

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

JUL 8 '22 AM 9:55

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:

62 PALMER ST Zone N2  
(Number) (Street) (Zone Classification)

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

Palmer St. Block: 262 Lot: 1A  
(Street)

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

1. NAME OF PETITIONER / BUSINESS STRONGWALL DEVELOPMENT LLC  
(Print)
2. PETITIONERS INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) MARCIA MACEDO (OWNER)
3. HAS ANY PREVIOUS PETITION BEEN FILED? NO IF SO, GIVE DATE OF HEARING \_\_\_\_\_  
(Yes or No)
4. DESCRIBE PROPOSED DEVELOPMENT 2 FAMILY house with 3 stories

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: \_\_\_\_\_

6. USE TO BE MADE OF PROPERTY RESIDENTIAL 2 FAMILY house

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

FOR 2 family with 3 stories

PETITIONER Marcia Macedo MARCIA MACEDO DATE 07/07/22  
(Signature) (Print)

If signed by agent, state capacity (lawyer, builder, etc) \_\_\_\_\_ MARCIA LOPEZCT@GMAIL.COM  
(Email)

Mailing Address 2989 BROADBRIDGE AVE 06614 203 615-4766  
(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: 7/8, 20 22 Clerk [Signature]

Bridgeport July 7, 2022

**STRONGWALL DEVELOPMENT LLC**

**606 North Ave**

**Bridgeport, CT 06606**

**To: City of Bridgeport**

**Variance Commission**

I'm Marcia Macedo, owner of Strongwall Development LLC, located on 606 North Ave – Bridgeport, and I'm looking to get a variance approved for my plan to build a two-family house on 62 PALMER ST – Bridgeport. Due to shape and elevations of the lot the house would have to have 3 stories instead of 2.

There will be 3 variances required as follows:

- 1) Number of stories: Up to 2 Allowed. 3 Proposed.
- 2) Maximum height to eaves: Up to 16 Ft allowed. 27 Ft Proposed.
- 3) Driveway width at Street: Up to 9 Ft allowed. 18 Ft Proposed.

Sincerely,



Marcia Macedo  
606 north Ave  
Bridgeport – 06606  
Phone: 203 615-4766  
Email: marcialopesct@gmail.com

## **DESIGN REPORT**

# STORMWATER MANAGEMENT SYSTEM

**62 Palmer Street  
Bridgeport, Connecticut**



A handwritten signature in black ink that reads "Washington Cabezas, Jr." The signature is written in a cursive style.

Prepared By: \_\_\_\_\_  
**Washington Cabezas, Jr., PEL 70210**

Date: **June 24, 2022**



## GENERAL INFORMATION

Per the City of Bridgeport Tax Assessor records, **62 Palmer street** is listed as Map **74** Block **2621**, Lot **1A** and has a total of **6,351±** square feet in area. The parcel is zoned **N2** and is presently vacant with vegetated areas. The parcel is sloped sownhill in a northwesterly direction with a grade change of approximately eight feet.

The site is not within a FEMA Special Flood Hazard Zone and is designated in an area known as Zone X (Un-shaded) per FEMA FIRM Map Number 09001C0429G, Panel Number 429 of 626, Map Revised July 8, 2013.

Sanitary sewer, water, gas and electric services are available on **Palmer Street**. Proposed Improvements include the construction of a two-unit, two and a half story, wood-frame residence with paved areas for parking two vehicles in the rear of the new residence. A proposed sub-grade storm water infiltration system has been designed located under the proposed paved parking area. All remaining yard areas are to be loamed and seeded to establish good grass cover. The storm system will accommodate the theoretical storage volume required by the City of Bridgeport Storm Management Manual.

## DESIGN METHODOLOGY

The stormwater runoff resulting from the existing and proposed conditions was analyzed using a 24-hour, 2-year, 10-year, 25-year frequency, Type III storm event. HydroCAD software was used to run the storm analysis based on the SCS TR-20 method. A 2-year storm frequency for the Bridgeport area has a rainfall of 3.3 inches, a 10-year storm frequency has a rainfall of 5.0 inches and a 25-year storm frequency has a rainfall of 5.7 inches per ConnDOT Drainage Manual. The minimum time of concentration of ten (10) minutes is used per section 7 of the City of Bridgeport Storm Management Manual. Hydrographs are also included in this report reflecting runoff information for the existing and proposed conditions under the 2, 10, and 25-year storm events.

## RESULTS

**The resultant hydrographs provided the following information for 25 year storm event:**

Net Impervious Area: **1,946 Ft<sup>2</sup>**

Existing Conditions Runoff Volume.....720.0 Ft<sup>3</sup>

Post Conditions Runoff Volume .....885.0 Ft<sup>3</sup>

Increase in Runoff..... 165.0 Ft<sup>3</sup>

### **10% Minimum Volume**

Reduction Requirement .....72.0 Ft<sup>3</sup>

*(Based on Existing Conditions during 25-Year Storm Event: 0.10 (720.0 CF)*

**Minimum Storage Required .....237.0 Ft<sup>3</sup>**  
*(165.0+72.0)*





## PROPOSED SYSTEM

The proposed system will be an **20' x 20' x 12"** deep crushed stone bed under the proposed parking area and a **15' x 15' x 12"** crushed stone bed in rear yard area. Forty percent of total angular stone volume is used as the crushed stone storage capacity. Total anticipated storage capacity is **250.0 Ft<sup>3</sup>**. PVC pipe volume is not included. Roof drains will connect directly to the drainage system. The calculations for sizing the system are included in this report.

### Stormwater Storage - Required

#### From hydrographs of 25-Year Event:

Post Conditions Vol. - Existing Conditions Vol. = 885 Ft<sup>3</sup> – 720 Ft<sup>3</sup> = **165 Ft<sup>3</sup>**

10% Storm Runoff Volume Reduction = 72.0 Ft<sup>3</sup>

(10-Year Storm Event = 0.10(720 Ft<sup>3</sup>) = 72.0 Ft<sup>3</sup>)

Design Volume: **165 Ft<sup>3</sup> + 72.0 Ft<sup>3</sup> = 237.0 Ft<sup>3</sup>**

#### From the Water Quality Equation:

WQV= 1" RA/12 and R = 0.05+0.009(% Proposed Impervious)

R = 0.05+0.009(31%) = 0.329

WQV = 1" (0.329) (0.146)/12 = 0.0040 Acre-Ft = **174.2 Ft<sup>3</sup>**

**Minimum Storage Required: 237.0 Ft<sup>3</sup>**

### Stormwater Storage Provided

20' x 20' x 12" Crushed Stone Bed = (20 x 20 x 1.0)0.4 = 160.0 Ft<sup>3</sup>

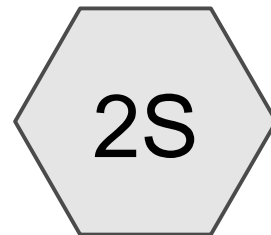
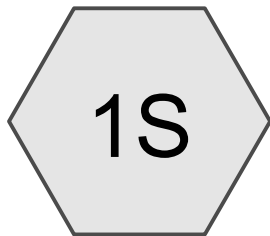
15' x 15' x 12" Crushed Stone Bed = (15 x 15 x 1.0)0.4 = 90.0 Ft<sup>3</sup>

\* Filter Fabric to be installed on all sides of crushed stone. (See detail on plan)

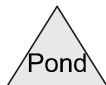
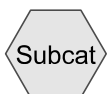
**Minimum Storage Provided: 160.0 Ft<sup>3</sup> + 90.0 Ft<sup>3</sup> = 250.0 Ft<sup>3</sup>**

## Pre Vs. Post Runoff Volumes (Multi-Family Residential)

Storm Frequency	Post Conditions (Ft <sup>3</sup> )	Existing Conditions (Ft <sup>3</sup> )	Runoff Increase (Ft <sup>3</sup> )
2	497	352	145
10	772	611	161
25	885	720	165



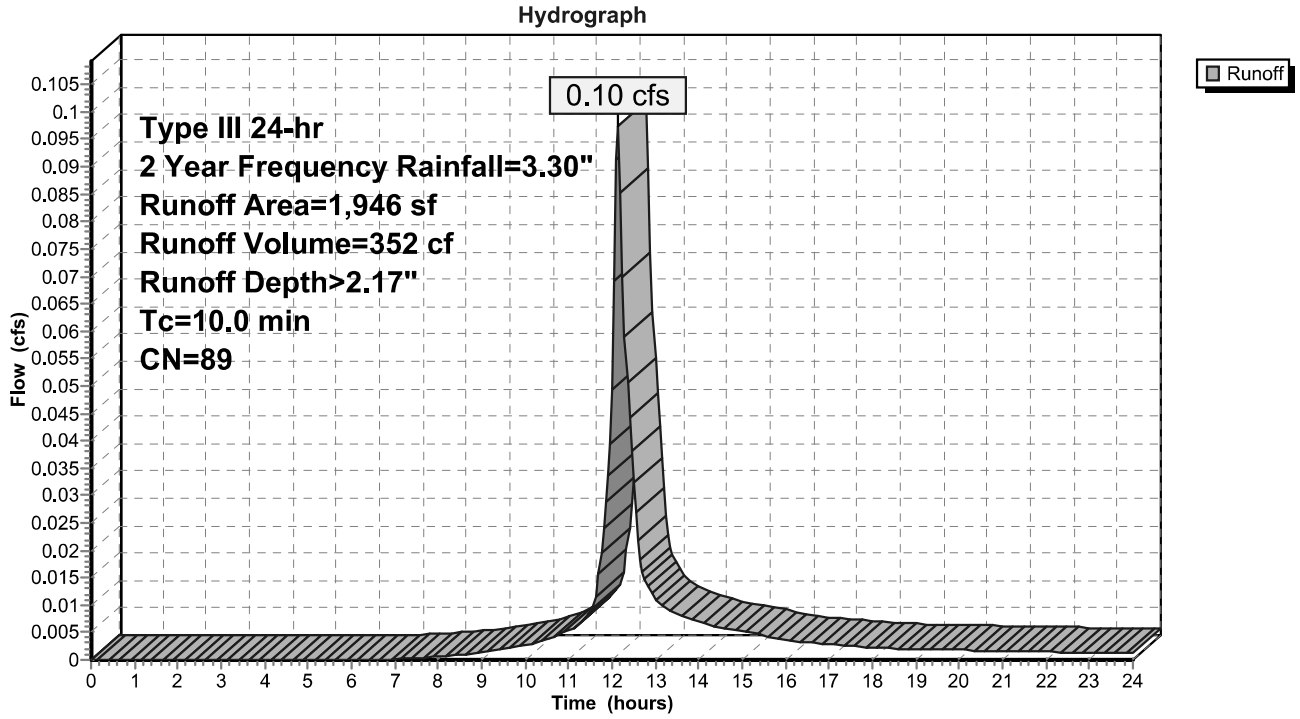
Existing Conditions   Proposed Conditions



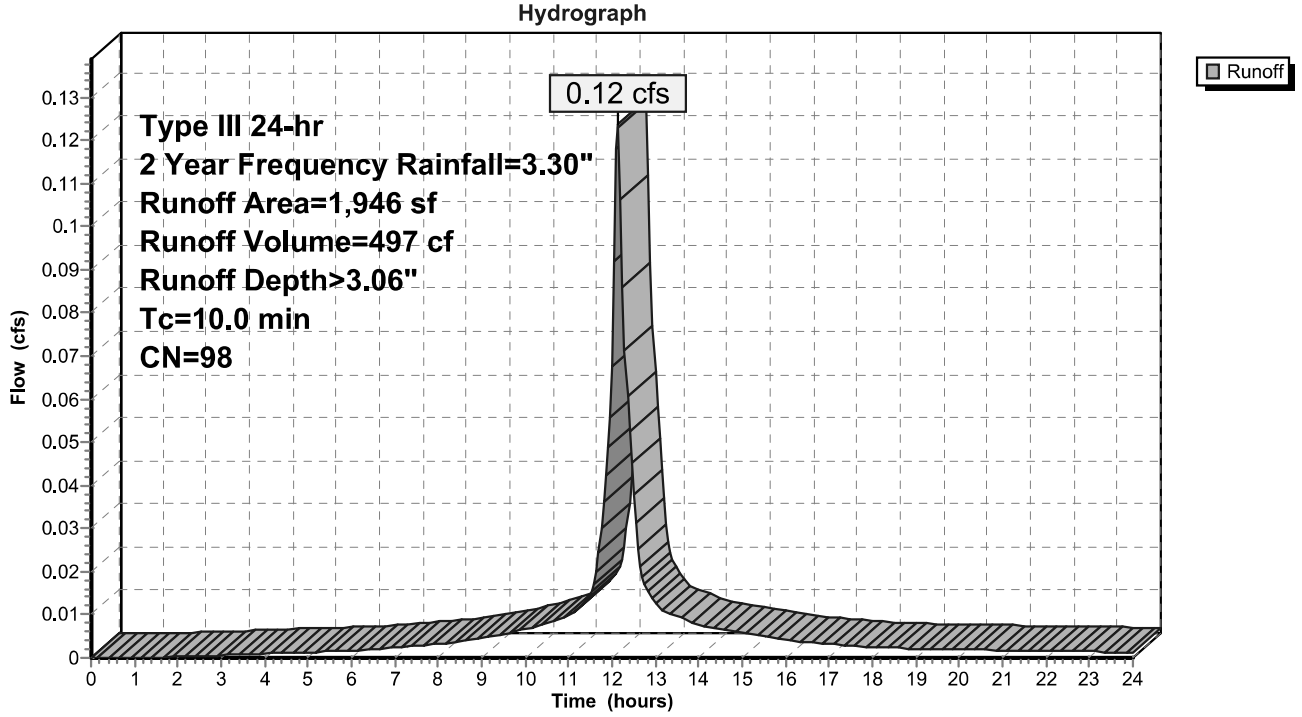
**Routing Diagram for 62 PALMER ST**

Prepared by Cabezas DeAngelis Engineers and Surveyors, Printed 6/24/2022  
HydroCAD® 10.00-20 s/n 09513 © 2017 HydroCAD Software Solutions LLC

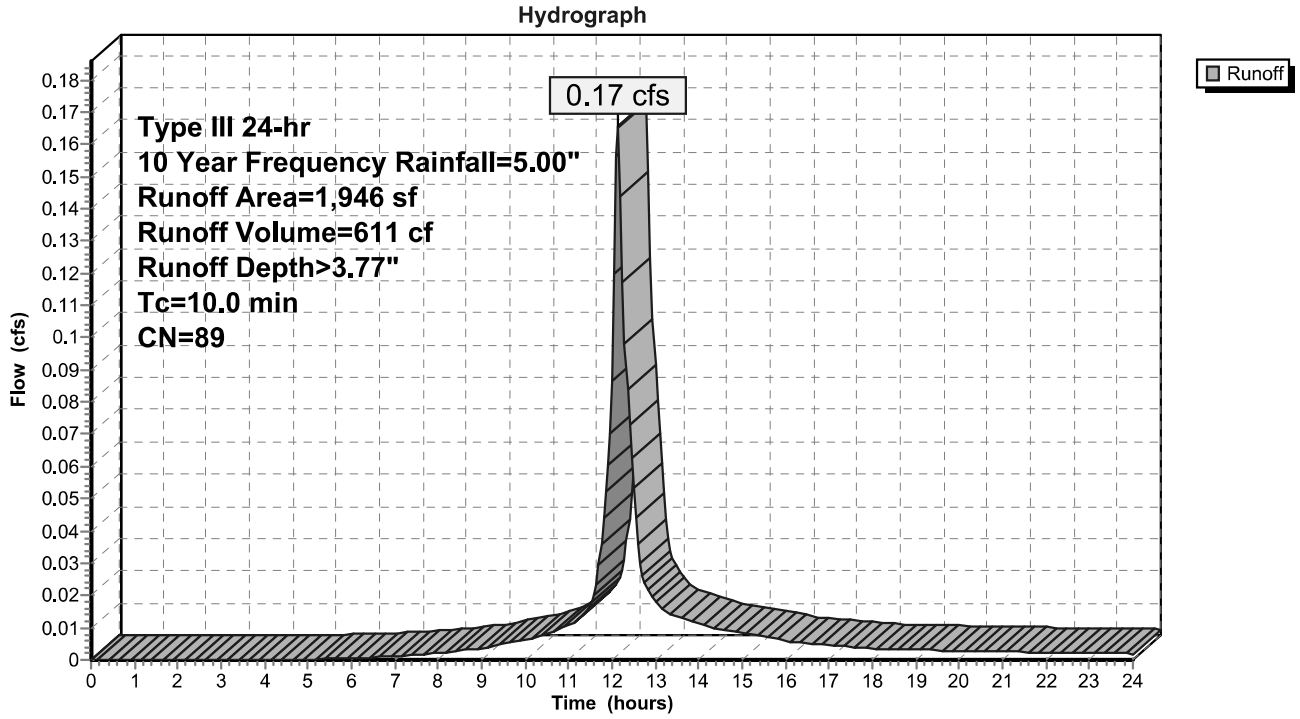
### Subcatchment 1S: Existing Conditions



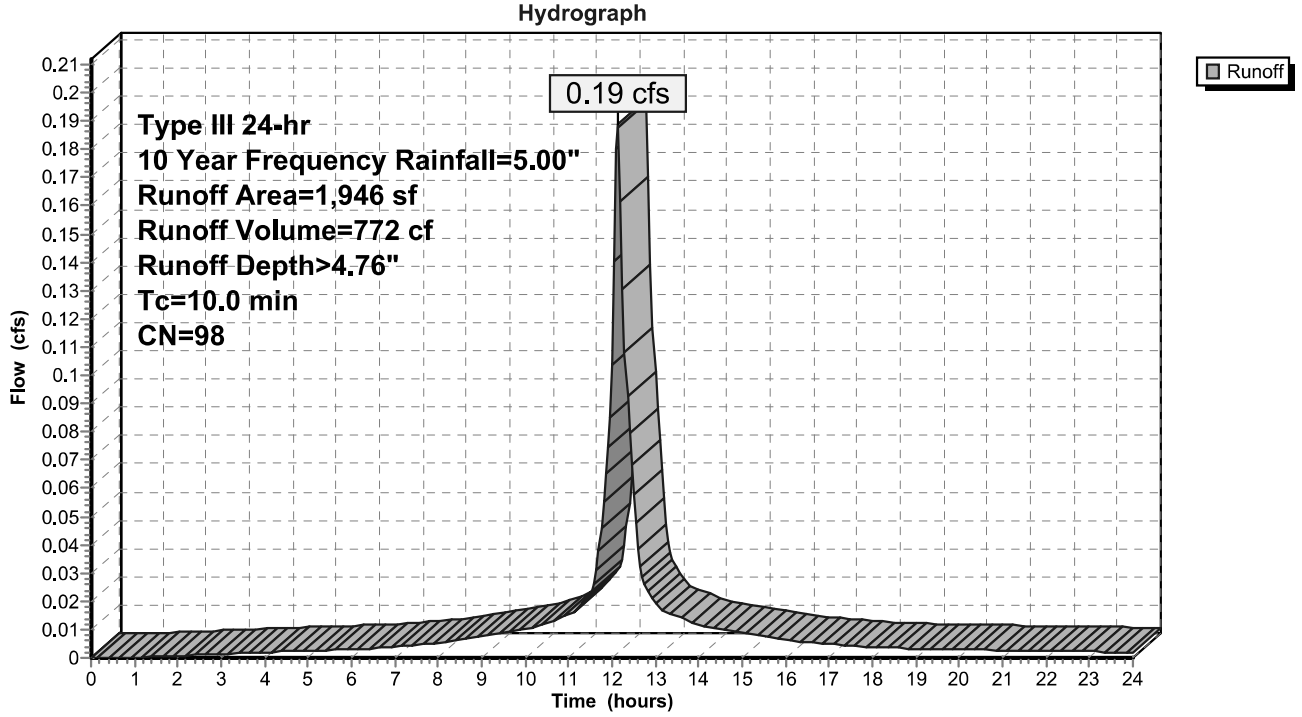
**Subcatchment 2S: Proposed Conditions**



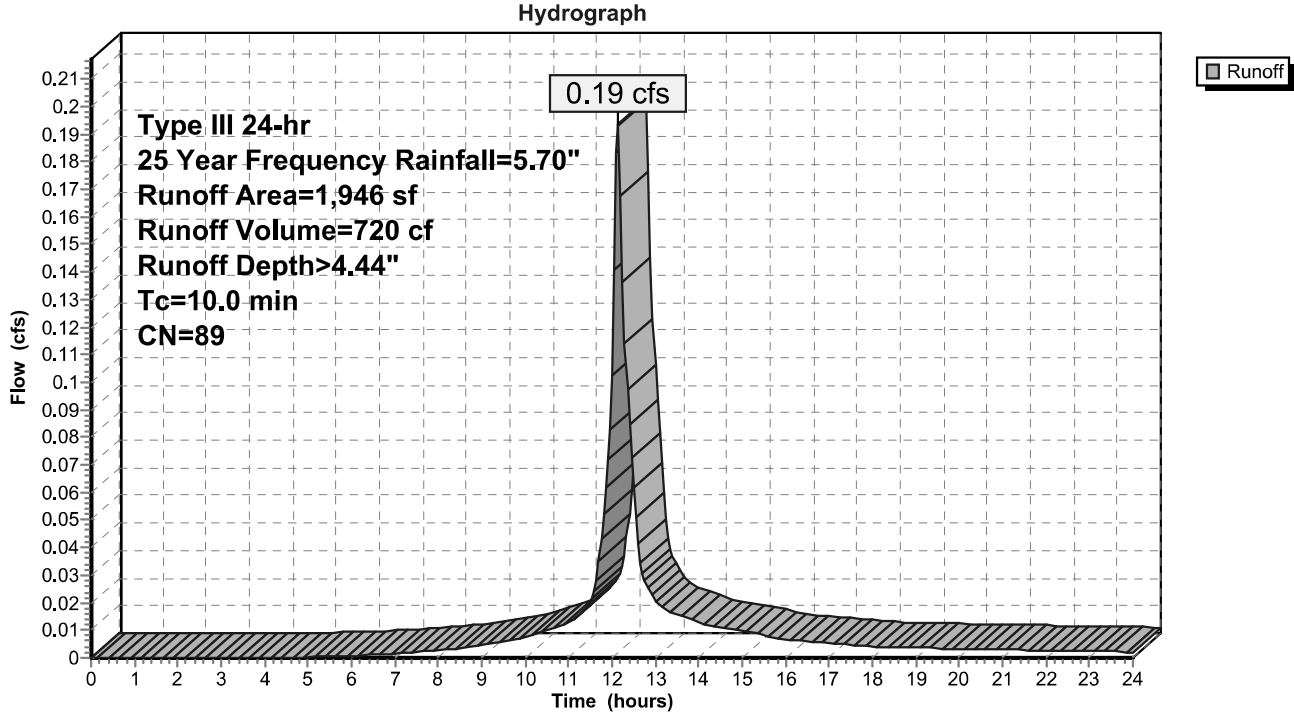
### Subcatchment 1S: Existing Conditions



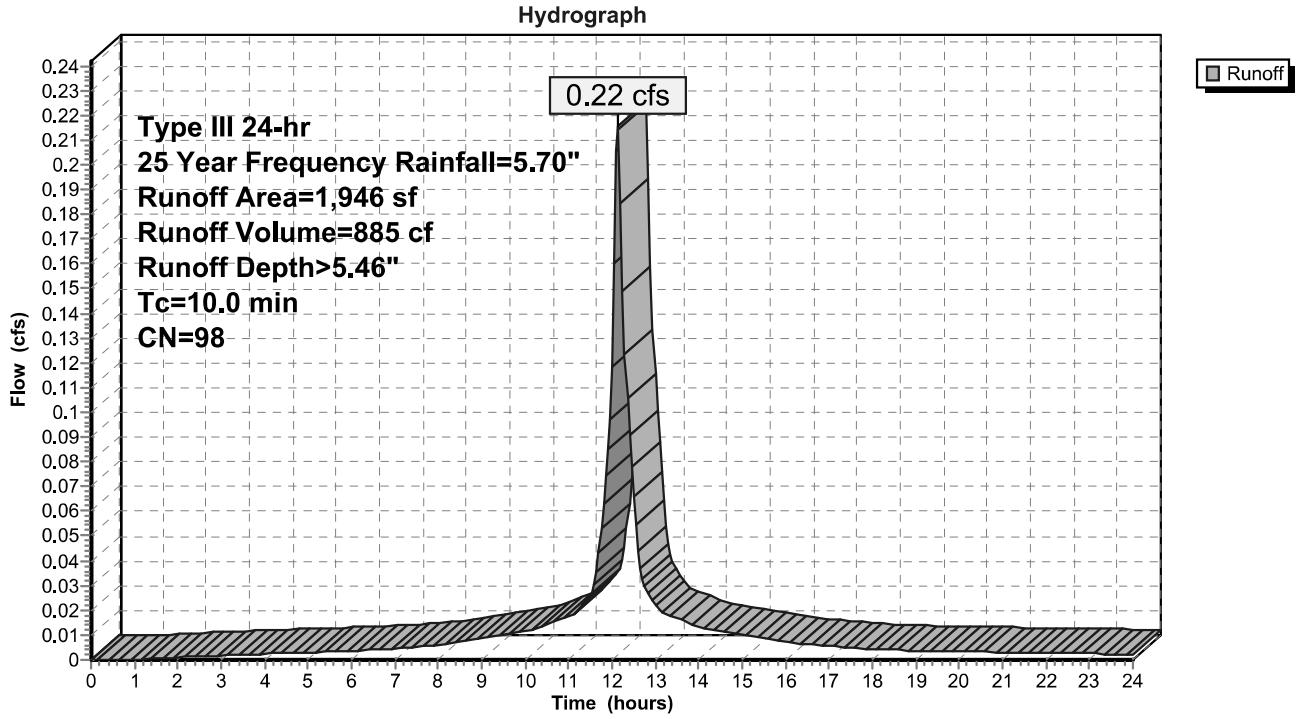
### Subcatchment 2S: Proposed Conditions



### Subcatchment 1S: Existing Conditions



### Subcatchment 2S: Proposed Conditions

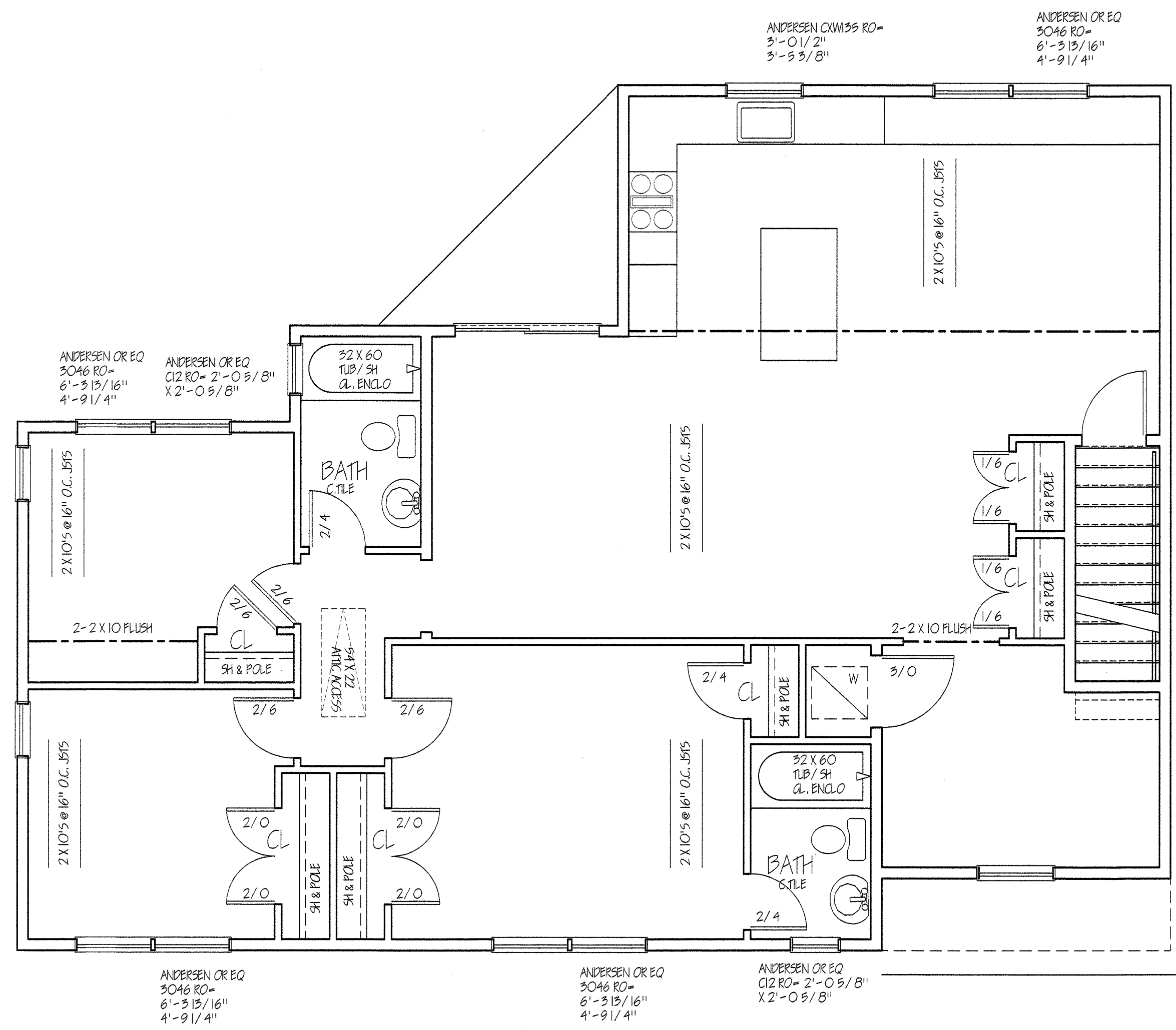




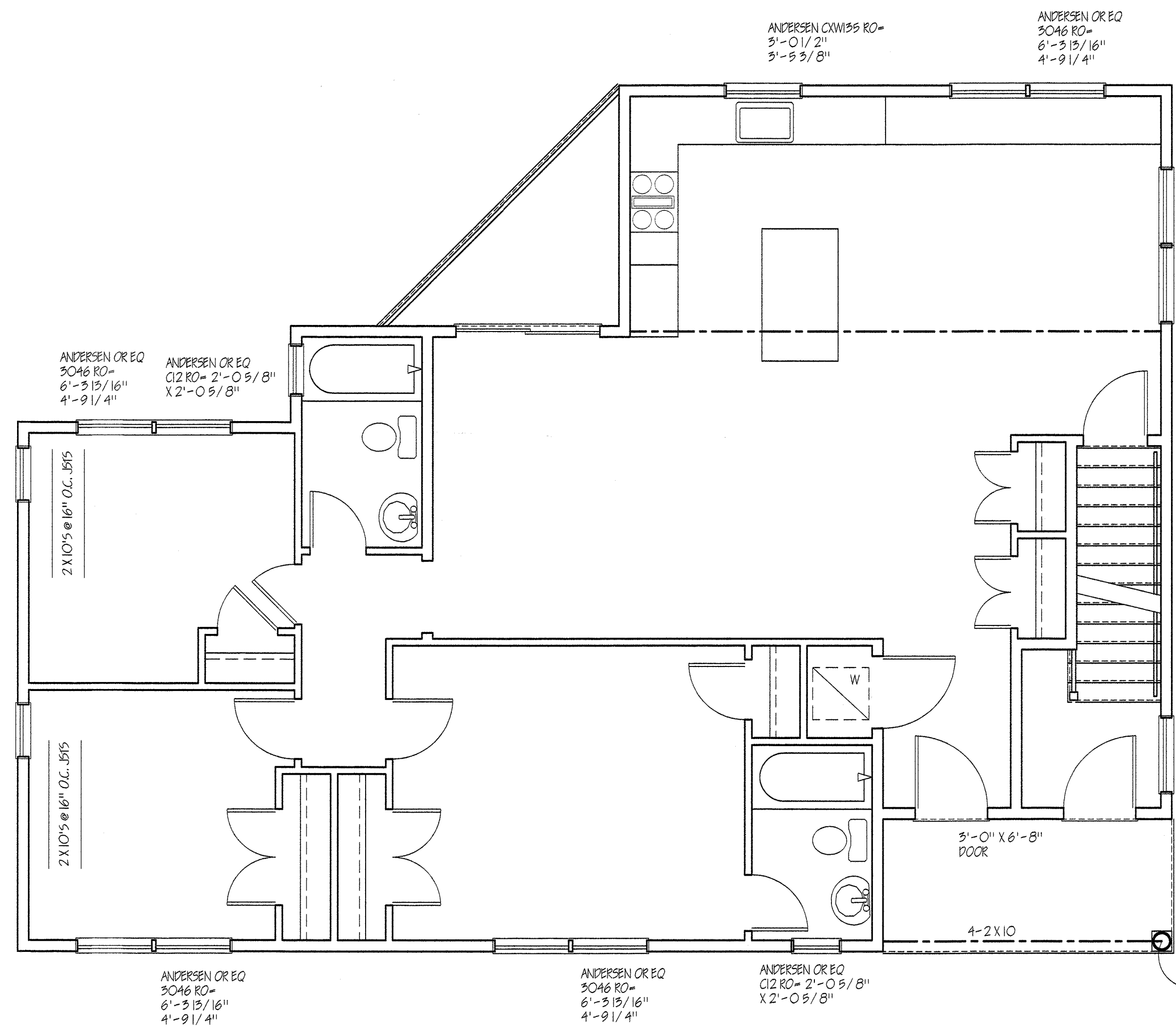
## LIST AND ADDRESS OF ALL PROPERTY OWNERS ON PALMER ST - BRIDGEPORT

GRAHAM JAMESON	26 PALMER ST - BRIDGEPORT
BREWER WARREN H & GERTRUDE	28 PALMER ST - BRIDGEPORT
RICHARDS MELVERTON & COLETTE	35 PALMER ST - BRIDGEPORT
PETERKIN LORNA C	36 PALMER ST - BRIDGEPORT
CURRY DAVID S & SHARON R CURRY	38 PALMER ST - BRIDGEPORT
DOWNIE NEIKO YAN K	45 PALMER ST - BRIDGEPORT
SIMMONS DIANE	46 PALMER ST - BRIDGEPORT
CUJI NELLY	55 PALMER ST - BRIDGEPORT
RUIZ RIGOBERTO	61 PALMER ST - BRIDGEPORT
BROWN DEATAN E & EUGENIE	67 PALMER ST - BRIDGEPORT
HAMILTON LINDA JEAN	69 PALMER ST - BRIDGEPORT

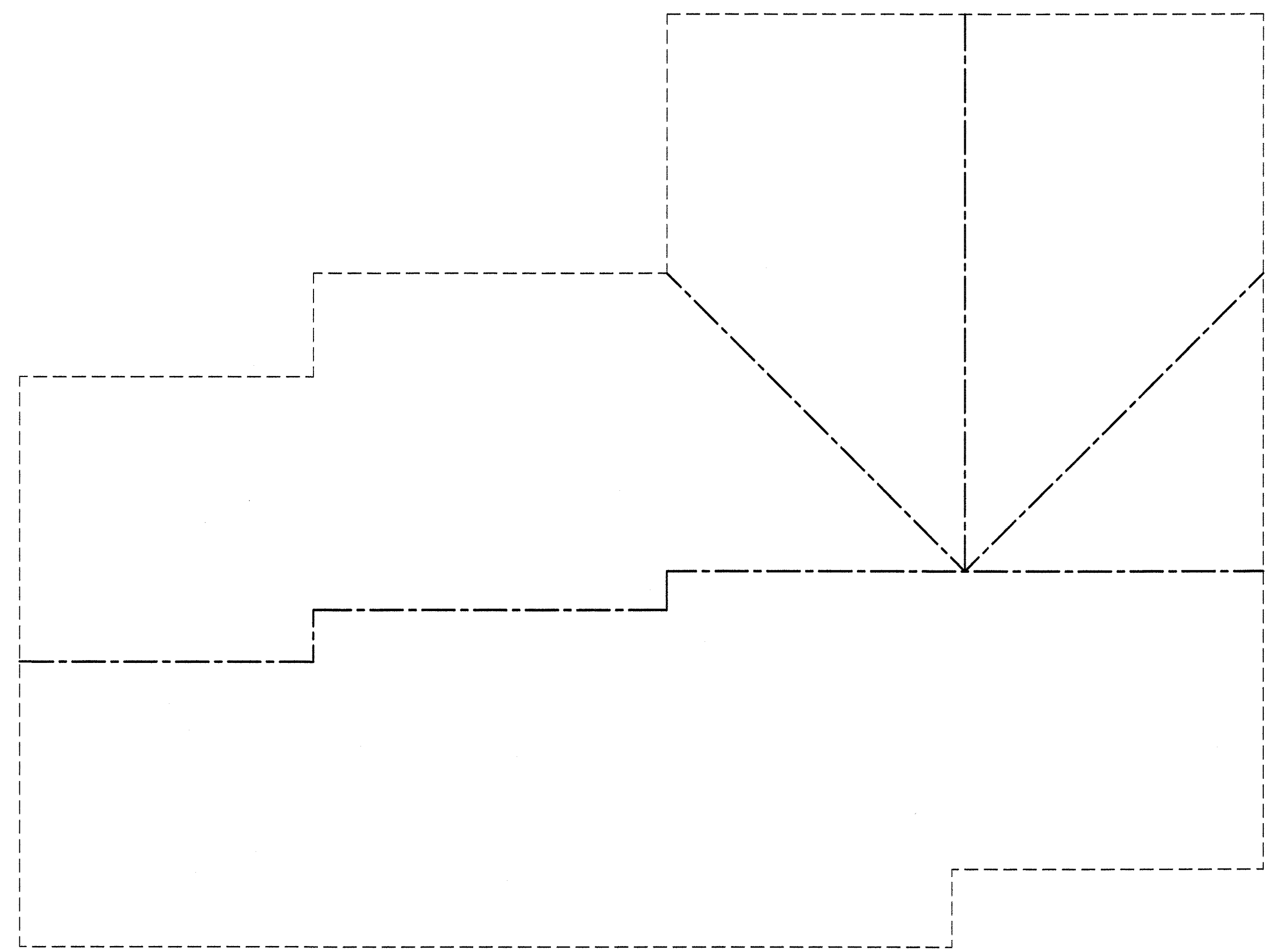




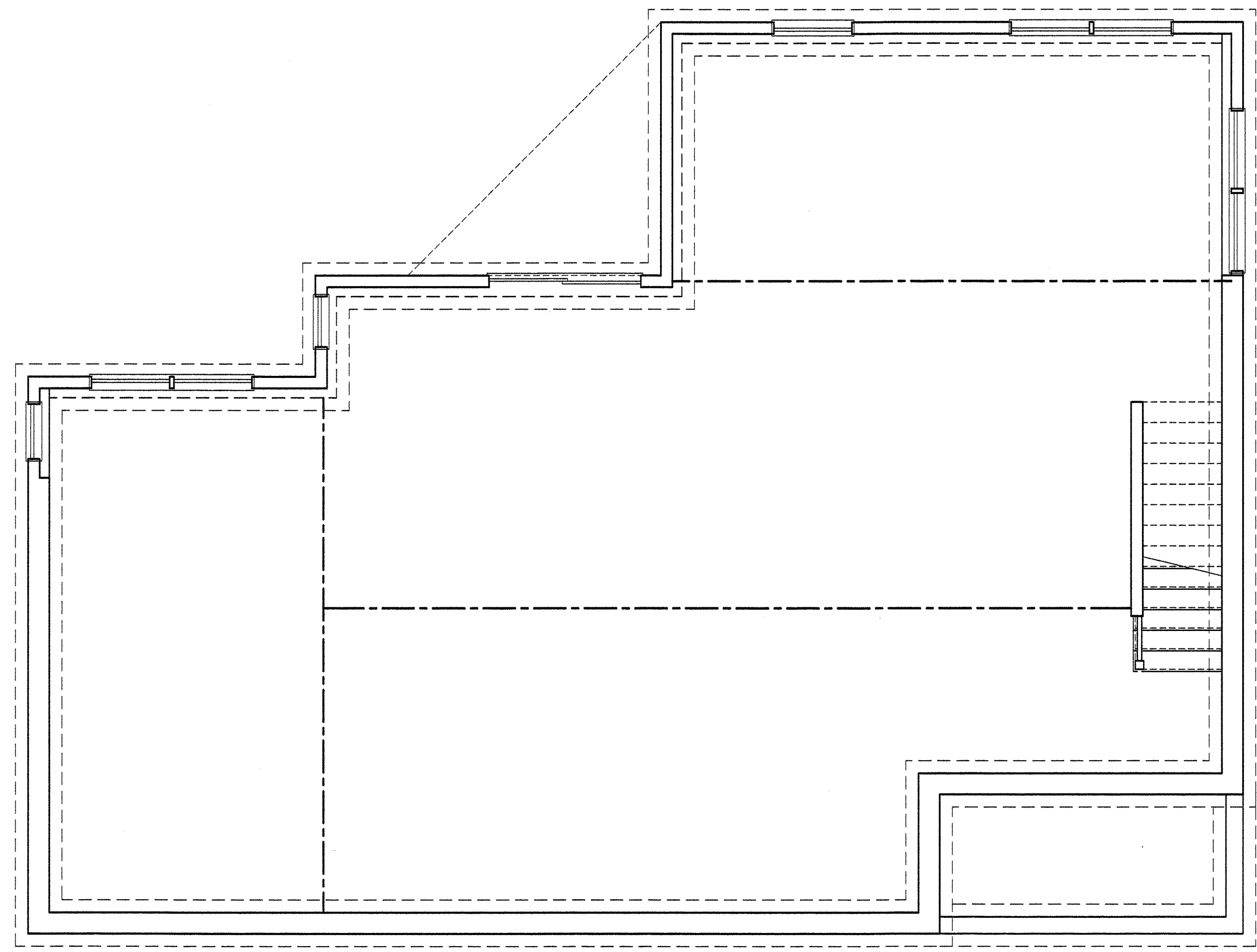
SECOND FLOOR PLAN



FIRST FLOOR PLAN

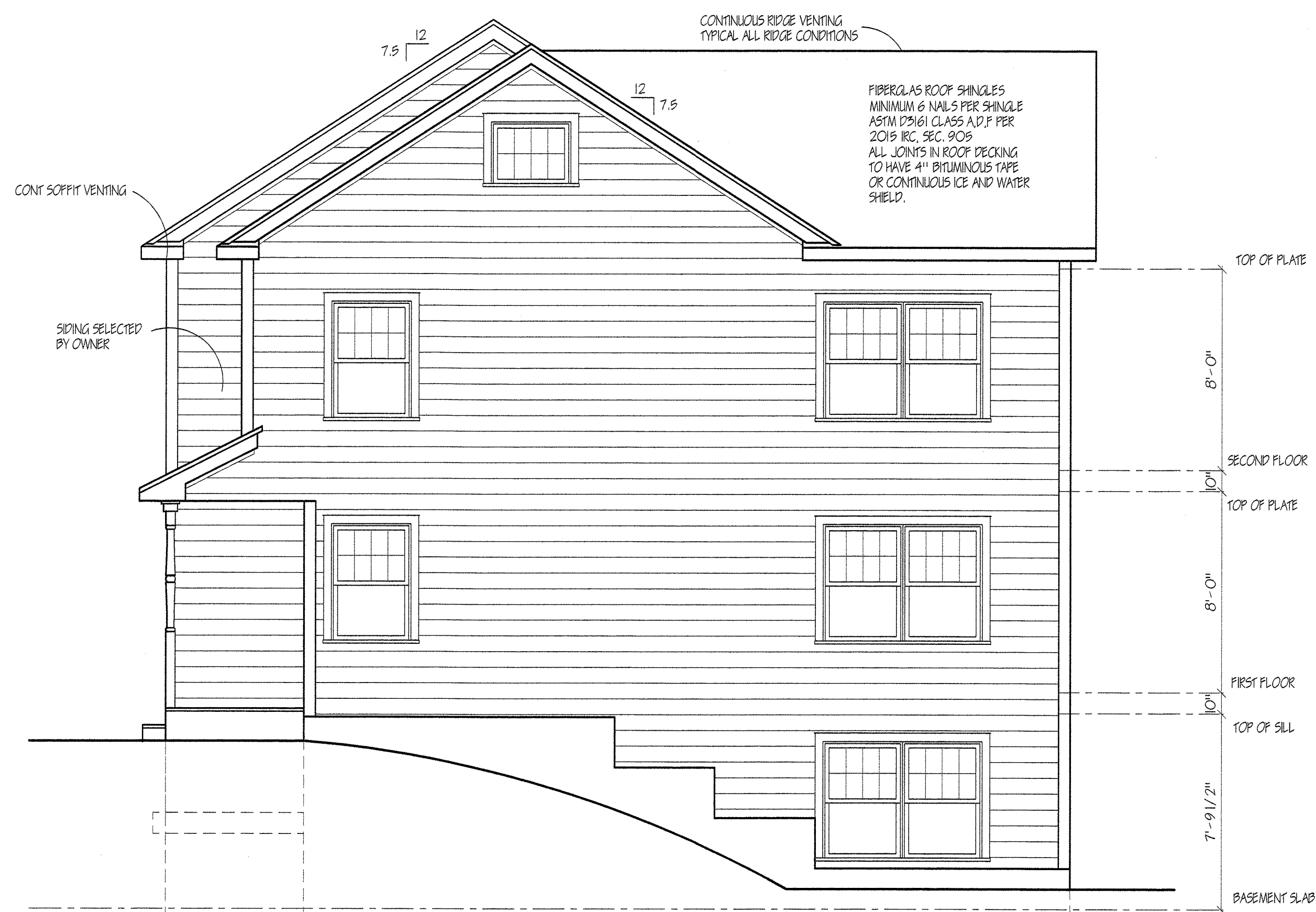


ATTIC FLOOR PLAN



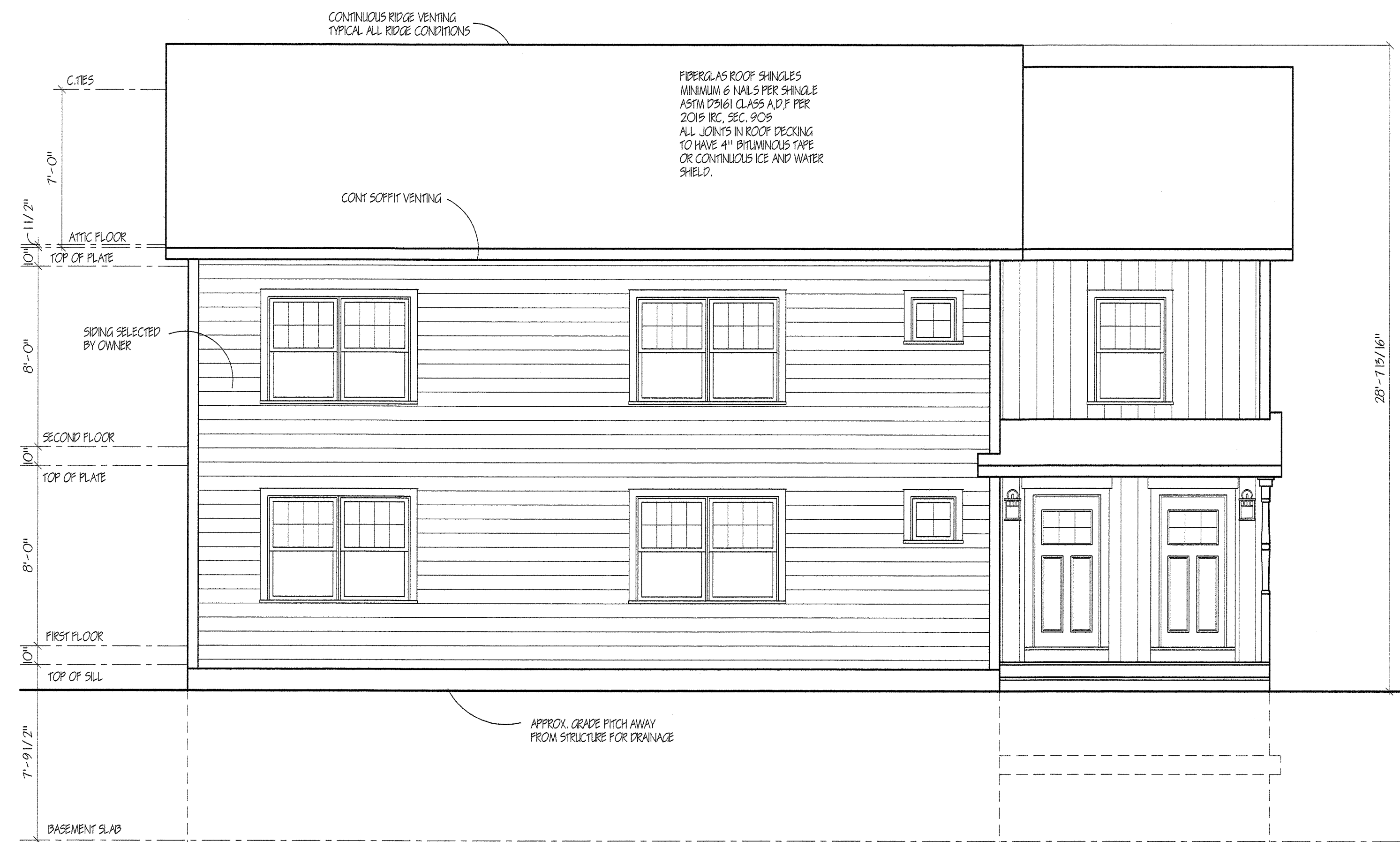
BASEMENT FLOOR PLAN

IBL UJE LINE IDESIGNS  
 CHRIS JAWOISZ WILWAY 34 UNDERHILL ROAD  
 SANDY HOOK, CT 06482 (203) 426-9122  
 PROPOSED DUPLEX  
 FALLMEIER STREET  
 BRIDGEPORT, CONNECTICUT  
 REFERENCE 2022788  
 SCALE 1/4" = 1'-0"  
 PRINTED BY C.J.M.  
 DATE: 07-07-22  
 A-1



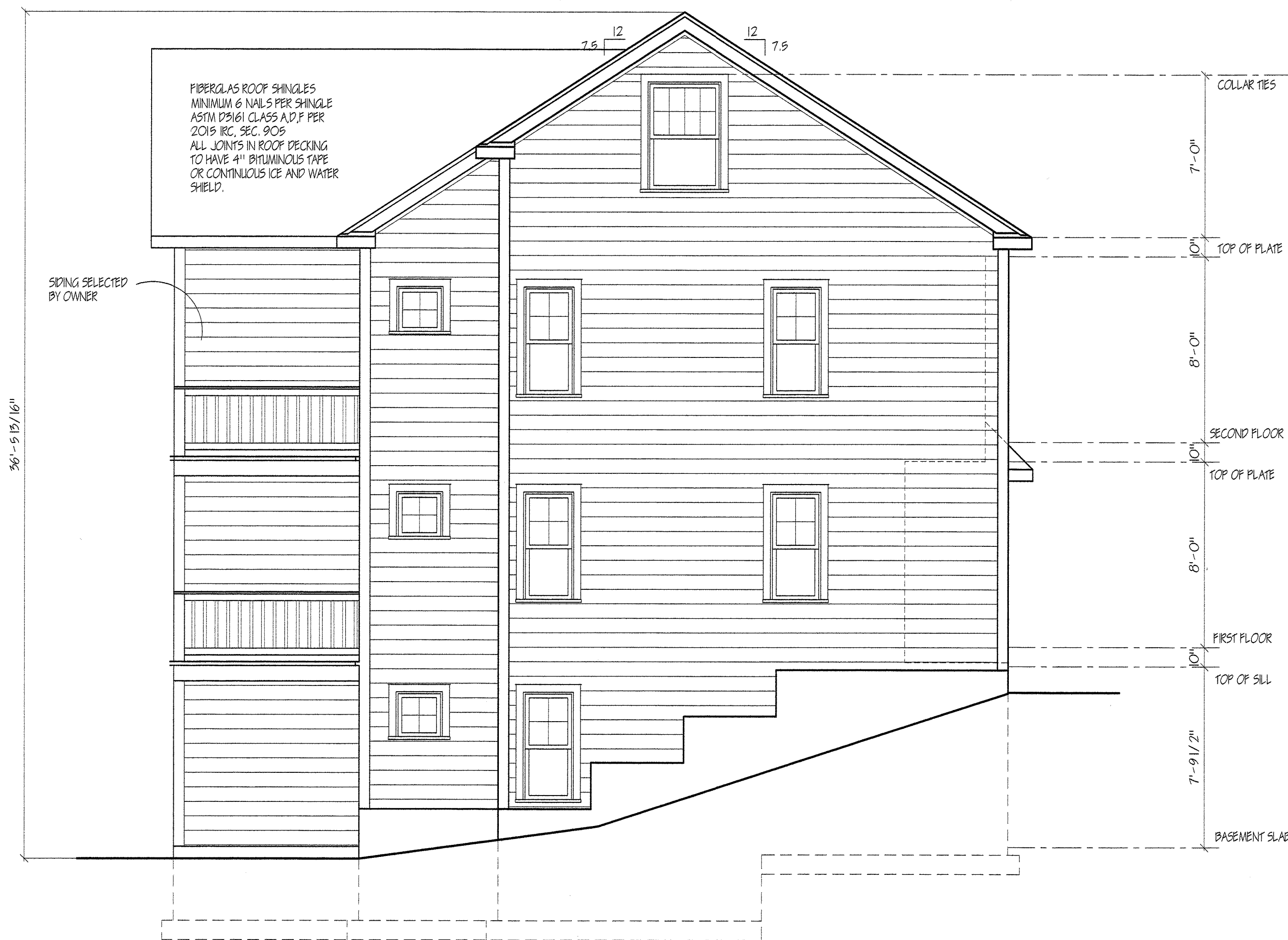
**RIGHT SIDE ELEVATION**

GLAZING 750.0 SQ FT X 10% = 75.0 SQ FT. PROVIDED 127.0 SQ FT



**FRONT ELEVATION**

GLAZING 873 SQ FT X 10% = 87.3 SQ FT. PROVIDED 185.0 SQ FT



**LEFT SIDE ELEVATION**

GLAZING 725.0 SQ FT X 10% = 72.0 SQ FT. PROVIDED 77.0 SQ FT



**REAR ELEVATION**

GLAZING 1330.0 SQ FT X 10% = 133.0 SQ FT. PROVIDED 345.0 SQ FT





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:

1525, 1535 & 1565 Railroad Ave & 340 Cherry St Zone RX2  
(Number) (Street) (Zone Classification)

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

Bostwick Ave Block : 19/300 Lot: 10/A, 13/A, 20/A & C  
(Street)

Dimension of Lot in Question 274' x 376' x 529'6" x 307'8" x 149'6"  
(Specify)

1. NAME OF APPLICANT / BUSINESS Capri Capital Management

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

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

4. DESCRIBE PROPOSED DEVELOPMENT Modification of a previously approved variances to construct a Five (5) story 129,055 SF indoor self-service storage facility with associated site improvements due to the location of utility line easements

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: Primary streetwall and transparency

6. USE TO BE MADE OF PROPERTY Indoor Self-service storage

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

APPLICANT [Signature] DATE 07/07/2022  
(Signature) (Print)

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

Mailing Address Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Rd, 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  
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Jane@russorizio.com  
Vanessa R. Wambolt  
Vanessa@russorizio.com

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

July 7, 2022

Paul Boucher  
Acting Zoning Administrator  
Zoning Department  
45 Lyon Terrace  
Bridgeport, CT 06604

**Re: Application for Variances – 1525, 1535 & 1565 Railroad Avenue & 340 Cherry Street**

Dear Mr. Boucher:

Please accept this Application to the Bridgeport Zoning Board of Appeals for variances on behalf of my client, Capri Capital Management, for the properties located at 1525, 1535 & 1565 Railroad Avenue & 340 Cherry Street (the “Site”) in the RX2 Zone.

**Variances Requested**

1. Variance of Section 3.50.4 of the Bridgeport Zoning Regulations (the “Regulations”) to reduce the primary streetwall from Eighty percent (80%) to Forty-five and 47/00 percent (45.47%);
2. A further variance of Section 3.50.4 to increase the non-primary street build to zone from Twenty-five feet (25’) to Forty-three feet six inches (43’6”);
3. Variance of Section 3.50.8 of the Regulations to reduce the transparency of the primary façades from Twenty percent (20%) to Fifteen and 94/00 percent (15.94%) on the north elevation and Fourteen and 81/00 percent (14.81%) on the east elevation;
4. A further variance of Section 3.50.8 of the Regulations to reduce the transparency of the non-primary façade from Eighteen percent (18%) to Thirteen and 08/00 percent (13.08%) on the west elevation.

## **Proposed Development & Use**

The Applicant proposes to construct a five-story indoor self-service storage facility. The site is currently vacant and located within the RX2 Zone, but it is almost completely paved. The Site is located at the corner of Railroad and Bostwick Avenue and contains 117,870 SF, or 2.70 acres. The railroad tracks are located on the north side of the abutting eastbound lane of Railroad Avenue. The Site is also bordered by Interstate 95 to its south. The Site is also subject to a large easement on its southern end in favor of the Department of Transportation for I-95 (the "DOT Easement").

The Applicant previously applied and was approved for a three-story 130,324 SF self-storage facility. Said approval has been recorded and is effective. A copy of the approval is enclosed with the Application. Subsequent to the approval, the Applicant was made aware of a utility easement on the Site that was thought to be abandoned. However, through an in-depth title review, it was determined that the utility easement is apparently still valid. So, beyond the already restrictive DOT Easement, the Site is also further restricted and encumbered by the utility easements. Said utility easement bisects the Site along a line running east-west close to the northern property line. Unfortunately, it also bisects the Site straight down the middle along a north-south line. Between all the easements on the Site, the actual buildable area on the Site is very restricted. The Applicant has revised the site plan to build within this area, but it requires variances.

The Applicant now proposes to construct a five-story indoor self-service storage facility. The proposed building will now be slightly setback from the northwest corner of the Site due to the location of the utility easement, which requires a variance. In total, the building will contain a floor area of 129,055 SF, which is slightly less than the prior application. The Site will still be accessed from both Railroad and Bostwick Avenues, which is due to the severe restriction of the DOT Easement at the rear of the Site. This DOT Easement necessitated the majority of the variances on the prior application whereas the variances in this Application are due to the utility easements. While there is a large area behind the proposed building where parking and interior traffic lanes could be located, the DOT Easement eliminates a majority of that area from use by the Applicant.

Three (3) loading stalls will now be located at the side of the building as the southern façade has had to be reduced dramatically. The Application now proposes Thirteen (13) parking spaces along the side of the Site and Four (4) spaces near the sales office, which are in compliance with the Regulations. This Application is more compliant than the previous application in that the proposed building no longer overhangs the side parking area, which created an attached garage that required variances, and the distance to the existing building on the neighbor's property is now compliant. The interior of the proposed building will contain the self-storage units as well as a small retail sales office on the ground floor where some storage supplies will also be sold. It is essentially the same floor plan as the previous application except the storage units are now spread across Five (5) more compact floors, which is compliant with the Regulations.

### Hardship

Granting the Applicant the above-stated variances will not substantially affect the comprehensive zoning plan of the City of Bridgeport and strict adherence to the Regulations would cause a unique hardship to the Applicant as the utility easements, in addition to the DOT Easement, create a significant hardship to the Site and necessitate a number of variances. As stated above, the utility easements occupy the area near the northern property line, which prevents the building from being located in the Build-to-zone required under the Regulations. The Applicant proposes to locate the building as close to Railroad Avenue as possible, but it requires a variance. In addition, the utility easements that split the Site along a north-south line prevent the Applicant from proposing a building that would meet the primary streetwall requirements under the Regulations.

Regarding the transparency, the Applicant is utilizing the same elevations as the previous application and adapting to a now Five-story building with much smaller facades. In addition, the loading area has changed location from the southern to the western elevation due to the southern elevation significantly decreasing in width. Horizontal shadow lines have also been added to meet the Regulations. On the western elevation, the Applicant has also added drive-up storage units. These unit provide added convenience to patrons for loading and unloading.

Indoor self-service storage facilities have become an accessory use to nearby high-density residential uses. The proposed facility will help support the nearby high-density residential developments, such as the Cherry Street Lofts. Residents of said apartment building, whom may not be able to conveniently store all their belongings within their apartment, would be able to utilize this nearby facility to store their belongings. The facility would be easily accessible to them at a nearby location. The DOT Easement and utility easements present significant challenges to the buildable area of the Site, but the Applicant has managed to propose a building that meets the intent of the Regulations but for the physical characteristics of the Site that prevent it from fully complying with the Regulations. In addition, this Application eliminates the needs for certain variances granted under the prior application. The removal of nonconformities can serve as a separate basis for granting a variance.

For these reasons, we respectfully request approval of the above-stated variances for the Site.

Sincerely,



Christopher Russo



**PROPERTIES WITHIN 100' OF 1525-1565 RAILROAD AVE & 340 CHERRY ST**

<b>PROPERTY ADDRESS</b>	<b>OWNER'S NAME</b>	<b>MAILING ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP CODE</b>
1565 RAILROAD AV	BOSTWICK PARTNERS LLC	430 E STATE ST #100	EAGLE	ID	83616
1535 RAILROAD AV	BOSTWICK PARTNERS LLC	430 E STATE ST #100	EAGLE	ID	83616
1525 RAILROAD AV	BOSTWICK PARTNERS LLC	294 BRONXVILLE RD	BRONXVILLE	NY	10708
1625 RAILROAD AV	BOSTWICK PARTNERS LLC	372 S EAGLE RD #388	EAGLE	ID	83616
1437 RAILROAD AV	RUSCITO ANTHONY JAMES	3010 REDDING RD	FAIRFIELD	CT	06824
672 BOSTWICK AV	WATERS CONSTRUCTION CO INC	300 BOSTWICK AVE	BRIDGEPORT	CT	06605
340 CHERRY ST	BOSTWICK PARTNERS LLC	430 E STATE ST #100	EAGLE	ID	83616
1591 RAILROAD AV	SIVRI REALTY LLC	1591 RAILROAD AVE	BRIDGEPORT	CT	06605
1575 STATE ST	BOSTWICK PARTNERS LLC	294 BRONXVILLE RD	BRONXVILLE	NY	10708
1492 RAILROAD AV	BOSTWICK PARTNERS LLC	294 BRONXVILLE RD	BRONXVILLE	NY	10708
1524 RAILROAD AV	BOSTWICK PARTNERS LLC	294 BRONXVILLE RD	BRONXVILLE	NY	10708
1550 RAILROAD AV	BOSTWICK PARTNERS LLC	294 BRONXVILLE RD	BRONXVILLE	NY	10708

**NOTICE OF AN APPROVAL FOR A VARIANCE**

Pursuant to Chapter 124 (PA-75-317) of the General Statutes of the State of Connecticut, notice is hereby given that on May 10, 2022, the Zoning Board of Appeals of the City of Bridgeport, CT

*granted*  *granted conditionally a variance for property located at*

1525, 1535 & 1565 Railroad Avenue and 340 Cherry Street

DESCRIPTION OF PROPERTY (lot size) 274' x 376' x 529'6" x 307'8" x 149'6"

Property owned by Bostwick Partners LLC

NATURE OF VARIANCE: A use variance under Sec. 3.50.9 of the Regulations to permit a self-service storage facility and further variances of Sec. 3.50 including the reduction of 12-foot distance between buildings to 5'11", the prohibition of an additional driveway access on a primary street, waive the required 20' setback for a garage to 4'11", the prohibition of accessing the garage from a primary street, the elimination of the requirement of a building entrance and entrance transition along the primary façade and permit the ground story at grade level, the elimination of the horizontal division with shadow lines on the façade of the proposed building and reduce the transparency of the primary façade from 20% to 12.39% to permit the construction of a 3-story self-service storage facility on a vacant parcel in the RX2 Zone.

**ZONING REGULATIONS – CITY OF BRIDGEPORT, CONNECTICUT**


Section 3.50.9 Section 3.50.5

Section 3.50 Section 3.50.8

Section 3.50.4 Section \_\_\_\_\_

USE PERMITTED Indoor self-service storage facility.

Dated and Certified in Bridgeport, Connecticut this 31<sup>st</sup> day of May, 2022.

By   
Chairman \_\_\_\_\_ Clerk  Zoning Enforcement Officer \_\_\_\_\_

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



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

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

May 17, 2022

**CAPRI CAPITAL MANAGEMENT**  
C/O RUSSO & RIZIO, LLC  
CHRISTOPHER RUSSO, ESQ  
10 SASCO HILL ROAD  
FAIRFIELD, CT 06824  
ITEM: #6

**RE: 1525, 1535, 1565 RAILROAD AVENUE, 340 CHERRY STREET** – Seeking a use variance of Sec. 3.50.9 and also seeking numerous variances of Sec. 3.50 including the reduction of 12-foot distance between buildings to 5-feet, 41-inches; the prohibition of an additional driveway access; waive the required 20-foot setback for a garage to 4-feet, 11-inches; the prohibition of accessing the garage from a privacy street; the elimination of the requirement of a building entrance and entrance transition along the primary façade and permit the ground story at grade level; the elimination of the horizontal division with shadow lines on the façade of the proposed building to permit the construction of a 3-story self-service storage facility in the RX2 zone.

Dear Attorney Russo:

At a public hearing held on May 10, 2022 the City of Bridgeport's Zoning Board of Appeals decided the following regarding the above-referenced matter:

**DECISION:** Granted with conditions

**CONDITIONS:**

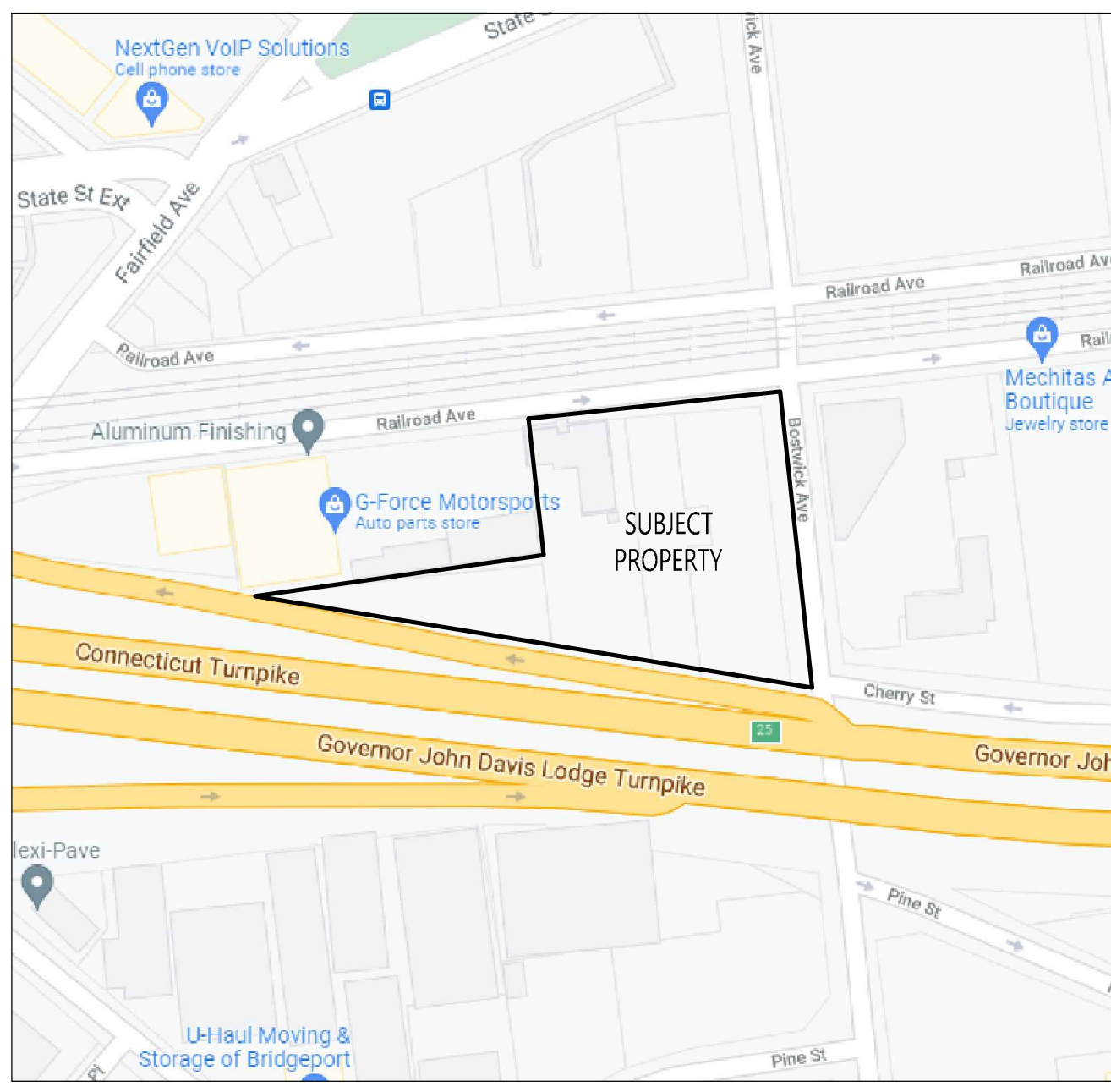
1. The development of the subject parcel shall be in strict accord with the plans submitted to and approved by the Commission.
2. The petitioner shall file plans and applications for the issuance of a Certificate of Zoning Compliance and a Building Permit.
3. The four (4) recommendations of the Design Review Coordinator must be incorporated into this project.

**REASONS:**

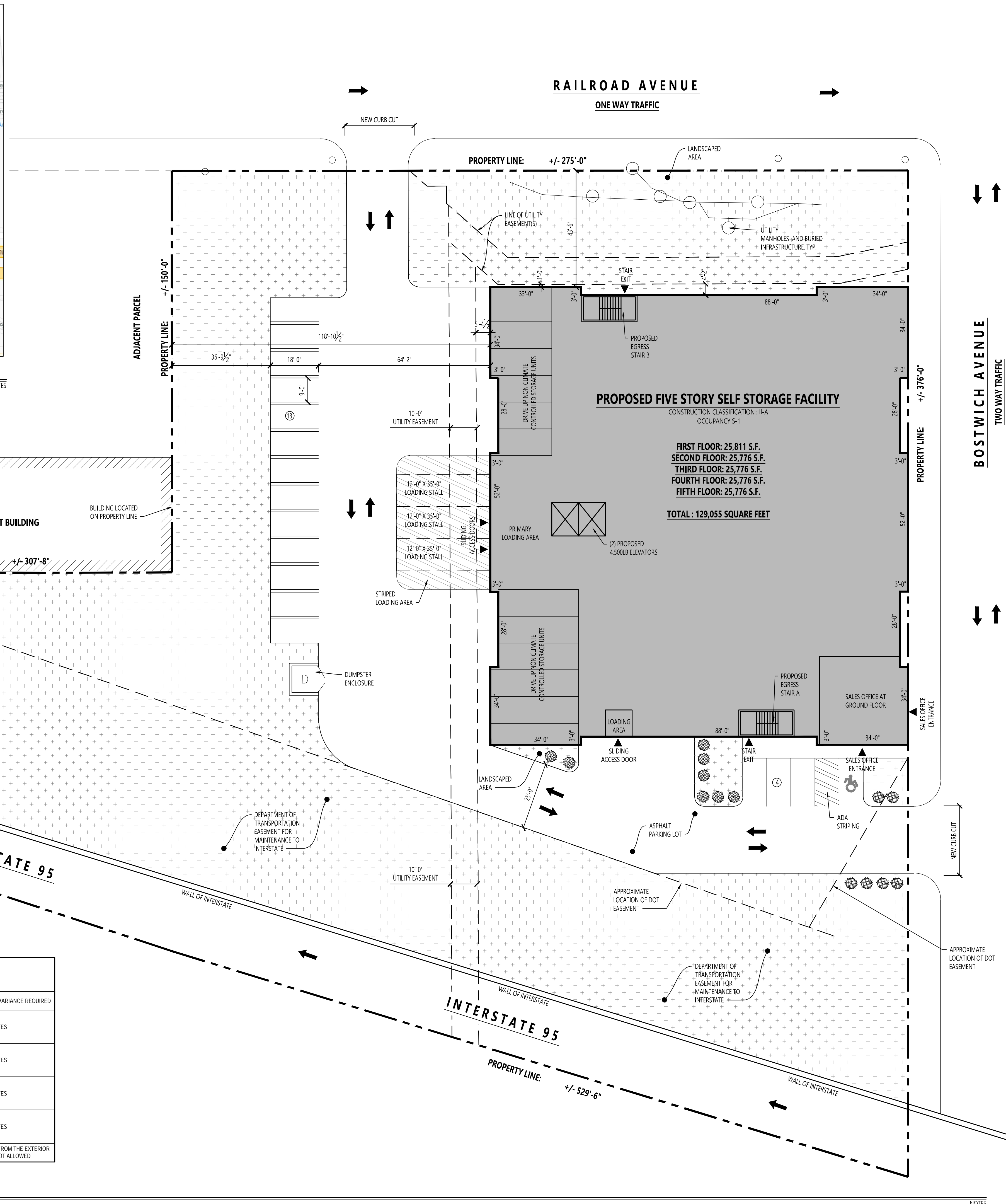
1. The irregular shaped lot makes it difficult to develop without variances.
2. The project as approved is the highest and best use of the subject premises.

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





1 LOCATION MAP  
SCALE: NOT TO SCALE



**PROPOSED FIVE STORY SELF STORAGE FACILITY**  
CONSTRUCTION CLASSIFICATION: II-A  
OCCUPANCY S-1

FIRST FLOOR: 25,811 S.F.  
SECOND FLOOR: 25,776 S.F.  
THIRD FLOOR: 25,776 S.F.  
FOURTH FLOOR: 25,776 S.F.  
FIFTH FLOOR: 25,776 S.F.

**TOTAL: 129,055 SQUARE FEET**

TRANSPARENCY CALCULATIONS			
CITY OF BRIDGEPORT, CONNECTICUT ZONING DISTRICT: R2Z- RESIDENTIAL-OFFICE CENTER			
ITEM	PERMITTED/REQUIRED	PROPOSED	VARIANCE REQUIRED
SOUTH ELEVATION	PRIMARY FACADE 20% TRANSPARENCY REQUIRED WALL AREA = 9,161 S.F. 9,161 x .20 = 1,833 S.F.	1,676 S.F. 540 S.F. FAUX	YES
NORTH ELEVATION	PRIMARY FACADE 20% TRANSPARENCY REQUIRED WALL AREA = 9,161 S.F. 9,161 x .20 = 1,833 S.F.	1,460 S.F. 770 S.F. FAUX	YES
WEST ELEVATION	NON PRIMARY FACADE 18% TRANSPARENCY REQUIRED WALL AREA = 10,043 S.F. 10,043 x .18 = 1,808 S.F.	1,314 S.F. 510 S.F. FAUX	YES
EAST ELEVATION	PRIMARY FACADE 20% TRANSPARENCY REQUIRED WALL AREA = 10,043 S.F. 10,043 x .20 = 2,009 S.F.	1,487 S.F. 912 S.F. FAUX	YES

FALSE WINDOWS: THE USE OF FALSE OR FAUX WINDOWS, WHERE THE WINDOW IS VISIBLE FROM THE EXTERIOR WITH NO OPENING FROM THE INTERIOR, TO MEET THE TRANSPARENCY REQUIREMENT IS NOT ALLOWED

2 CONCEPT SITEPLAN  
SCALE: 1" = 20'-0"

BULK ZONING TABLE			
CITY OF BRIDGEPORT, CONNECTICUT ZONING DISTRICT: R2Z- RESIDENTIAL-OFFICE CENTER			
ITEM	PERMITTED/REQUIRED	PROPOSED	VARIANCE REQUIRED
3.50.4 BUILDING LOCATION			
LOT AREA, MIN.	N/A	4,117,870 S.F. (2.70 ACRES)	NO
LOT WIDTH	N/A	-	NO
PRIMARY STREET WALL	80% MIN.	45.47% @ BOSTWICH AVENUE 56.72% @ RAILROAD AVENUE	YES
PRIMARY STREET BUILD TO ZONE	0'-0" MIN. 25'-0" MAX	0'-0" @ BOSTWICH AVENUE 43'-6" @ RAILROAD AVENUE	YES
STOOP, BAY ENCROACHMENT	N/A	-	NO
NON PRIMARY STREET BUILD TO ZONE	0'-0" MIN. 25'-0" MAX	0'-0" @ BOSTWICH AVENUE 43'-6" @ RAILROAD AVENUE	YES
SIDE SETBACK	3'-0"	118'-10"	NO
REAR SETBACK	20'-0" MIN.	N/A PROPERTY IS CORNER LOT	NO
SITE COVERAGE	85% (100,189 S.F.)	35.79% (42,192 S.F.)	NO
3.50.5 PARKING AND ACCESSORY STRUCTURES			
PARKING AND DRIVEWAY ACCESS	NON-PRIMARY STREET: IF NO NON-PRIMARY STREET, PRIMARY STREET MAX 22'-0" WIDTH AT SIDEWALK; MAX. 1 DRIVEWAY ACCESS POINT PER BUILDING	2 DRIVEWAY ACCESS POINTS, 1 PER STREET	YES
SURFACE PARKING LOCATION	REAR YARD, LIMITED SIDE YARD	PARKING LOCATED ADJACENT TO BUILDING	YES
STREET SETBACK	NO CLOSER TO LOT LINE THAN PRINCIPAL BUILDING	COMPLIES	NO
SIDE AND REAR YARD SETBACK	3'-0" MIN.	COMPLIES	NO
3.50.6 HEIGHT			
STORIES	2 STORIES MINIMUM 5.5 STORIES MAXIMUM	FIVE STORIES	NO
GROUND STORY HEIGHT	10'-0" MIN. 18'-0" MAX	17'-6"	NO
ALL OTHER STORIES HEIGHT	10'-0" MIN. 14'-0" MAX	10'-6"	NO
3.50.7 ROOF TYPE			
ROOF TYPE	FLAT, PARAPET	PARAPET	NO
3.50.8 PRIMARY AND NON PRIMARY FACADE			
TRANSPARENCY PRIMARY NON PRIMARY	20% MIN. @ PRIMARY 18% MIN. @ NON PRIMARY NO BAYS OR 15'-0" WIDE SECTIONS OF ANY STORY MAY BE WITHOUT TRANSPARENCY	SEE TRANSPARENCY CHART ON THIS SHEET	YES
BUILDING ENTRANCE LOCATION	ONE PER EVERY 120'-0" OF PRIMARY FACADE	TWO ENTRANCES PROPOSED	YES
ENTRANCE TRANSITION TYPE	STOOP	FIRST FLOOR AT GRADE	YES
GROUND STORY ELEVATION	BETWEEN 18 INCHES AND 30 INCHES ABOVE GRADE	AT GRADE	YES
HORIZONTAL DIVISIONS WITH SHADOW LINES	WITHIN 3'-0" OF THE TOP OF ANY STORY BETWEEN THE BASEMENT AND 3RD STORY	NOT PROVIDED	YES
VERTICAL DIVISIONS WITH SHADOW LINES	ONE PER EVERY 120'-0" OF STREET FACADE	COMPLIES	NO
3.50.9 ALLOWED USES			
SELF SERVICE STORAGE, INDOOR	NOT PERMITTED	SELF-SERVICE STORAGE, INDOOR PROPOSED	YES
PARKING/LOADING CALCULATIONS			
CITY OF BRIDGEPORT, CONNECTICUT ZONING DISTRICT: R2Z- RESIDENTIAL-OFFICE CENTER			
ITEM	PERMITTED/REQUIRED	PROPOSED	VARIANCE REQUIRED
OFF STREET PARKING REQUIRED	THE ZONING CODE DOES NOT ESTABLISH MINIMUM OFF STREET PARKING REQUIREMENTS. ACCESSIBLE PARKING SPACES TO SERVE PERSONS WITH DISABILITIES MAY BE REQUIRED PER CODE.	17 PROPOSED	NO
SIZE OF STALL/ DRIVE AISLE	9'-0" x 18'-0" STALL SIZE 24'-0" DRIVE AISLE	9'-0" x 18'-0" STALL 24'-0" DRIVE AISLE	NO
OFF STREET LOADING REQUIRED	INDUSTRIAL: FIRST 5,000 S.F. - 1 STALL ADDITIONAL 40,000 S.F. - 1 STALL UP TO 320,000 S.F. - 1 STALL	3 STALLS PROVIDED	NO
SIZE OF LOADING STALL	TOTAL REQUIRED: 3 STALLS	12'-0" WIDE x 35'-0" LONG x 14'-0" TALL	NO

ARCHITECT CANNOT GUARANTEE ACCURACY OF THE PROPERTY LINES, AS THEY ARE BASED OFF TAX MAP DIMENSIONS AND PARTIAL PROPERTY SURVEYS. COMPLETE SURVEY NOT PROVIDED AT TIME OF PLAN DEVELOPMENT



ISSUE DATE	COMMENT
02/02/22	CLIENT REVIEW
03/04/22	EXT. ELV'S
03/14/22	GENERAL REVISIONS
03/18/22	SCHEMATIC DESIGN
07/06/22	REISSUED FOR BZA

CLIENT: **CAPRI CAPITAL MANAGEMENT**

PROJECT: **PROPOSED SELF STORAGE FACILITY  
1525 RAILROAD AVENUE  
BRIDGEPORT, CT**

SEAL & SIGNATURE

DATE: 02/17/2022  
PROJECT No. 22014C  
DRAWING BY: M.E.  
CHK BY: J.N.  
SHEET NUMBER: 1 OF 5

TITLE DRAWING: **SCHEMATIC SITE PLAN AND ZONING INFO.**

**ASP-100**



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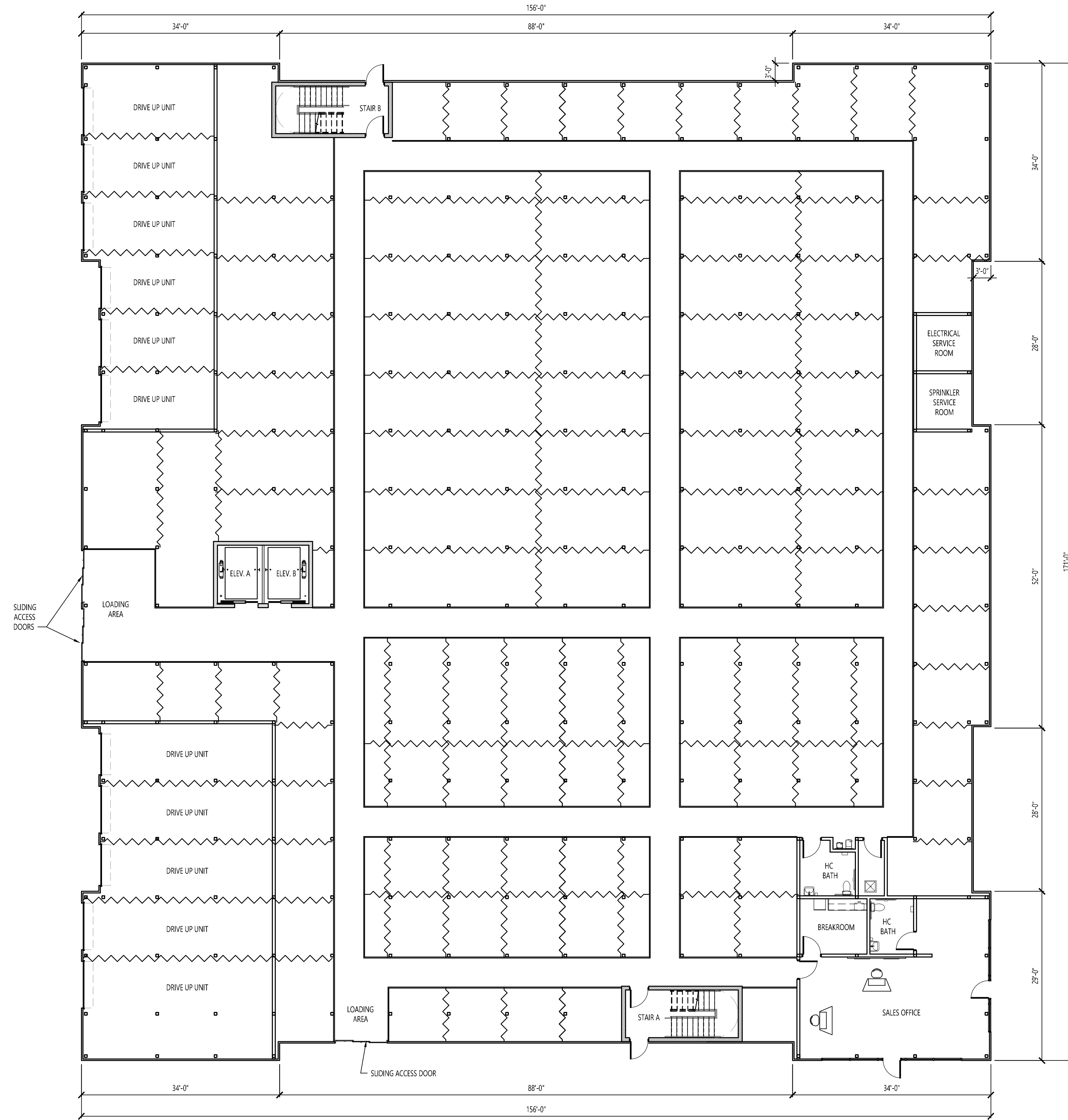
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PROJECT No.	22014C
DRAWING BY:	M.E.
CHK BY:	J.N.
SHEET NUMBER:	2 OF 5

TITLE DRAWING:

**FIRST FLOOR PLAN**

**A-100**



**FIRST FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

NOTES



**Architecture P.C.**

Architecture Planning Design  
406 North Country Road  
Saint James, NY 11780  
(631) 862-8095  
JMN-Architecture.com

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03/18/22	SCHEMATIC DESIGN
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PROJECT: **PROPOSED SELF STORAGE FACILITY  
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BRIDGEPORT, CT**

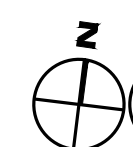
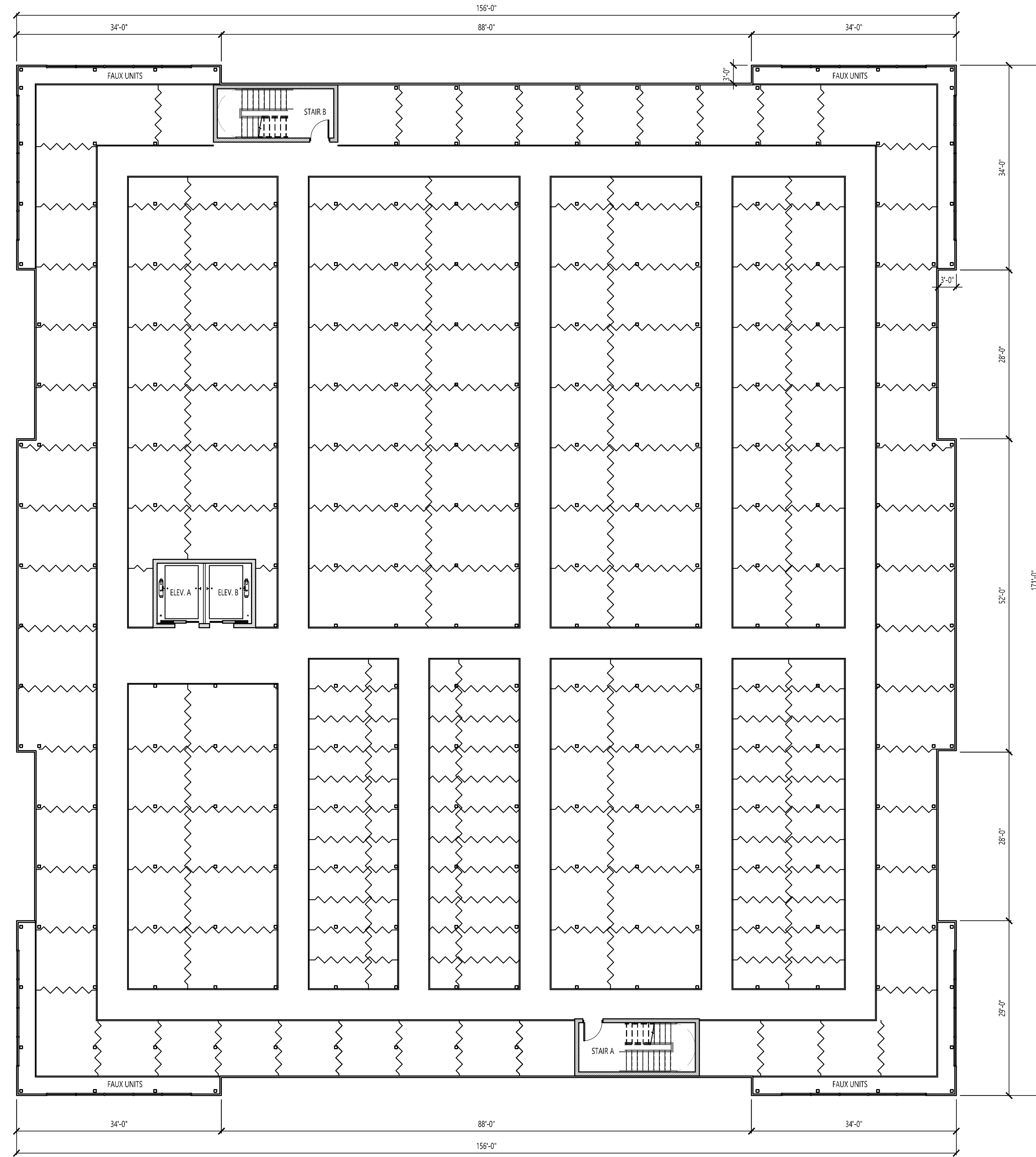
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DATE:	02/17/2022
PROJECT No.	22014C
DRAWING BY:	M.E.
CHK BY:	J.N.
SHEET NUMBER:	3 OF 5

TITLE DRAWING:

**TYPICAL UPPER FLOOR**

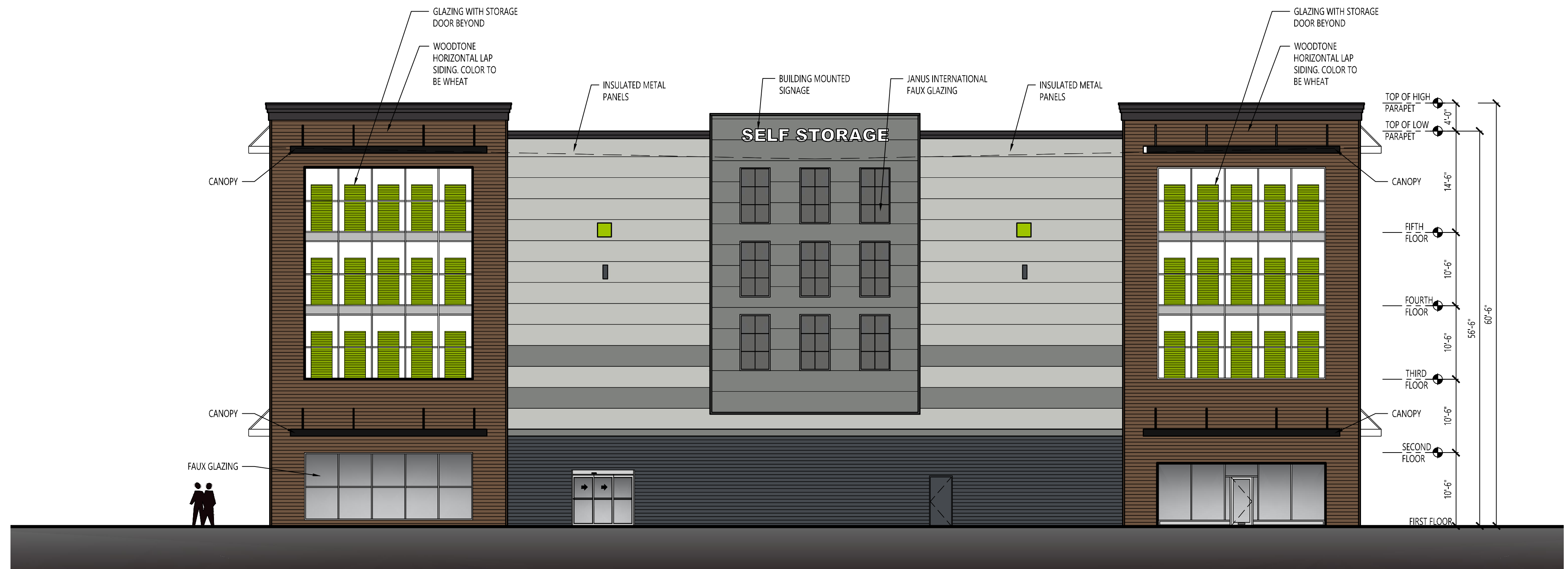
**A-101**



**TYPICAL UPPER FLOOR PLAN**

SCALE: 3/32" = 1'-0"

NOTES



1 SOUTH EXTERIOR ELEVATION (INTERSTATE 95)  
 SCALE: 3/32" = 1'-0"

NOTES

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07/06/22	REISSUED FOR BZA



2 EAST EXTERIOR ELEVATION (BOSTWICK AVENUE)  
 SCALE: 3/32" = 1'-0"

NOTES

CLIENT: **CAPRI CAPITAL MANAGEMENT**

PROJECT: **PROPOSED SELF STORAGE FACILITY  
 1525 RAILROAD AVENUE  
 BRIDGEPORT, CT**

SEAL & SIGNATURE

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TITLE DRAWING:

**EXTERIOR  
 ELEVATIONS**

**A-200**

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07/06/22	REISSUED FOR BZA

CLIENT: **CAPRI CAPITAL MANAGEMENT**

PROJECT: **PROPOSED SELF STORAGE FACILITY  
 1525 RAILROAD AVENUE  
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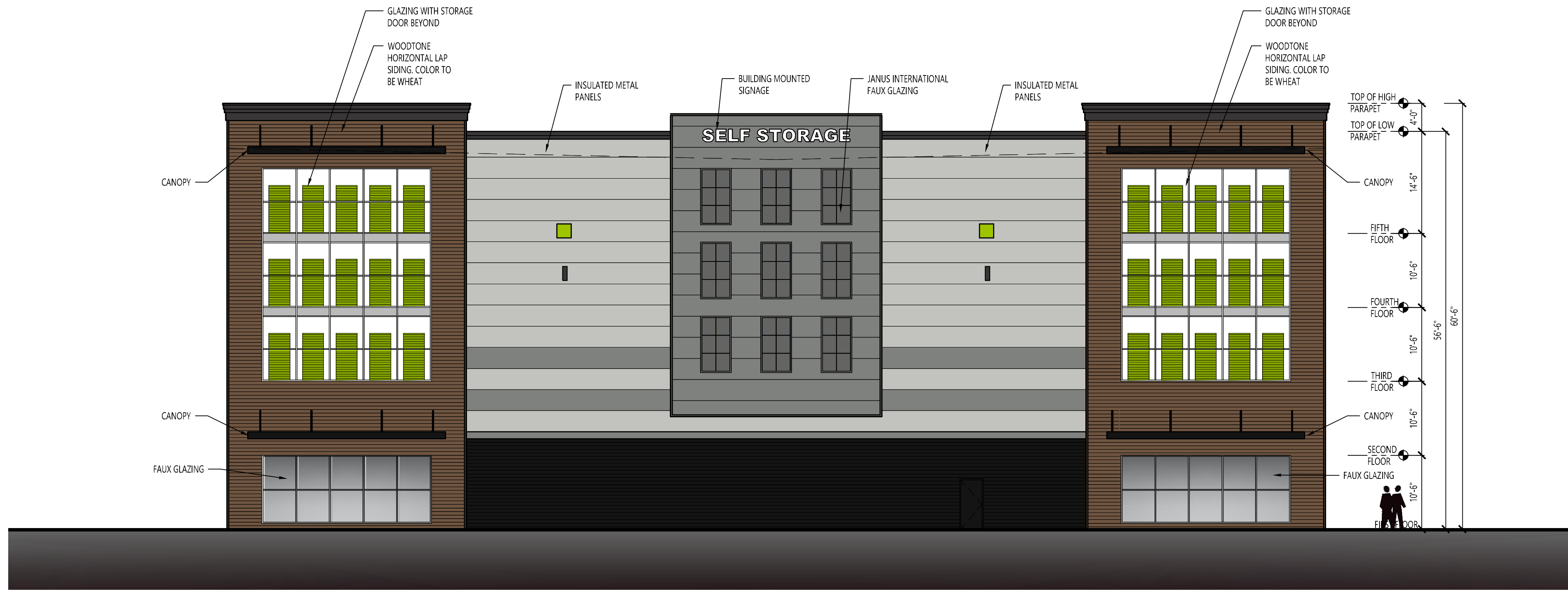
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DATE:	02/17/2022
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DRAWING BY:	M.E.
CHK BY:	J.N.
SHEET NUMBER:	5 OF 1

TITLE DRAWING:

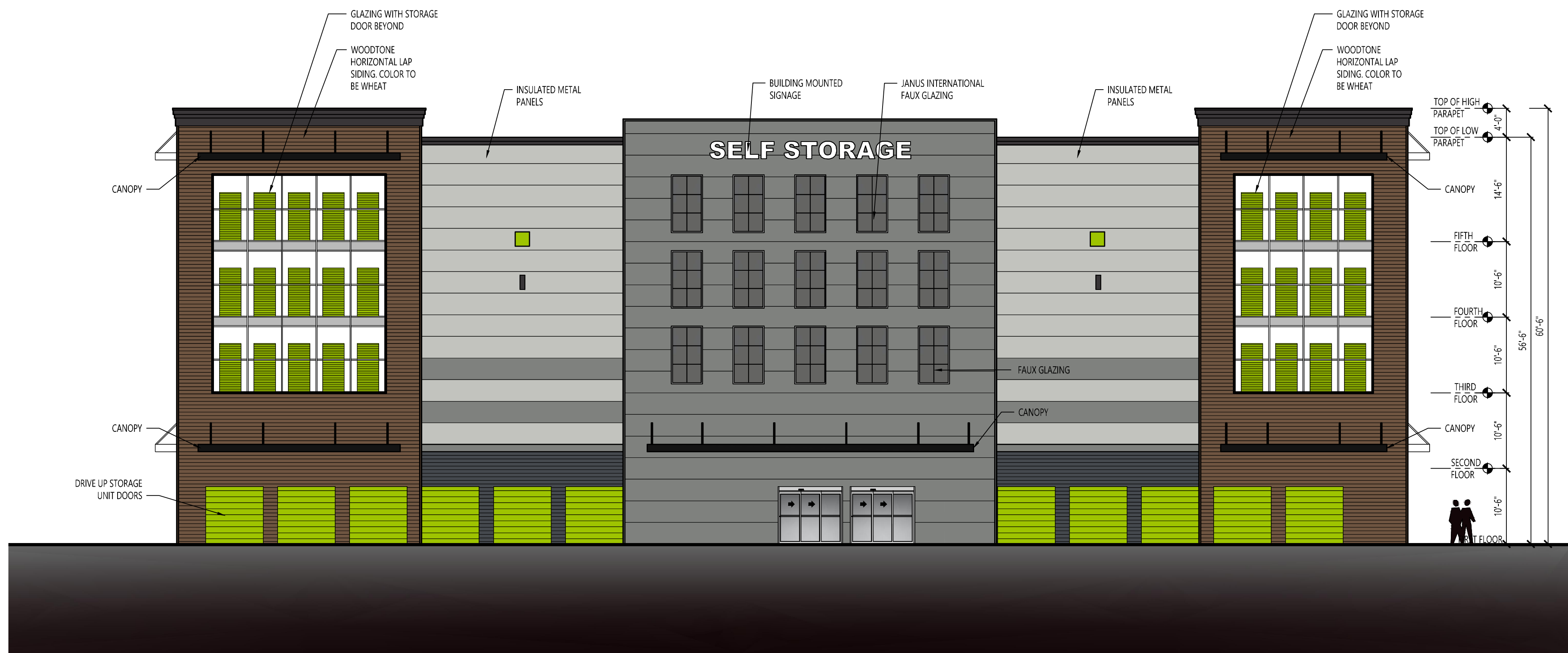
**EXTERIOR ELEVATIONS**

**A-201**



**1 NORTH EXTERIOR ELEVATION (RAILROAD AVENUE)**  
 SCALE: 3/32" = 1'-0"

NOTES



**2 WEST EXTERIOR ELEVATION**  
 SCALE: 3/32" = 1'-0"

NOTES