 FT (3) (OVERHANG)
MINIMUM SIDE YARD SETBACK	5 FT	13.6 FT (OVERHANG)
MINIMUM REAR YARD SETBACK	5 FT MIN.(1)	N/A
MAXIMUM SITE COVERAGE	80%	98% ± (3)
HEIGHT	1 STORY MIN. 3 STORIES MAX.	1 STORY
GROUND STORY HEIGHT	12 FT MIN. 14 FT MAX.(2)	±10.9 FT (3)
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.
- (3) EXISTING NON-CONFORMING



SEAL:  
  
CHRISTIAN A. DeANGELIS, PE

REVISIONS:

No.	DESC.	DATE
0	INITIAL CITY REVIEW	8/18/21
1	CDOT COMMENTS	12/6/21

**NEW DRIVE-THRU & RELATED SITE IMPROVEMENTS**  
- FOR PROPERTY LOCATED AT -  
**1827 BOSTON AVENUE**  
BRIDGEPORT, CONNECTICUT  
- PREPARED FOR -  
**DANIEL GHAZAL**  
1827 BOSTON AVENUE, BRIDGEPORT, CONNECTICUT

SHEET TITLE:  
**SITE PLAN**

PROJ. No.: **21-12**  
DATE: **30 APRIL 2021**  
DWG. No.: **C-1**

SHEET 1 OF X  
SCALE: 1" = 10'  
DESIGNED: CAD DRAWN BY: ARM CHECKED: CAD

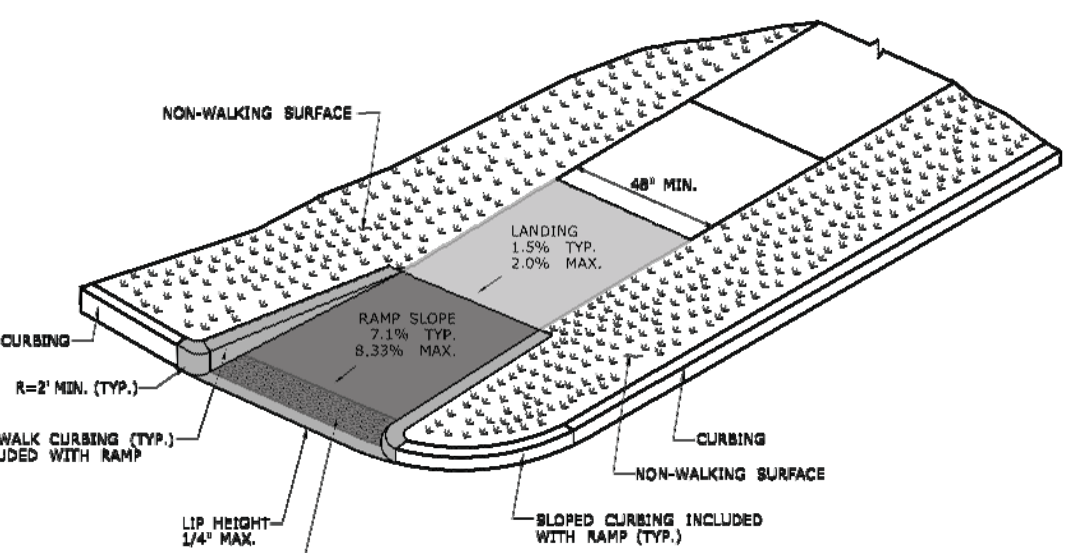
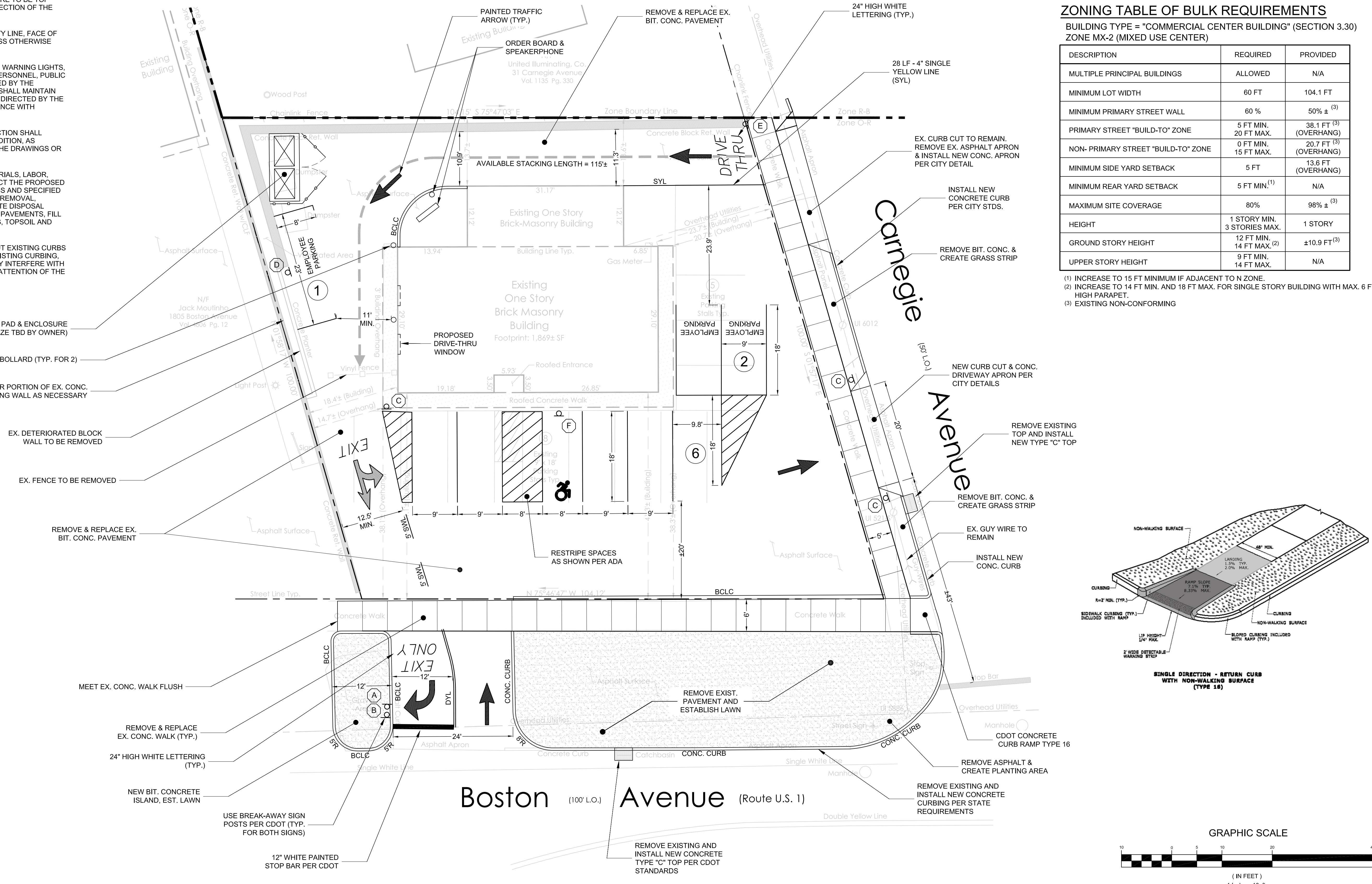
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**SIGN TABLE**

SYMBOL	SIGN	CTDOT #	QTY.
(A)	STOP	31-0552 30"x30"	1
(B)	NO LEFT TURN	31-1619 30" SQUARE	1
(C)	DO NOT ENTER	31-1119 30" SQUARE	3
(D)	EMPLOYEE PARKING ONLY	N/A 18"x24"	1
(E)	DO NOT BLOCK SIDEWALK	N/A 18"x24"	1
(F)	WHEELCHAIR ACCESSIBLE	N/A 12"x18"	1

**LEGEND AND ABBREVIATIONS**

- PROPERTY LINE
- FENCE LINE
- (5) PARKING COUNT
- PROPOSED CATCH BASIN
- BCLC BIT. CONC. LIP CURB
- SYL / SWL SINGLE YELLOW / WHITE LINE



**SINGLE DIRECTION - RETURN CURB WITH NON-WALKING SURFACE (TYPE 18)**

