



CITY OF BRIDGEPORT

### ZONING BOARD OF APPEALS APPLICATION

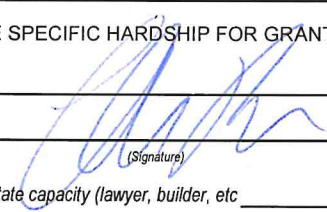
The undersigned presents the following application for:  
(Check all that Apply)

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:

986 Stratford Ave Zone RX1  
(Number) (Street) (Zone Classification)  
On the South side of the street about 193 feet West from  
(North, South, East, West) (North, South, East, West)  
4th Street Block : 37/620 Lot: 40  
(Street)  
Dimension of Lot in Question 90' x 128' x 90' x 128'  
(Specify)

- NAME OF APPLICANT / BUSINESS Ranbir Dhillon  
(Print)
- APPLICANT INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Contract Purchaser
- HAS A PREVIOUS APPLICATION BEEN FILED? No IF SO, GIVE DATE OF HEARING N/A  
(Yes or No)
- DESCRIBE PROPOSED DEVELOPMENT Conversion of an existing nonconforming vehicle repair use within the existing building to a retail convenience variety store and construction of a rear addition to the existing building
- THIS APPLICATION RELATES TO: Check all that Apply  
 Setback  Coverage  Landscaping  Lot Area and Width  Floor Area  Height  Parking  Extension or Enlargement of Non-Conforming Use and/or Building  Coastal Area Management Approval  Liquor  Use  Other: \_\_\_\_\_
- USE TO BE MADE OF PROPERTY Existing fueling station with retail convenience variety store

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

APPLICANT  / Chris Russo DATE 01/24/2023  
(Signature) (Print)  
If signed by agent, state capacity (lawyer, builder, etc) \_\_\_\_\_ / \_\_\_\_\_  
(Email)

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

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

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

#### 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 \_\_\_\_\_

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\* Also Admitted in I  
+ Also Admitted in V  
\* Of Counsel

January 24, 2023

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

**Re: Petition for Variances – 986 Stratford Avenue**

Dear Mr. Boucher:

Please accept the following narrative and enclosed application materials as part of an application for variances of the Bridgeport Zoning Regulations (the “Regulations”) for the property located at 986 Stratford Avenue (the “Site”) to convert an existing building containing Three (3) vehicle repair garage bays to a retail convenience variety store and construct an addition to the rear of the existing building for a walk-in cooler and associated Site improvements in the RX1 Zone.

**Variances Requested**

1. Variance of Section 3.60.9 of the Regulations to permit the conversion of an existing building from a nonconforming vehicle repair use to a nonconforming retail convenience variety store as well as a proposed addition to the existing building; and
2. Variance of Section 3.60.4 of the Regulations to reduce the minimum rear setback from Fifteen feet (15’) to One and 70/00 feet (1.7’) to construct an addition to the rear of the existing building to contain a walk-in cooler for the proposed retail use.

**Narrative**

The Petitioner requests the above-stated variances from the Regulations. The Site is located adjacent to an exit ramp for I-95 to its west as it intersects Stratford Avenue. The Site abuts a large parking area to its East, a church to its south and lies directly across from a funeral home and Pete’s Discount Mufflers & Brakes. The Site is in close proximity to entrances and exits to I-95 and lies at the beginning of Stratford Avenue, which is a state highway. The Site itself contains Eleven thousand five hundred and twenty square feet (11,520 SF) and is located in the RX1 Zone. Currently, an existing building of approximately 1,653 SF containing Three (3) vehicle repair garage

bays and a pump station with an existing canopy to fuel Six (6) vehicles at a time are located on the Site. Said uses are pre-existing nonconforming. The Site is accessed from a one-way entrance and exited from a one-way exit on Stratford Avenue. The Petition proposes a parking area with Five (5) off-street parking spaces. Bypass lanes are located on either side of the fuel pump queue.

The Petitioner proposes to convert the existing building from the nonconforming vehicle repair garage use to a retail convenience variety store. The Three (3) vehicle repair garage bays will be eliminated. The retail store will be similar to other retail stores associated with fuel pump stations. To support said use, the Petitioner proposes an addition to the rear of the existing building to accommodate a walk-in cooler. The addition will match a preexisting non-conforming rear setback of the SW portion of the existing building. The rear property line abuts an existing church, which is also nonconforming as to setback. The proposed conversion will be a significant decrease in the intensity of the use, which has also featured outdoor vehicle storage. In addition, The Petitioner proposes a significant amount of transparency along the street façade of the existing building that will eliminate the existing nonconformity on the Site. The Petitioner also proposes to replace the existing deteriorated fuel pump canopy, remove and replace dated underground gas storage tanks, install an electric car charging station and Two (2) vacuum stations as well as pavement repair and new landscaping. In all, the Petition will be a tremendous upgrade for the Site.

### 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 proposes to convert the existing building from an intense preexisting nonconforming vehicle repair use to a significantly less intense retail convenience variety store. The existing use on the Site resulted in the outdoor storage of vehicles. The Petition will transform the Site into a functioning fuel pump station with retail store as seen throughout the entire City. It will be a tremendous asset and convenience to the neighborhood at the very start of Stratford Avenue. The use is conforming to the area as a vehicle use is located just across the street from the Site with other commercial and institutional uses surrounding. The proposed rear setback variance is merely to extend a portion of the rear of the existing building to match the setback of an already existing rear portion of the building, so the building will be flush along the back. This addition will permit the installation of a walk-in cooler to support the retail store. It is not an expansion of retail floor area. The proposed Site improvements and landscaping will be a tremendous improvement from existing conditions. The Site currently contains no true landscaping. Finally, the conversion of the existing building will also eliminate the existing nonconformity with regards to primary façade transparency. The reduction of an existing nonconformity can serve as its own separate basis for the granting of a variance.

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

Sincerely,

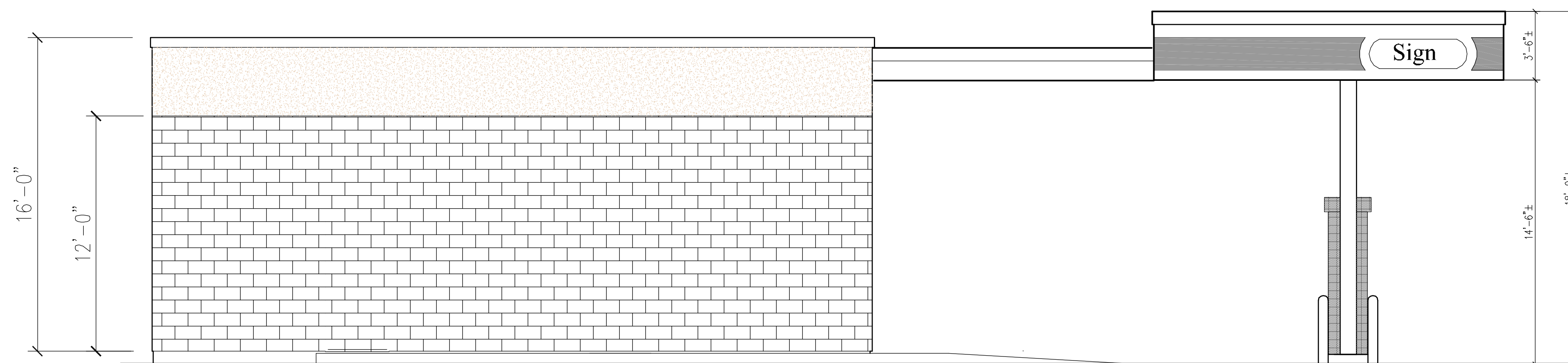
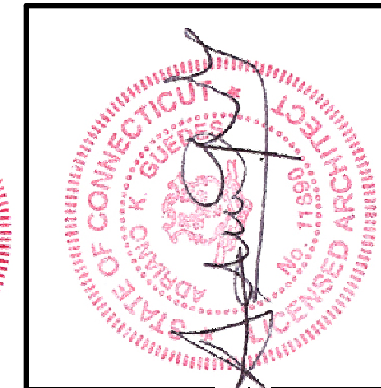
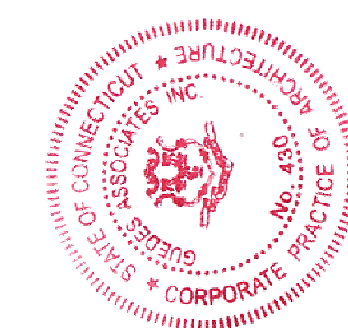


Christopher Russo

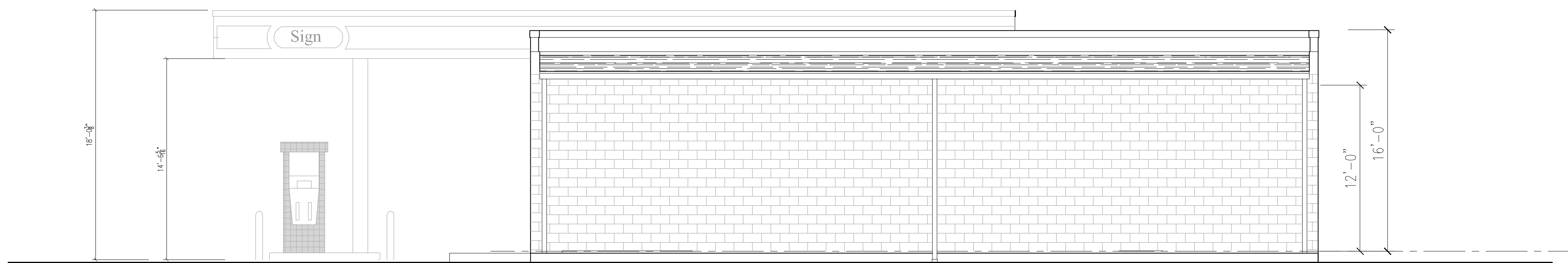
**986 STRATFORD AV - 100' ABUTTERS**

LOCATION	OWNER	ADDRESS	CITY	STATE	ZIP
994 STRATFORD AV	HOUSE OF GOD COMMUNITY CHURCH	994 STRATFORD AVE	BRIDGEPORT	CT	06607
986 STRATFORD AV	COCHACHI WALTER ET AL	986 STRATFORD AVE	BRIDGEPORT	CT	06607
1014 STRATFORD AV #1018	SOUND COURSE PROPERTIES LLC	97 CATHERINE STREET 2ND	BRIDGEPORT	CT	06604
961 STRATFORD AV	TER EANG & SUNG	320 COLEMAN ST	BRIDGEPORT	CT	06604
985 STRATFORD AV	DRE LLC	985 STRATFORD	BRIDGEPORT	CT	06607
997 STRATFORD AV #999	DRE LLC	985 STRATFORD AVE	BRIDGEPORT	CT	06607
1011 STRATFORD AV #04	LODYGO MAGDALENA	1011 STRATFORD AVE	BRIDGEPORT	CT	06608
1011 STRATFORD AV #07	SATANOVSKAYA INNA	59 ROCK SPRING RD	STAMFORD	CT	06906
368 CONNECTICUT AV #04	PALAZZO JENNIFER M, ET AL	368 CONNECTICUT AVE U-4	BRIDGEPORT	CT	06607
368 CONNECTICUT AV #06	JORDAN JOHNNY	368 CONNECTICUT AVE	BRIDGEPORT	CT	06607
368 CONNECTICUT AV #08	MOODIE GLENFORD R	360 PALISADE AVE	BRIDGEPORT	CT	06610
1011 STRATFORD AV #MAIN	STRATFORD COMMONS CONDO MAIN		BRIDGEPORT	CT	
1011 STRATFORD AV #01	RIVERA LYDIA	1011 STRATFORD AVE	BRIDGEPORT	CT	06607
1011 STRATFORD AV #03	STRATFORD LAND TRUST	515 WASHINGTON AVENUE	BRIDGEPORT	CT	06604
1011 STRATFORD AV #09	SPEARMAN CONNIE S	18 MARLIN DR	NORWALK	CT	06854
368 CONNECTICUT AV #01	BROWN LEO & DELROY BROWN	536 HAWLEY AVE	BRIDGEPORT	CT	06606
368 CONNECTICUT AV #05	LUCZAJ PIOTR ETAL	368 CONNECTICUT AVE	BRIDGEPORT	CT	06607
1011 STRATFORD AV #05	WILSON FELICIA A	1011 STRATFORD AVE	BRIDGEPORT	CT	06608
1011 STRATFORD AV #06	SPEARMAN GLENN A	100 TRUMBULL AVE	BRIDGEPORT	CT	06606
1011 STRATFORD AV #08	STRATFORD LAND TRUST	515 WASHINGTON AVE	BRIDGEPORT	CT	06604
368 CONNECTICUT AV #02	KULA VIOLETTA	117 MERRIMAC DR	TRUMBULL	CT	06611
368 CONNECTICUT AV #07	KULA VIOLETTA	117 MERRIMAC DRIVE	TRUMBULL	CT	06611
368 CONNECTICUT AV #09	US BANK NATIONAL ASSOC TRUSTEE	3217 S DECKER LAKE DR	SALT LAKE CITY	UT	84119
368 CONNECTICUT AV #11	NICHOLSON FREDERICK	368 CONNECTICUT AVE	BRIDGEPORT	CT	06607-1003
1011 STRATFORD AV #02	JACKSON TAMIKO	1011 STRATFORD AVE	BRIDGEPORT	CT	06608
368 CONNECTICUT AV #03	MCCANTS PARALEE (EST)	677 SYLVAN AVENUE UNIT	BRIDGEPORT	CT	06606
368 CONNECTICUT AV #10	LTS PROPERTIES LLC	33 STATE ST	BRIDGEPORT	CT	06607





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



**REAR ELEVATION**  
SCALE 1/4" = 1'-0"

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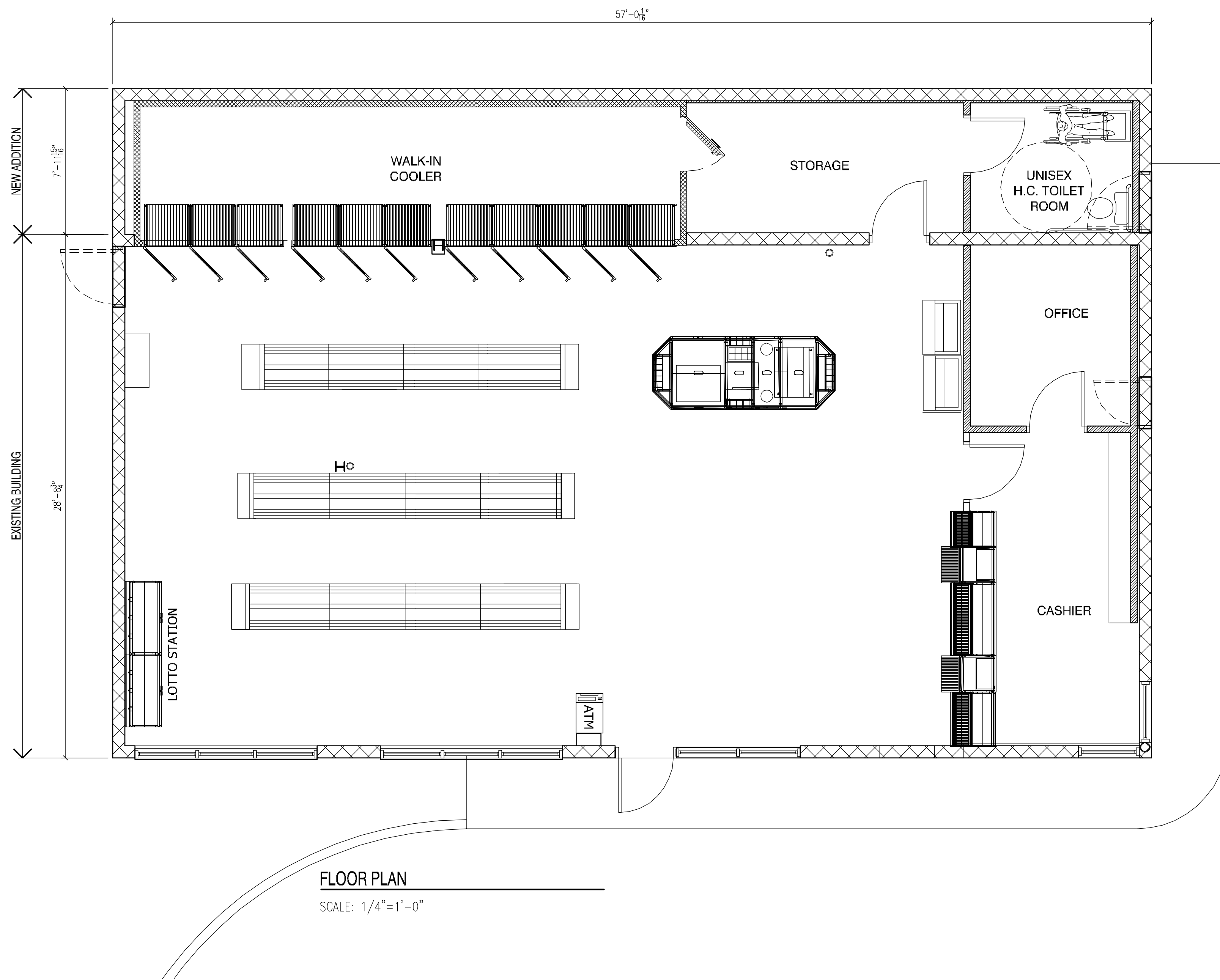
**GUEDES ASSOCIATES, INC.**  
 Designers, Architects & Project Managers  
 1425 Noble Avenue, Bpt., CT. 06610  
 Tel. 203-367-5180 Fax. 203-367-4961

GAS STATION 986 STRATFORD AVENUE BRIDGEPORT, CT 06603	date: 12-29-29	scale: AS NOTED
	drawn: A.P.	project #: 120622
ELEVATION PLAN		



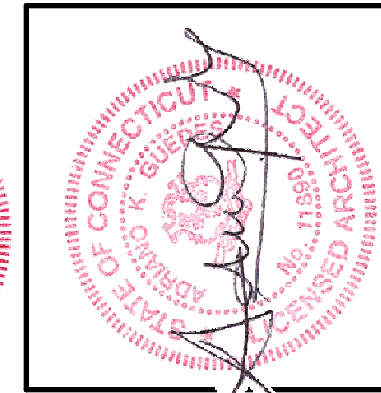
This drawing is the property of the architect. It has been prepared specifically for the owner of this project at this site and is not to be used for any other purpose, location, or owner without written consent of the architect. Method of construction shown on this drawing should be followed exactly.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

**A-3**



FLOOR PLAN

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



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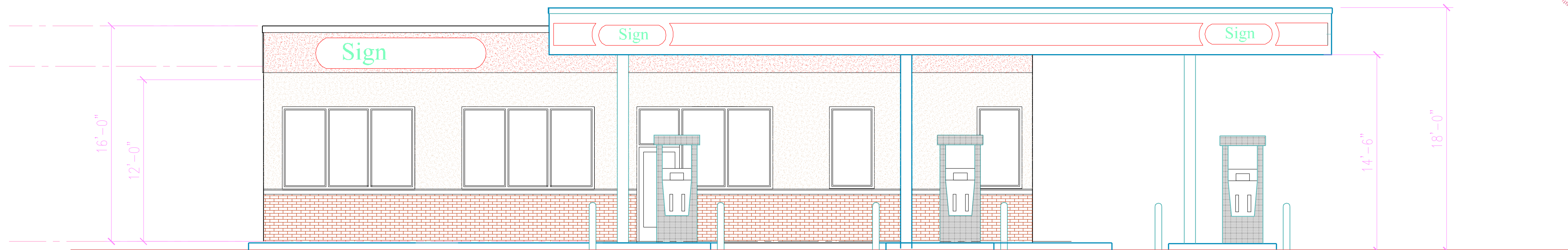
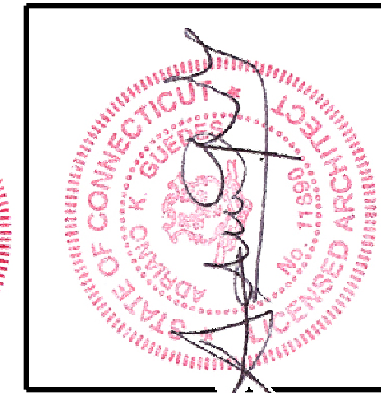
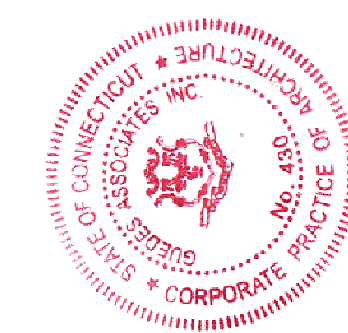
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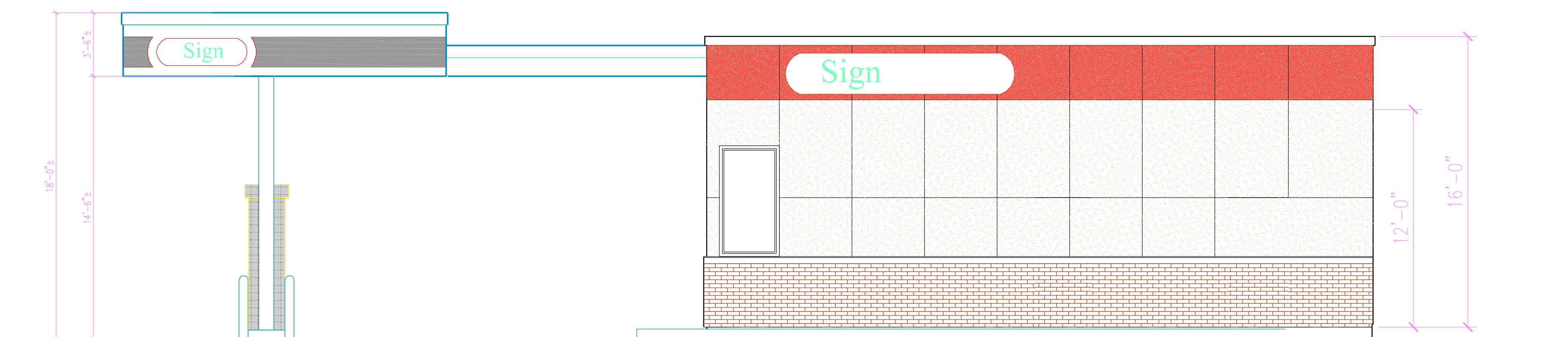
GAS STATION 986 STRATFORD AVENUE BRIDGEPORT, CT 06603	date: 12-29-29	scale: AS NOTED
	drawn: A.P.	project #: 120622
FLOOR PLAN		



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FRONT ELEVATION  
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE 1/4" = 1'-0"

REVISIONS	
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**GUEDES ASSOCIATES, INC.**  
 Designers, Architects & Project Managers  
 1425 Noble Avenue, Bpt., CT. 06610  
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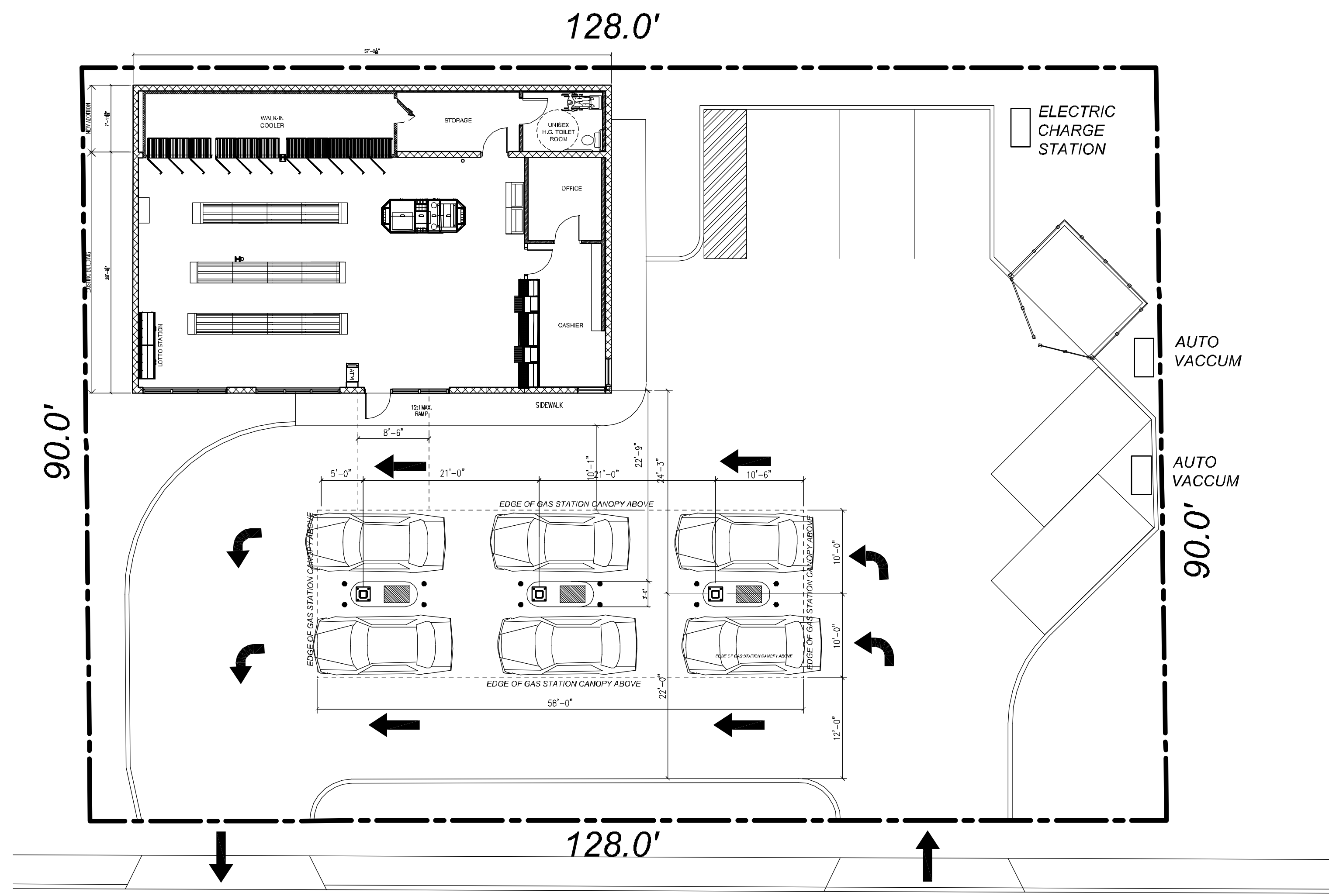
GAS STATION 986 STRATFORD AVENUE BRIDGEPORT, CT 06603	date: 12-29-29	scale: AS NOTED
	drawn: A.P.	project #: 120622
ELEVATION PLAN		



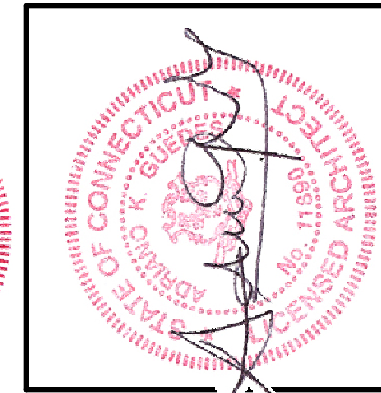
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A-2





**SITE PLAN**  
SCALE 1" = 10' - 0"



REVISIONS	
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**GUEDES ASSOCIATES, INC.**  
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 Tel. 203-367-5180 Fax. 203-367-4961

GAS STATION 986 STRATFORD AVENUE BRIDGEPORT, CT 06603	date: 12-29-29	scale: AS NOTED
	drawn: A.P.	project #: 120622
SITE LAYOUT PLAN		



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

**SL-1**





**ZONING BOARD OF APPEALS APPLICATION**

The undersigned presents the following application for:

(Check all that Apply)

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

2101 Commerce Drive Zone MX2  
(Number) (Street) (Zone Classification)  
On the South side of the street about 867 feet West from  
(North, South, East, West) (North, South, East, West)  
Dewey Street Block: 18/1234 Lot: 1/X  
(Street)  
Dimension of Lot in Question 160' x 220' x 160.78' x 229.15'  
(Specify)

1. NAME OF APPLICANT / BUSINESS Extra Space Properties Two, LLC  
(Print)  
2. APPLICANT INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Owner  
3. HAS A PREVIOUS APPLICATION BEEN FILED? No IF SO, GIVE DATE OF HEARING N/A  
(Yes or No)  
4. DESCRIBE PROPOSED DEVELOPMENT  
Proposed construction of two (2) indoor self service storage facilities and associated site improvements

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

6. USE TO BE MADE OF PROPERTY Indoor self service storage

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

APPLICANT [Signature] / [Print] DATE 01/05/2023  
(Signature) (Print)

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

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

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

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

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

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

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

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

January 5, 2023

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

## Re: Application for Variances – 2101 Commerce Drive

Dear Mr. Boucher:

Please accept this Application to the Bridgeport Zoning Board of Appeals for variances for the property located at 2101 Commerce Drive (the "Site") in the MX2 Zone.

### Variances Requested

1. Variance of Section 3.30.4.3 of the Bridgeport Zoning Regulations (the "Regulations") to increase the maximum Primary Street Build-to Zone from Twenty feet (20') to Fifty-nine and 30/00 feet (59.3');
2. Variance of Section 3.30.4.7 of the Regulations to increase the maximum Site Coverage from Eighty percent (80%) to Eighty-three and 40/00 percent (83.4%); and
3. Variance of Section 3.30.5.3 of the Regulations to locate surface parking in the front yard closer to the street lot line than the principal building.

### Proposed Development & Use

The Applicant proposes to construct a three-story indoor self-service storage facility and an additional one-story indoor self-service storage facility on the Site. The Site currently contains parking along with access easements to the neighboring self-service storage facility to the east. It is located within the MX2 Zone. The Site is located on Commerce Drive just east of the border with the Town of Fairfield and contains 34,854 SF, or 0.8 acres. The railroad tracks are located on the south side of the Site and Interstate 95 is directly to the

north. Vehicle lots are also located to the west and north of the Site. The Site is subject to an access easement to the abutting self-service storage facility that runs along the front of the Site in the area of the Primary Street Build-to Zone (“Access Easement”).

The Applicant proposes to construct a three-story indoor self-service storage facility and an additional one-story indoor self-service storage facility. The proposed buildings will be set back from the Primary Street Build-to Zone due to Access Easement. The Applicant is not permitted to build on the Access Easement, which necessitates the variance. In addition, there is a rather steep grade change from Commerce Drive to the Site. The building is located beyond the access driveway where the Site begins to level off in grade.

The larger L-shaped building will contain a floor area of 32,073 SF over its Three (3) stories with a ground floor area of 10,883 SF. The upper floor will be accessed via Two (2) elevators and Two (2) stairwells. The smaller rectangular building will be one-story and contain 3,716 SF. A covered loading area will be located within the “joint” of the L-shaped building. Gates will control access to this area. A two-way drive aisle will wrap the one-story building for ease of access. Eleven (11) parking spaces will be provided in the front yard, which is more than sufficient parking for the proposed use. Both buildings will feature ground floor storage units with access via an overhead door leading directly to the outside.

The design of the proposed building is in accordance with the Regulations. The street facades of both buildings will feature extensive transparency. The buildings will feature a mix of glass, masonry block and metal panels. The design and color scheme will complement the existing adjacent self-storage facility. The proposed buildings will seamlessly fit in with the character of the neighborhood. The proposed use is a permitted use in the MX2 Zone via a Special Permit.

### **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 Access Easement creates a significant hardship to the Site and necessitates a number of variances. As stated above, the Access Easement occupies a significant portion of the Primary Street Build-To Zone. It forces the proposed buildings to be set back to their proposed location, which necessitates the variance to increase that maximum setback. In addition, because buildings are not permitted to occupy the Access Easement area, it provides a natural area for off-street parking to be located. If the parking was located in the rear yard, it would reduce the buildable area even further. These conditions force the surface parking to be located in the front yard and necessitate the variance.

Finally, the Application requires a slight variance for Site Coverage. It should first be noted that the Site was formerly located within the I-L Zone when it was developed for access and parking for the existing self-storage facility. At the time, the zoning regulations permitted a site coverage of Eighty-five percent (85%). This Application would be compliant

with that standard. When the Regulations were adopted, the Site was placed in the MX2 Zone, which reduced the Site Coverage permitted. However, the Access Easement is still the unique condition that drives this variance. Due to the Access Easement, that area is obviously required to be paved. The proposed buildings are completely compliant in their design, but they must be located fully outside the Access Easement, which further increases Site Coverage. Since the proposed buildings must be located outside the Access Easement, it also requires the off-street parking to be located in the front yard, which increases the Site Coverage further. Without the Access Easement, the Applicant would be able to significantly reduce the Site Coverage.

The Application will not have a negative impact on the surrounding neighborhood. The Site is extremely well-buffered without any residential neighbors and significantly more intense uses surrounding it. It abuts an existing self-service storage facility, which it will essentially mirror. Self-service storage facilities have extremely low demand on parking and traffic. The Site is an ideal location for the proposed use.

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

Sincerely,



Christopher Russo



**PROPERTIES WITHIN 100' OF 2101 COMMERCE DRIVE**

<b>LOCATION</b>	<b>OWNER</b>	<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
2101 COMMERCE DR	EXTRA SPACE PROPERTIES TWO LLC	P O BOX 320099	ALEXANDRIA	VA	22320
2170 COMMERCE DR	DERI DAVID A JR	2170 COMMERCE DR	BRIDGEPORT	CT	06605
2155 COMMERCE DR	ONE COMMERCE DRIVE LLC	2155 COMMERCE DR	BRIDGEPORT	CT	06605

# EXTRA SPACE PROPERTIES TWO LLC ACTIVE

2795 EAST COTTONWOOD PARKWAY, #400, SALT LAKE CITY, UT, 84121, United States

## BUSINESS DETAILS

### Business Details

#### General Information

**Business Name**

EXTRA SPACE PROPERTIES TWO LLC

**Business status**

ACTIVE

**Citizenship/place of formation**

Foreign/DE

**Business address**

2795 EAST COTTONWOOD PARKWAY, #400, SALT LAKE CITY, UT, 84121, United States

**Annual report due**

3/31/2023

**NAICS code**

Other Activities Related to Real Estate (531390)

**Business ALEI**

1122249

**Date formed**

10/25/2013

**Business type**

LLC

**Mailing address**

2795 EAST COTTONWOOD PARKWAY, #400, SALT LAKE CITY, UT, 84121, United States

**Last report filed**

2022

**NAICS sub code**

531390

#### Principal Details

**Principal Name**

GWYN G. MCNEAL

**Principal Title**

MANAGER

**Principal Business address**

2795 EAST COTTONWOOD PARKWAY, #400, SALT LAKE CITY, UT, 84121, United States

Principal Residence address  
2795 EAST COTTONWOOD PARKWAY, #400, SALT LAKE CITY, UT, 84121, United States

Principal Name  
P. SCOTT STUBBS

Principal Title  
MANAGER

Principal Business address  
2795 EAST COTTONWOOD PARKWAY, #400, SALT LAKE CITY, UT, 84121, United States

Principal Residence address  
2795 EAST COTTONWOOD PARKWAY, #400, SALT LAKE CITY, UT, 84121, United States

Principal Name  
GRIMSHAW KIRK

Principal Title  
MANAGER

Principal Business address  
2795 EAST COTTONWOOD PARKWAY, # 400, SALT LAKE CITY, UT, 84121, United States

Principal Residence address  
2795 EAST COTTONWOOD PARKWAY, # 400, SALT LAKE CITY, UT, 84121, United States

**Agent details**

Agent name  
C T CORPORATION SYSTEM

Agent Business address  
67 BURNSIDE AVE, EAST HARTFORD, CT, 06108, United States

Agent Mailing address  
67 BURNSIDE AVE, EAST HARTFORD, CT, 06108, United States

**Filing History**

**Business Registration - Certificate of Registration**  
**0004968498**

Filing date: 10/25/2013

Filing time:

Volume Type  
B

Volume  
1861

Start page  
3538

Pages  
4

Date generated  
10/25/2013



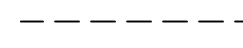


### ZONING INFORMATION

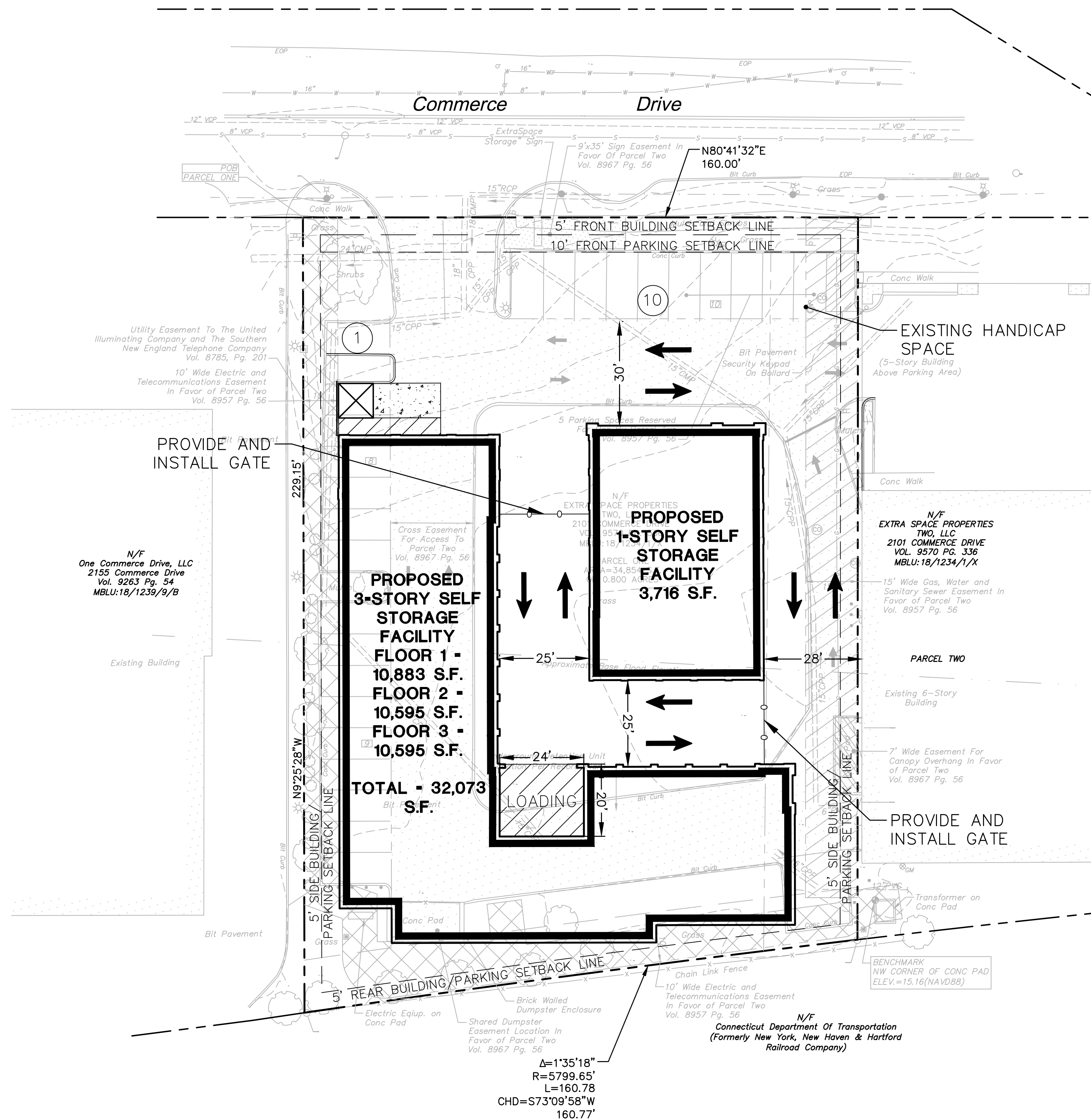
LOCATION: 2102 STATE STREET EXTENSION, BRIDGEPORT, CONNECTICUT				
ZONE: MX2 (MIXED-USE CENTERS) BUILDING TYPE: COMMERCIAL CENTER				
USE: SELF-SERVICE STORAGE-INDOOR (ALLOWED PER SPECIAL PERMIT)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	NONE REQUIRED	34,854 S.F. (0.8 AC.)	NO
2	MINIMUM LOT WIDTH	60 FEET	160 FEET	NO
3	PRIMARY STREET WALL	60 PERCENT MIN	61 PERCENT	NO
4	MINIMUM FRONT SETBACK	5 FEET MIN / 20 FEET MAX	59.3 FEET	YES
5	MINIMUM SIDE SETBACK	5 FEET	10.2 FEET	NO
6	MINIMUM REAR SETBACK	5 FEET	6.3 FEET	NO
7	MAXIMUM BUILDING HEIGHT	1 STORY MIN / 3 STORY MAX	3 STORY	NO
8	MAXIMUM SITE COVERAGE	80 PERCENT	±83.4 PERCENT	YES

### PARKING INFORMATION

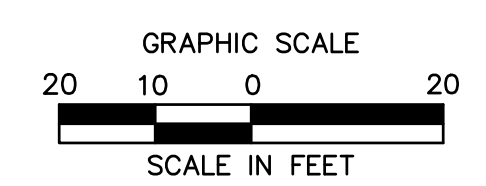
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	32,073 S.F. & 3,716 S.F.	NO
2	PARKING REQUIRED	NONE REQUIRED	11 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	1 SPACES	1 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 20 FEET	9 FEET X 20 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET -- 2-WAY	24 FEET -- 2-WAY	NO
6	MINIMUM FRONT SETBACK	10 FEET	10 FEET	NO
7	MINIMUM SIDE SETBACK	5 FEET	5 FEET	NO
8	MINIMUM REAR SETBACK	5 FEET	5 FEET	NO
9	MINIMUM LOADING SPACES	GFA OF 15,000 REQUIRES 1 SPACE	1	NO
10	MINIMUM LOADING SPACE SIZE	12 FEET X 35 FEET	20 FEET X 24 FEET	NO

### SITE PLAN LEGEND

- PROPERTY LINE 
- LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE 
- PROPOSED SAWCUT LINE 
- PROVIDE AND INSTALL TRAFFIC SIGN 
- PROVIDE AND INSTALL CONCRETE SIDEWALK 



FOR PERMITTING PURPOSES ONLY  
 NOT RELEASED FOR CONSTRUCTION



355 Research Parkway  
 Meriden, CT 06450  
 (203) 630-1406

**PROPOSED DEVELOPMENT**  
 2102 STATE STREET EXTENSION  
 BRIDGEPORT, CONNECTICUT

REVISIONS	No.	Date	Desc.

Designed: A.B.U.  
 Drawn: A.B.U.  
 Reviewed: A.B.U.  
 Scale: 1"=20'  
 Project No.: 2201222  
 Date: 11/14/2022  
 CAD File: SP220122201

Title: **PRELIMINARY SITE PLAN**

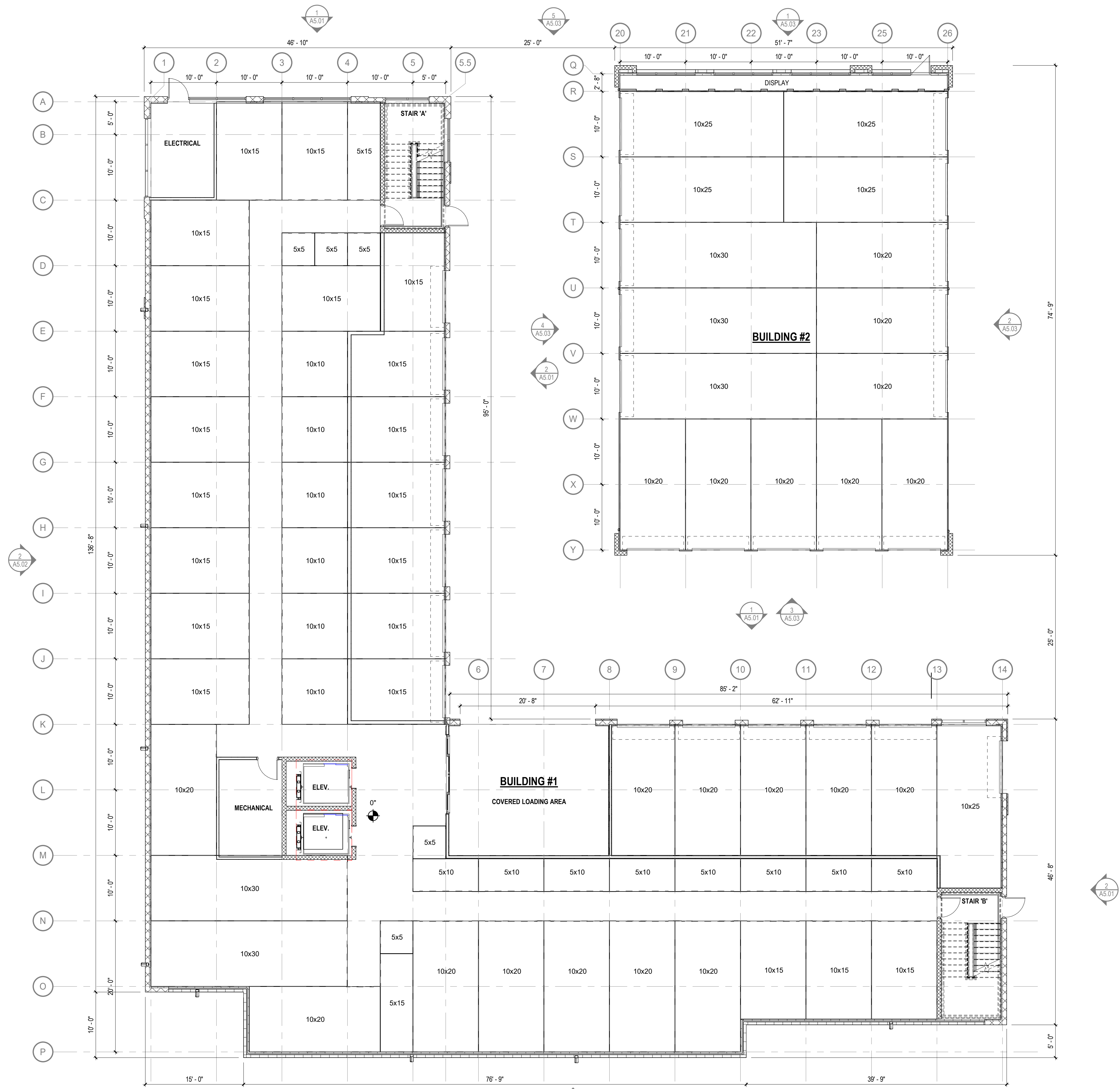
Sheet No.

**SP-1**

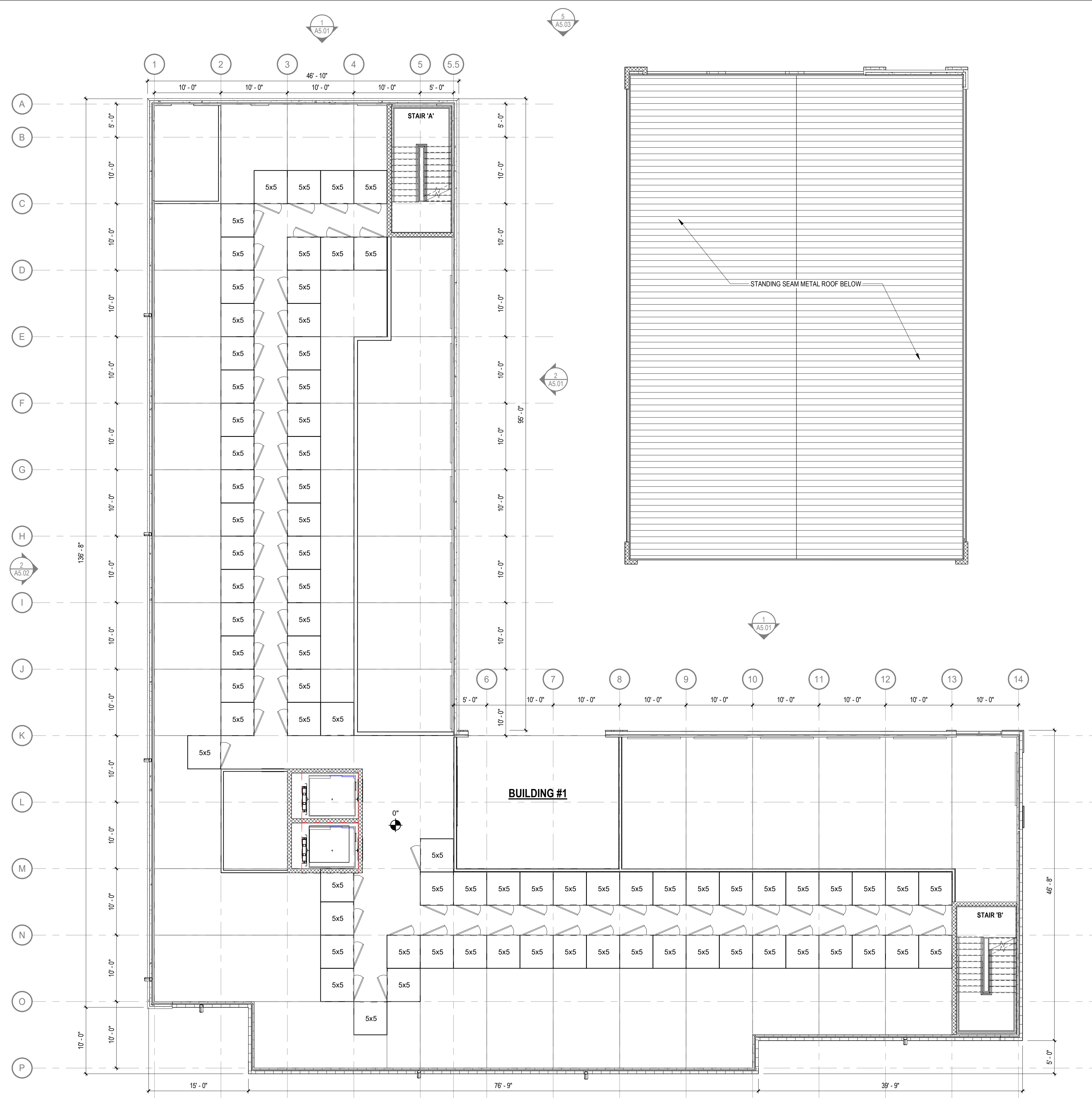
11/14/2022, 10:48:02 AM, C:\WORKSPACE\220122201\220122201.DWG, USER: J.RODRIGUEZ

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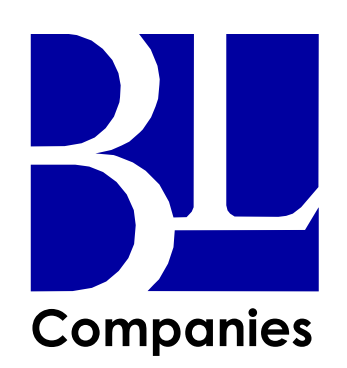


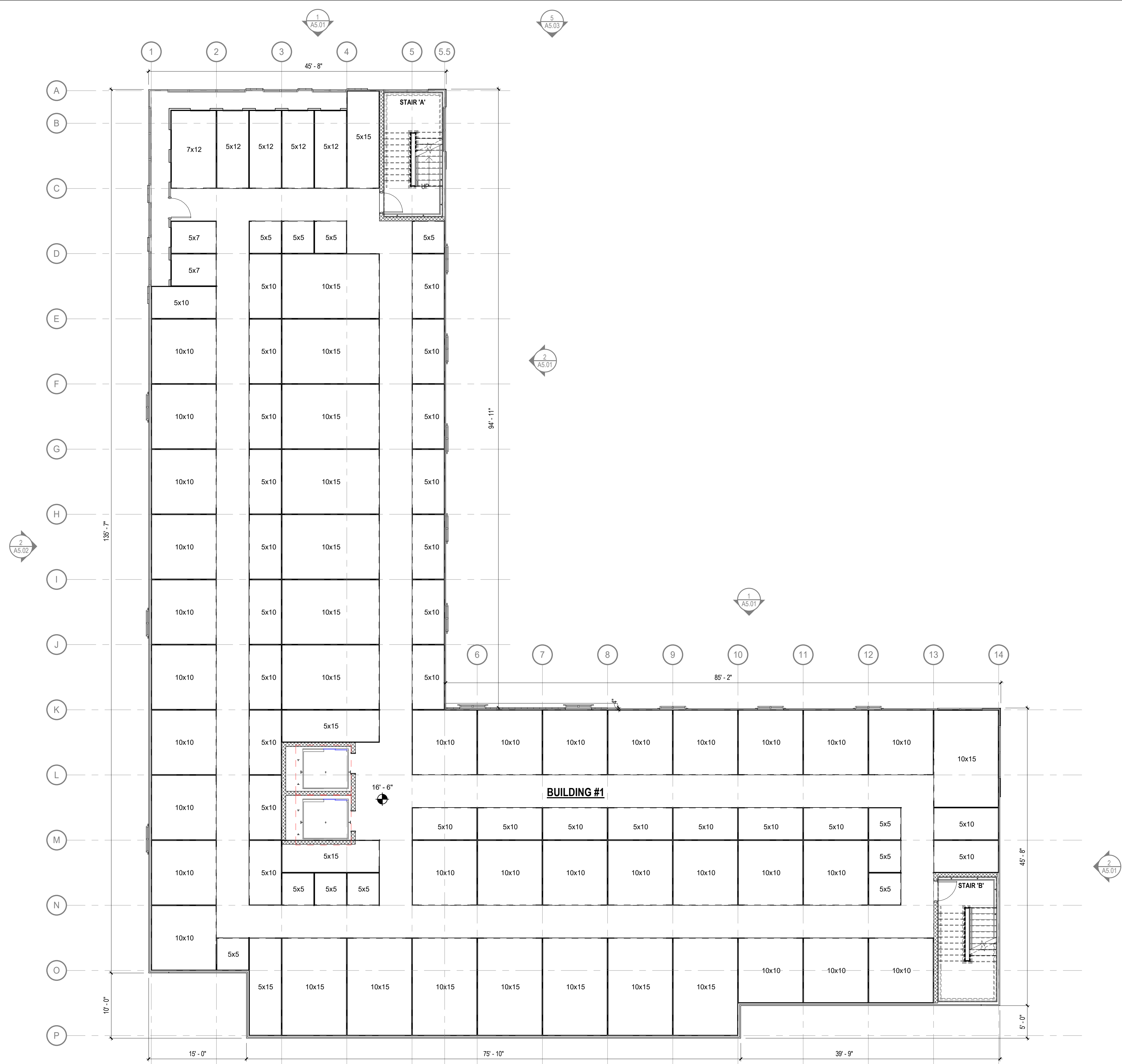
1 FIRST FLOOR PLAN  
1/8" = 1'-0"



1 LOCKERS LEVEL  
1/8" = 1'-0"

FIRST FLOOR LOCKER PLAN

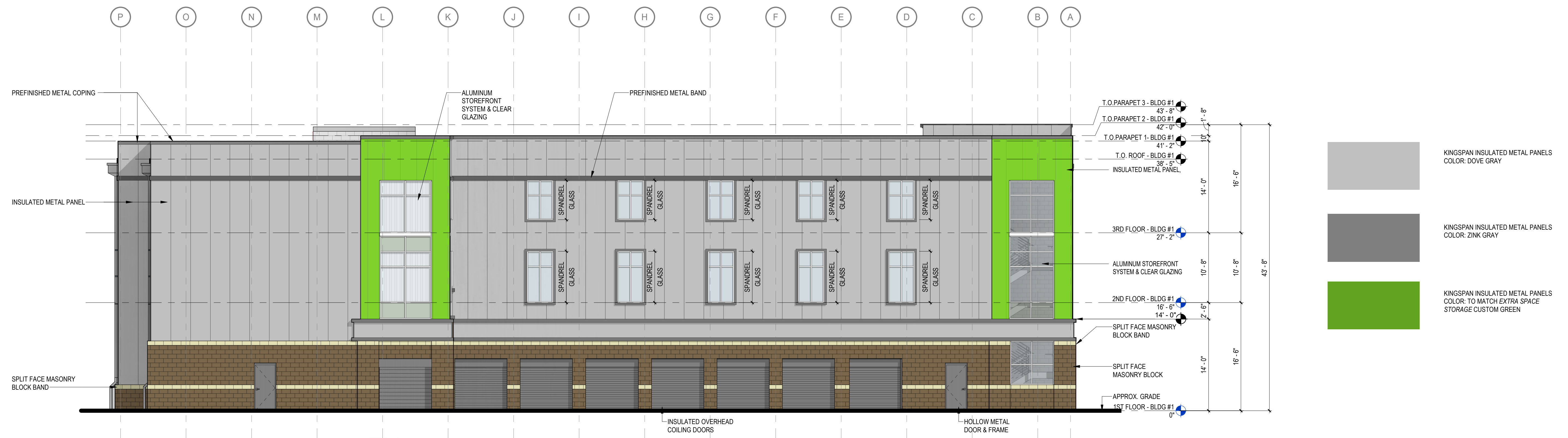




1 SECOND FLOOR PLAN  
1/8" = 1'-0"





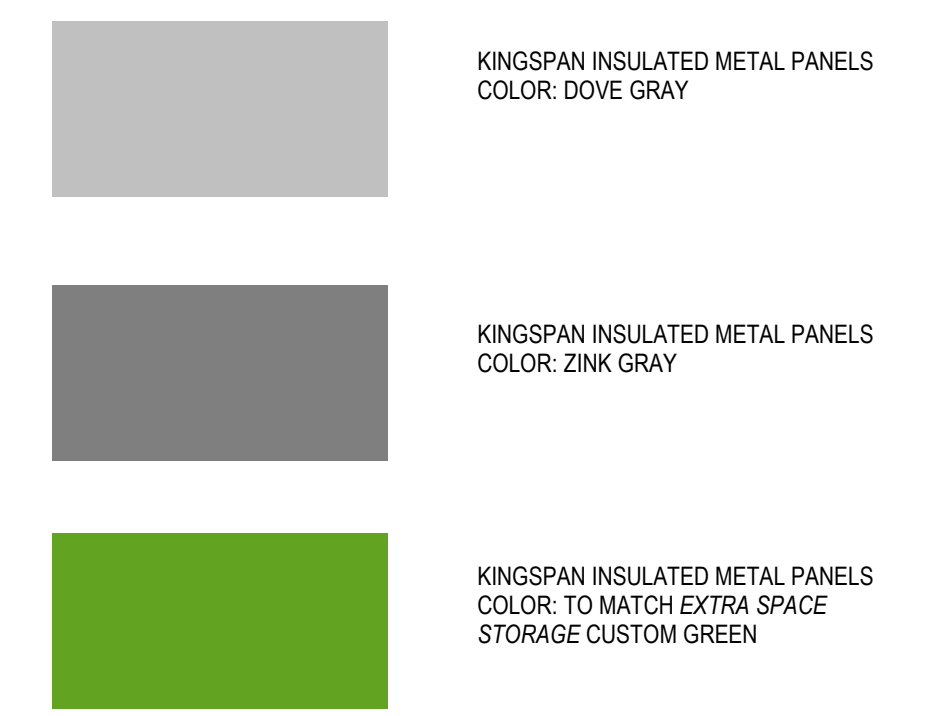
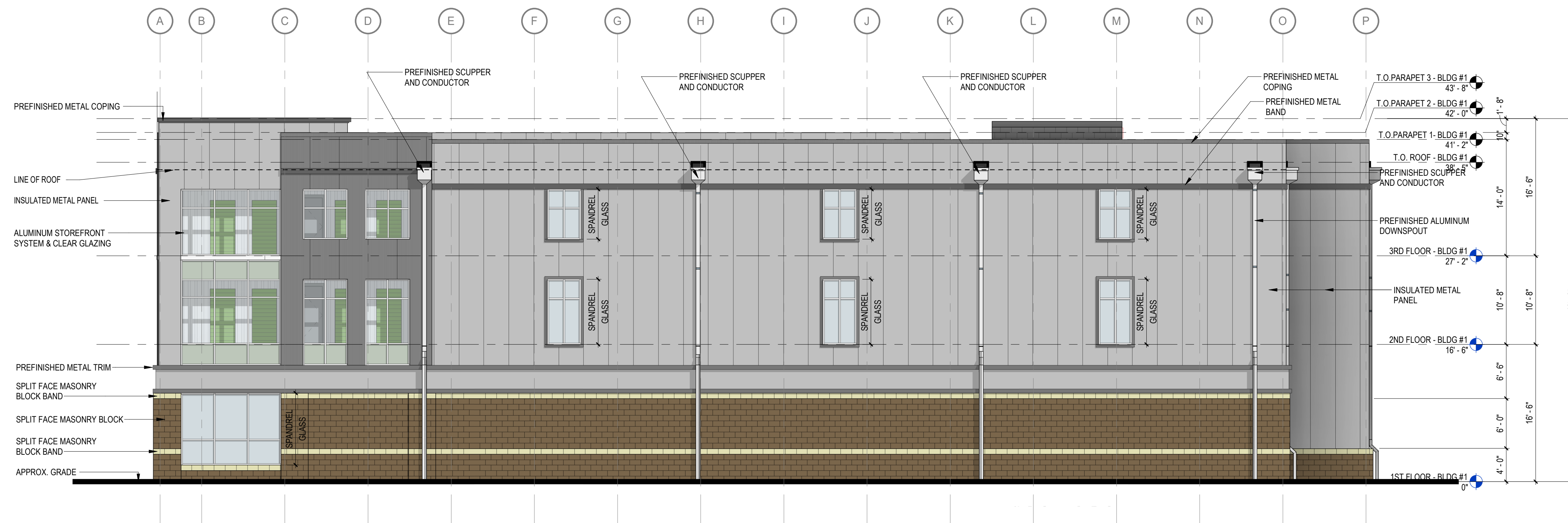


2 EAST ELEVATION - BUILDING #1  
1/8" = 1'-0"

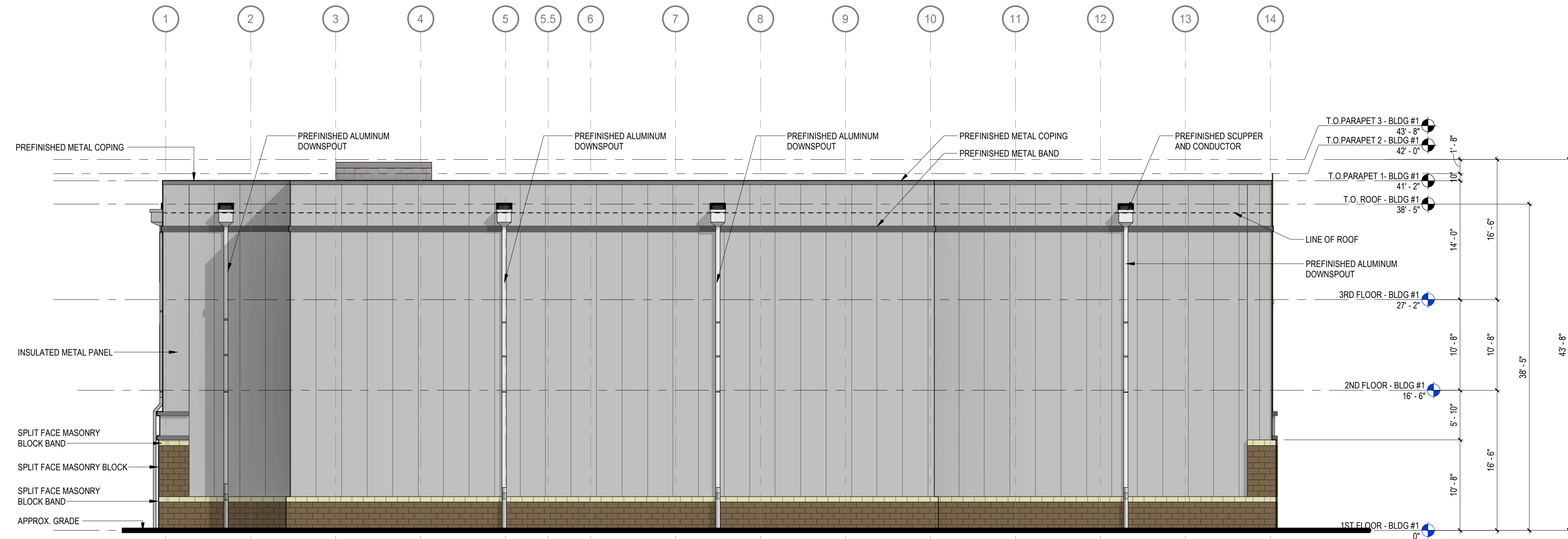


1 NORTH ELEVATION - BUILDING #1  
1/8" = 1'-0"

- KINGSSPAN INSULATED METAL PANELS  
COLOR: DOVE GRAY
- KINGSSPAN INSULATED METAL PANELS  
COLOR: ZINK GRAY
- KINGSSPAN INSULATED METAL PANELS  
COLOR: TO MATCH EXTRA SPACE  
STORAGE CUSTOM GREEN

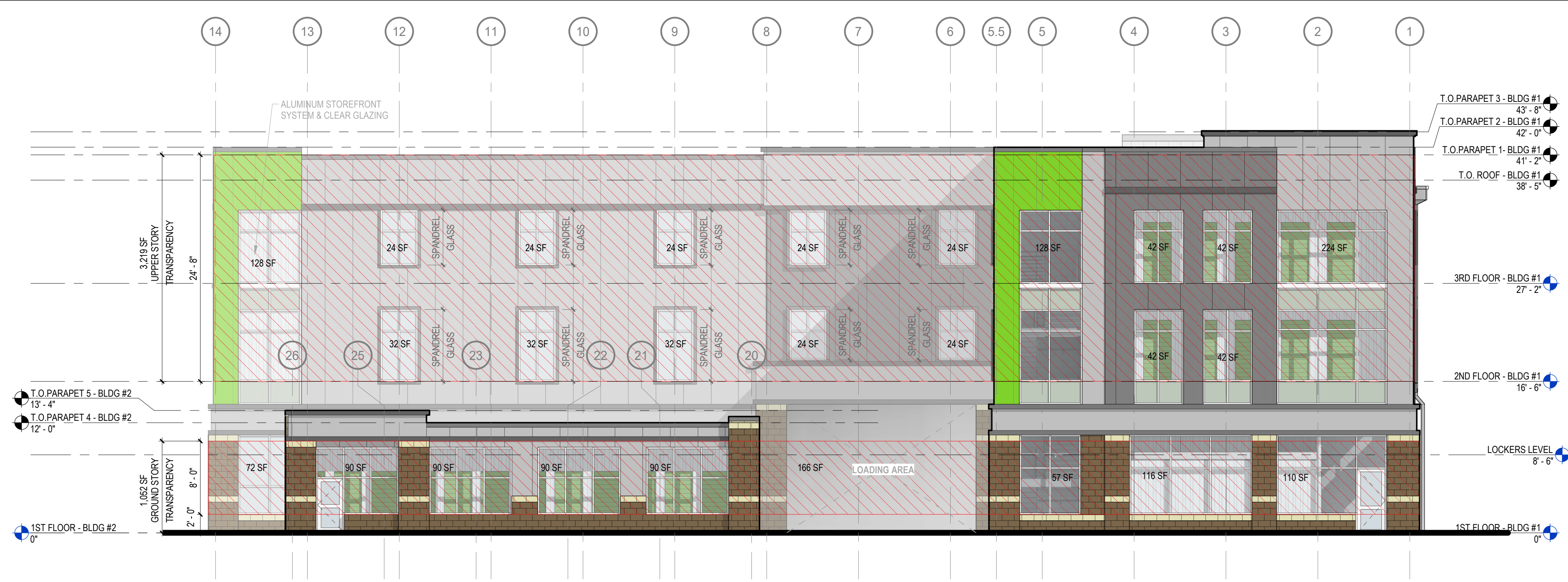


2 WEST ELEVATION - BUILDING #1  
1/8" = 1'-0"



1 SOUTH ELEVATION - BUILDING #1  
1/8" = 1'-0"








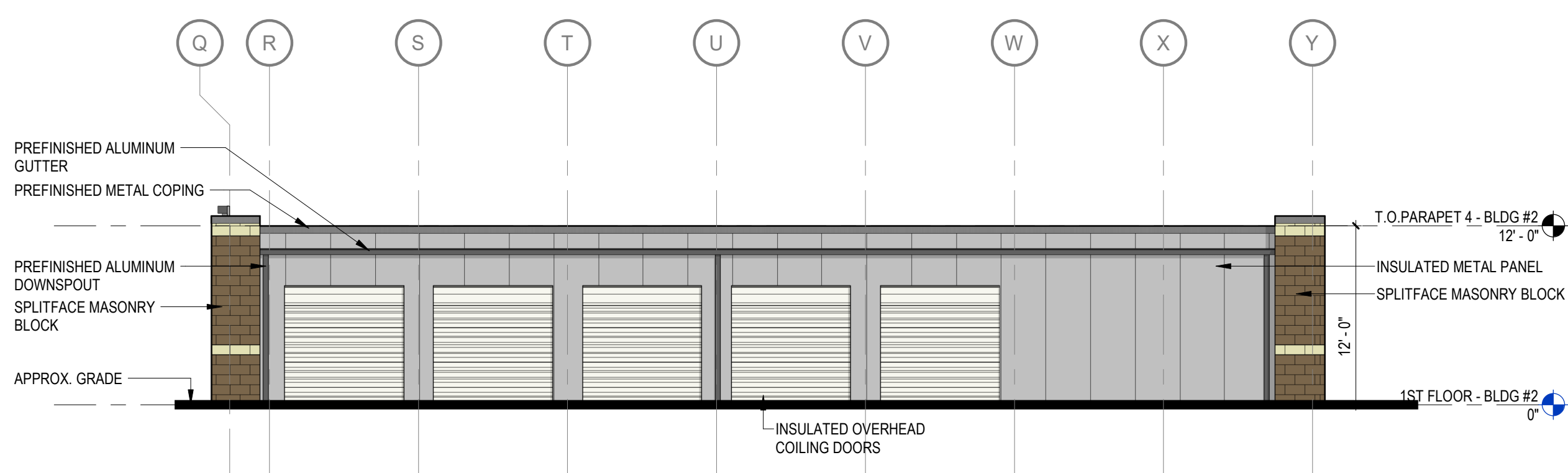
5 NORTH ELEVATION BUILDING #1 & #2  
1/8" = 1'-0"

**GROUND AND UPPER STORIES TRANSPARENCY**

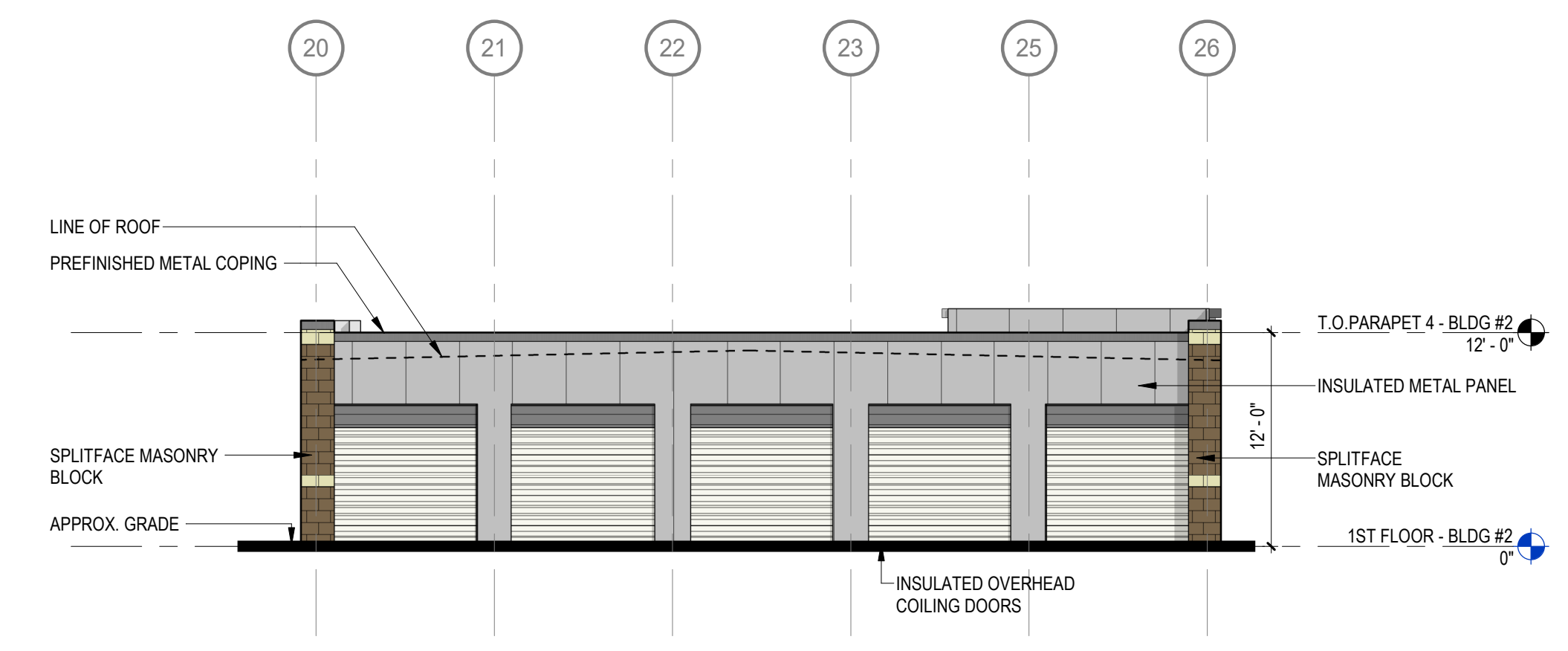
3.30.8. PRIMARY & NON-PRIMARY FACADES	
GROUND STORY	75 % REQUIRED 83 % PROVIDED
UPPER STORIES	18 % REQUIRED 28 % PROVIDED

**KINGSPAN INSULATED METAL PANELS**

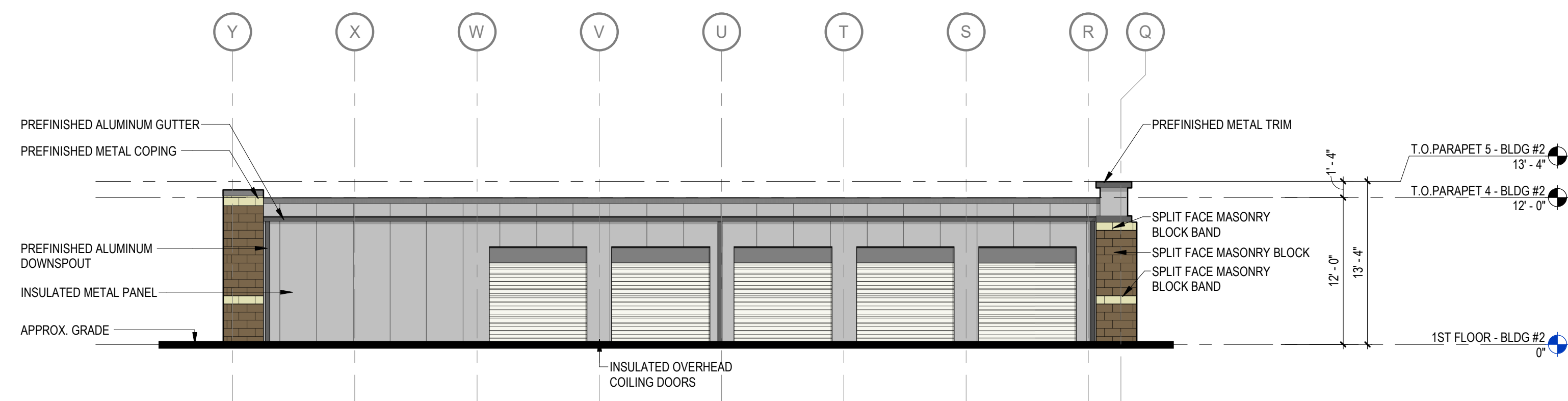
-  KINGSPAN INSULATED METAL PANELS COLOR: DOVE GRAY
-  KINGSPAN INSULATED METAL PANELS COLOR: ZINK GRAY
-  KINGSPAN INSULATED METAL PANELS COLOR: TO MATCH EXTRA SPACE STORAGE CUSTOM GREEN



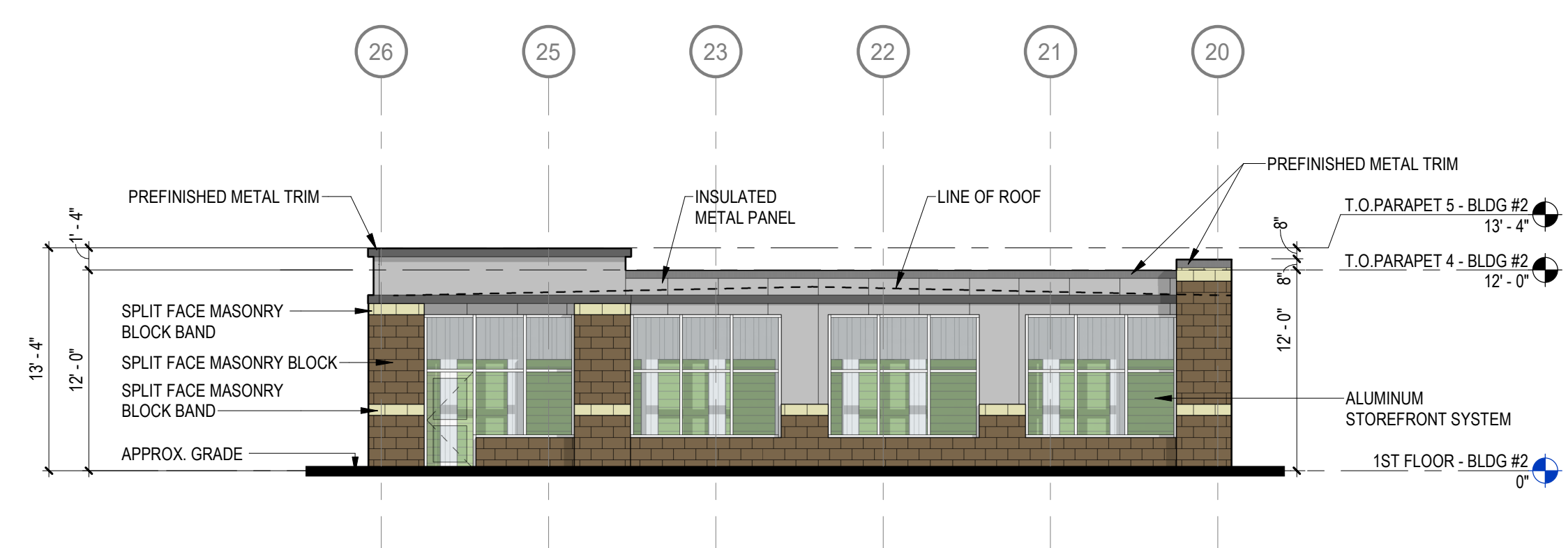
4 WEST ELEVATION - BUILDING #2  
1/8" = 1'-0"



3 SOUTH ELEVATION - BUILDING #2  
1/8" = 1'-0"



2 EAST ELEVATION - BUILDING #2  
1/8" = 1'-0"



1 NORTH ELEVATION - BUILDING #2  
1/8" = 1'-0"