

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:

1722 BOSTON AVE Zone NX-1
(Number) (Street) (Zone Classification)

On the NORTH side of the street about 24.8 feet EAST from
(North, South, East, West) (North, South, East, West)

1-4" FT. Block: 50/1824 Lot: 20
(Street)

Dimension of Lot in Question 62.77 X 108.9
(Specify)

1. NAME OF PETITIONER / BUSINESS QUANTUM HOLDINGS LLC
(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 CHANGE OF USE FROM HAIR SALON / CHURCH TO PHARMACEY

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 PHARMACEY

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

PETITIONER X Jean Jacob DATE X 3/2/23
(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 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)

\$595

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



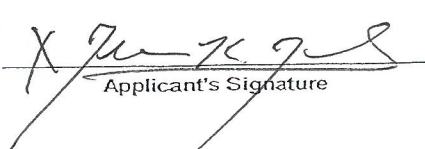
ZONING BOARD OF APPEALS
 APPLICATION CHECKLIST
 CITY OF BRIDGEPORT
 203-576-7217

Required Information

- All items must be submitted in sets of (11) Eleven
- All plans & drawings must be full size (24"x36"), drawn to scale and in a PROFESSIONAL manner and must include a title block noting the name, address & telephone number of preparer.
- Site Development Plan prepared in accordance with Sec. 14-2-3b of the Bridgeport Zoning Regulations. Include the Zone Development Standards table indicating both required as well as the proposed Standards.
- Elevation views of a proposed new structure or elevation views of an existing building where an addition or change is proposed.
- Floor plan of building(s) or section of building(s) being considered by the Board.
(All sets FOLDED DOWN to 8" x 12")
- A Design Standard submission for new developments.
- A written statement citing the specific provision(s) of the Regulations from which the variance is sought.
- A list of the names & addresses of all property owners within 100 ft of all property lines of the subject property. The Tax Assessor's Office (Room 105) can assist with this information or visit the COB website: <http://gis.cdm.com/BridgeportCT/map.htm>
- All applications must include the following:
 - a) Mailing address & zip code of 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.
- 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.


X 3/2/23

 Applicant's Signature Date Reviewers Initials Date

REID BROWN IRENE
377 SUMMERFIELD AVE
BRIDGEPORT CT 06610

ROSADO EDUARDO II
314 JUDSON PL
BRIDGEPORT CT 06610

SHORE AREA COMMUNITY DEV CORP
387 CLINTON AVENUE
BRIDGEPORT CT 06605

NEWMAN REESE ET AL
1713 BOSTON AVE
BRIDGEPORT CT. 06610

✦ TURKEY POINT PROPERTIES LLC
PO BOX 472

ALTAMIRANO MARCO V P
399 SUMMERFIELD AV
BRIDGEPORT CT

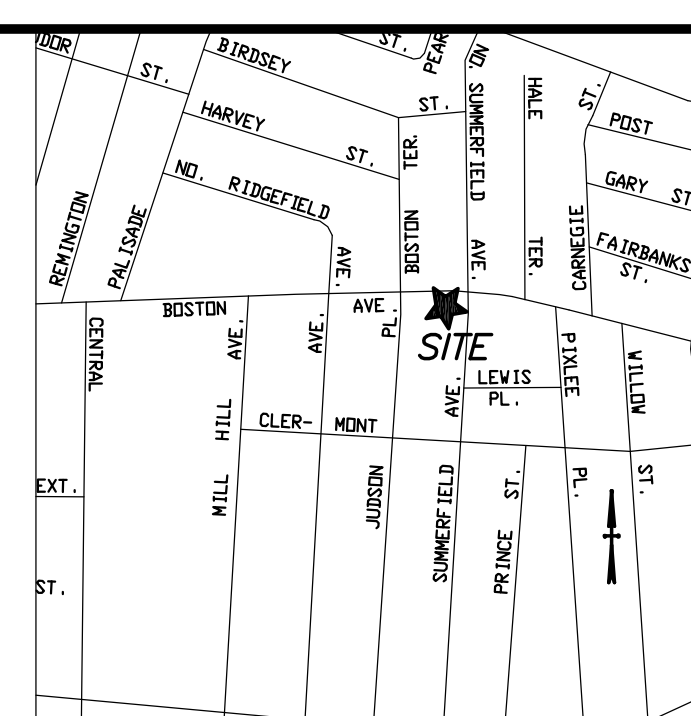
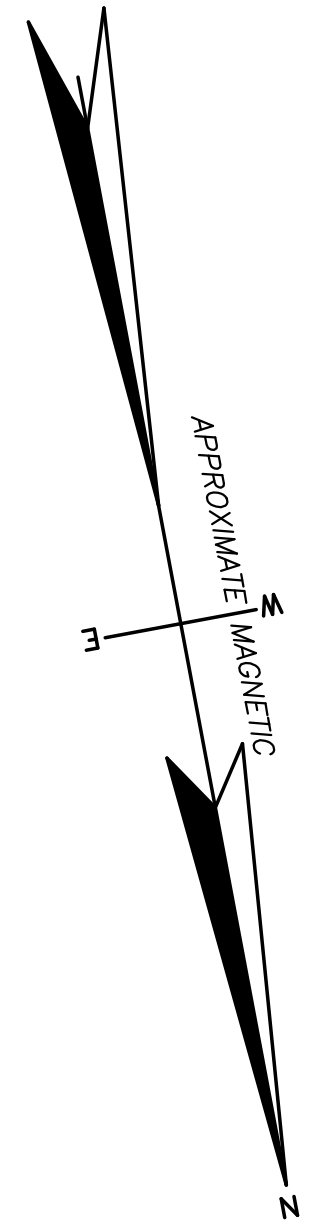
QUANTUM HOLDINGS LLC
62 JOHNSON ST
TRUMBULL CT
06611

✦ VAZ REALTY LLC
456 TUNXIS HILL ROAD

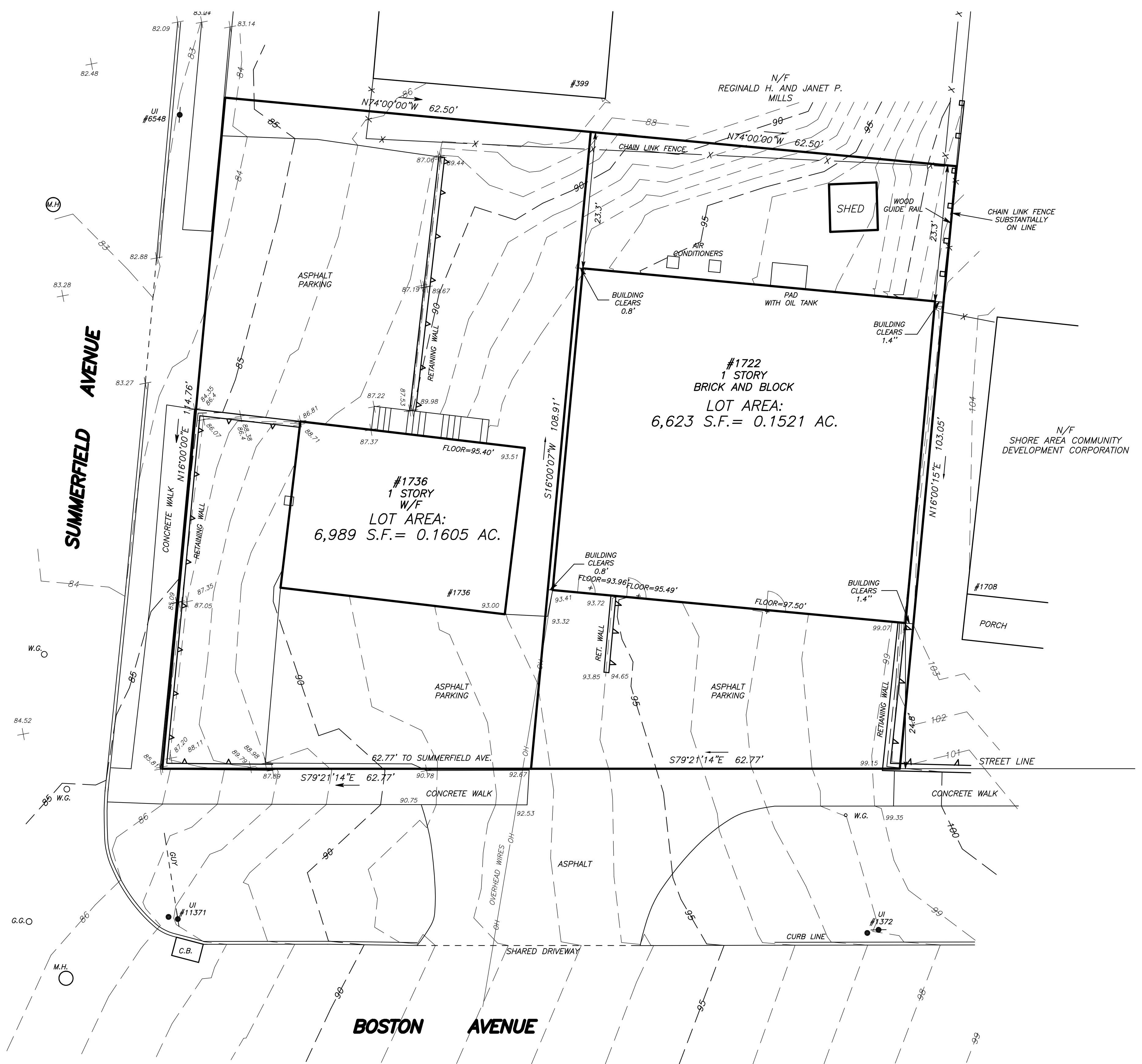
KUMI MARGARET
389 SUMMERFIELD AVE
BRIDGEPORT CT 06610

SHORTER TAWANA
1700 BOSTON AV #1702
BRIDGEPORT CT 06610

~~QUANTUM HOLDINGS LLC~~
~~50 QUALITY ST BX#110088~~



VICINITY MAP
SCALE: 1" = 800'



MAP REFERENCES:
 1. Map of Property in Bridgeport, Conn., Benjamin B. Lewis, scale: 1" = 40' dated June 17, 1917 by Scofield & Ford, Bridgeport Town Clerk Map No. 11-106.
 2. Map prepared for the Estate of Benjamin B. Lewis of property in Bridgeport, Conn., scale: 1" = 40' dated Sept. 23, 1937 by Fuller & Co., Inc., Bridgeport Town Clerk Map No. 12-21.

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 Dependent Resurvey conforming to Horizontal Accuracy Class A-2. Topographic Accuracy conforms to Class T-1 (1' contours).
 2. Municipal Zone Designation is Office/Retail Zone (OR).
 3. Elevations are referenced to National Geodetic Vertical Datum of 1988. Benchmarks obtained by Guidance Positioning System (GPS) utilizing the State of Connecticut Acorn system.

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

TRACY H. LEWIS L.L.S. CT. LIC. NO. 15160

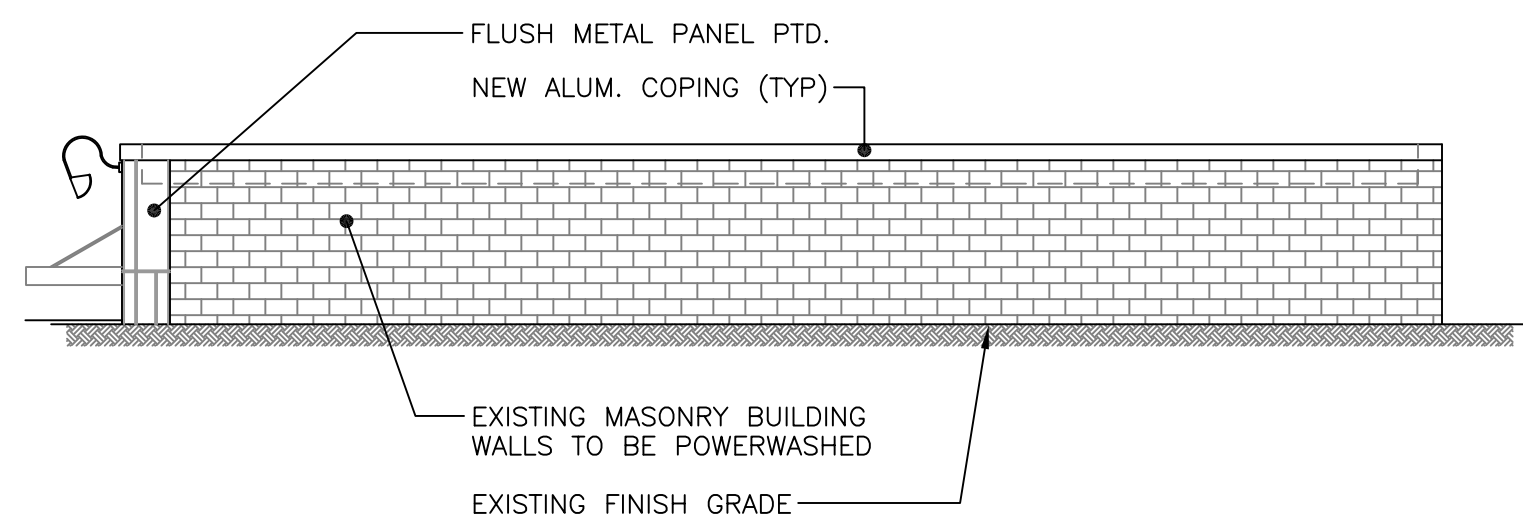
**TOPOGRAPHIC SURVEY
 EXISTING CONDITIONS**
 OF PROPERTY LOCATED AT
**1722 AND 1736 BOSTON AVENUE
 BRIDGEPORT, CONNECTICUT**
 PREPARED FOR
QUANTUM HOLDINGS, LLC
 SCALE: 1" = 10' DATE: 1-13-2023



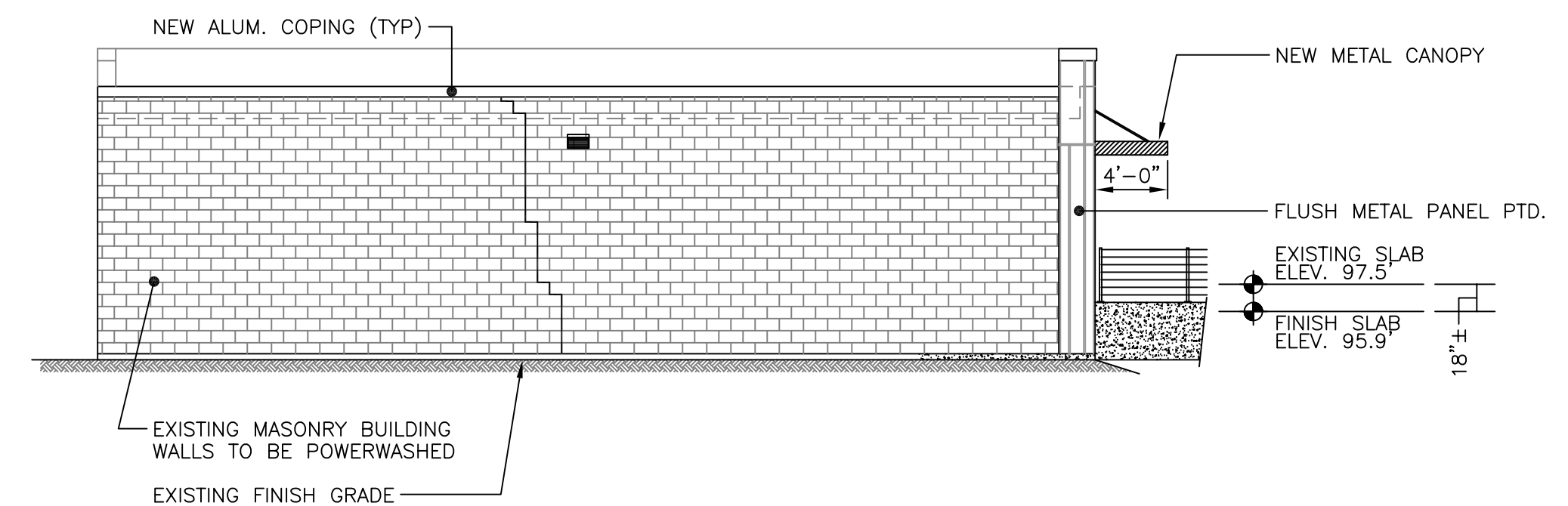
LEWIS ASSOCIATES
 LAND SURVEYING AND CIVIL ENGINEERING
 260 MAIN STREET, MONROE, CONNECTICUT
 PHONE: 203-261-8648

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

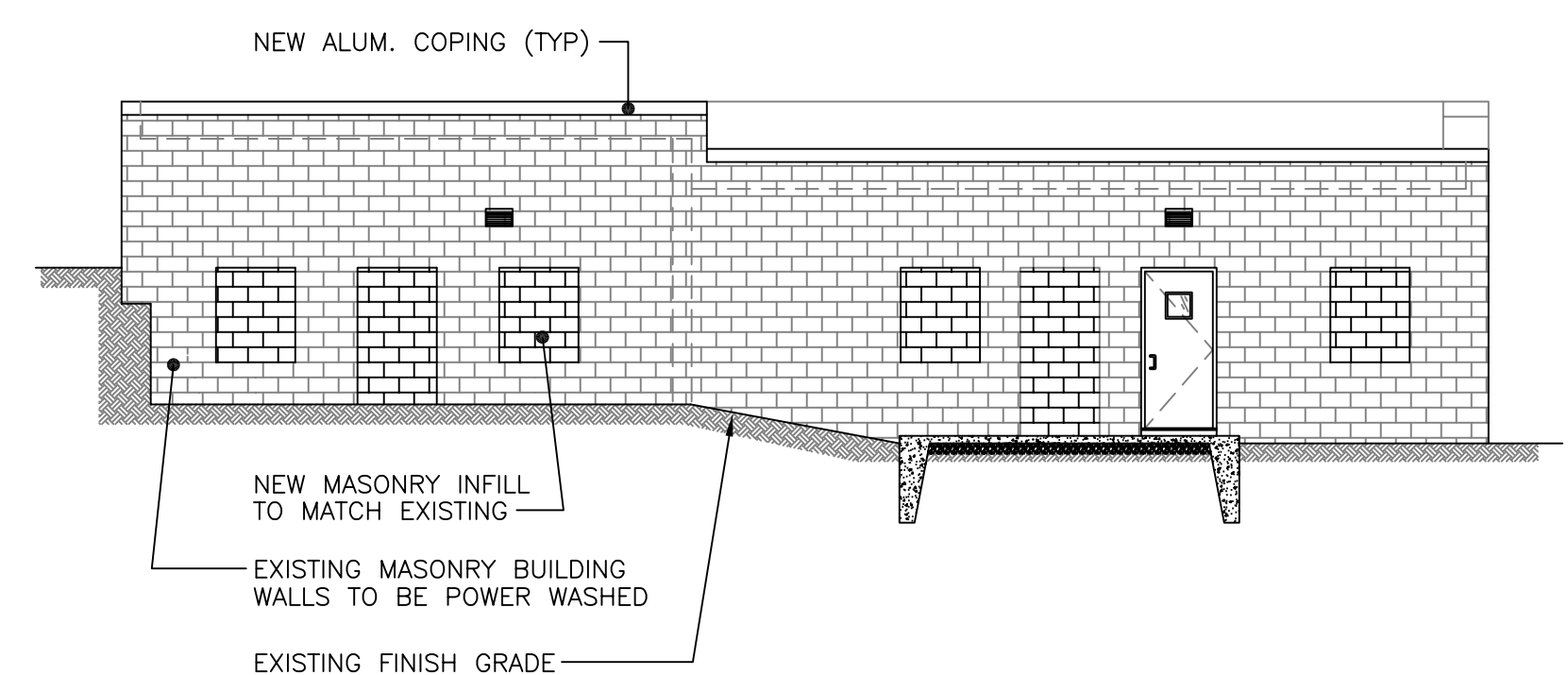
This drawing and details on it, as an instrument of service, is the property of the architect and may be used for this specific project and shall not be loaned, copied or reproduced without consent of the architect.



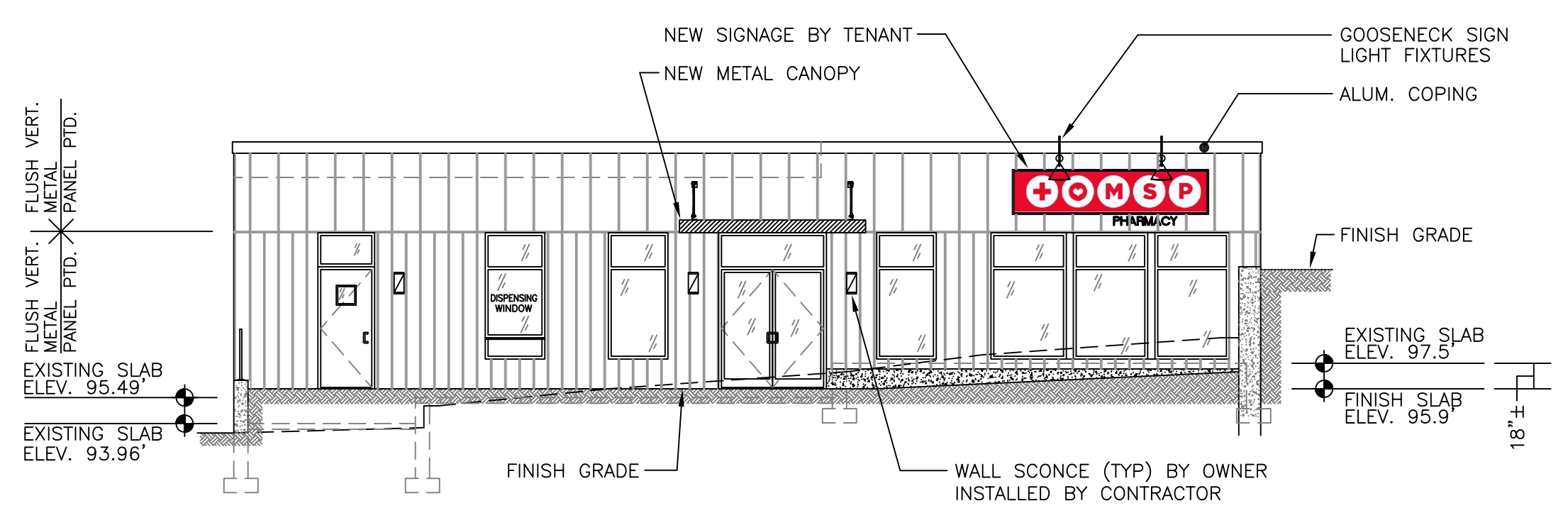
RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



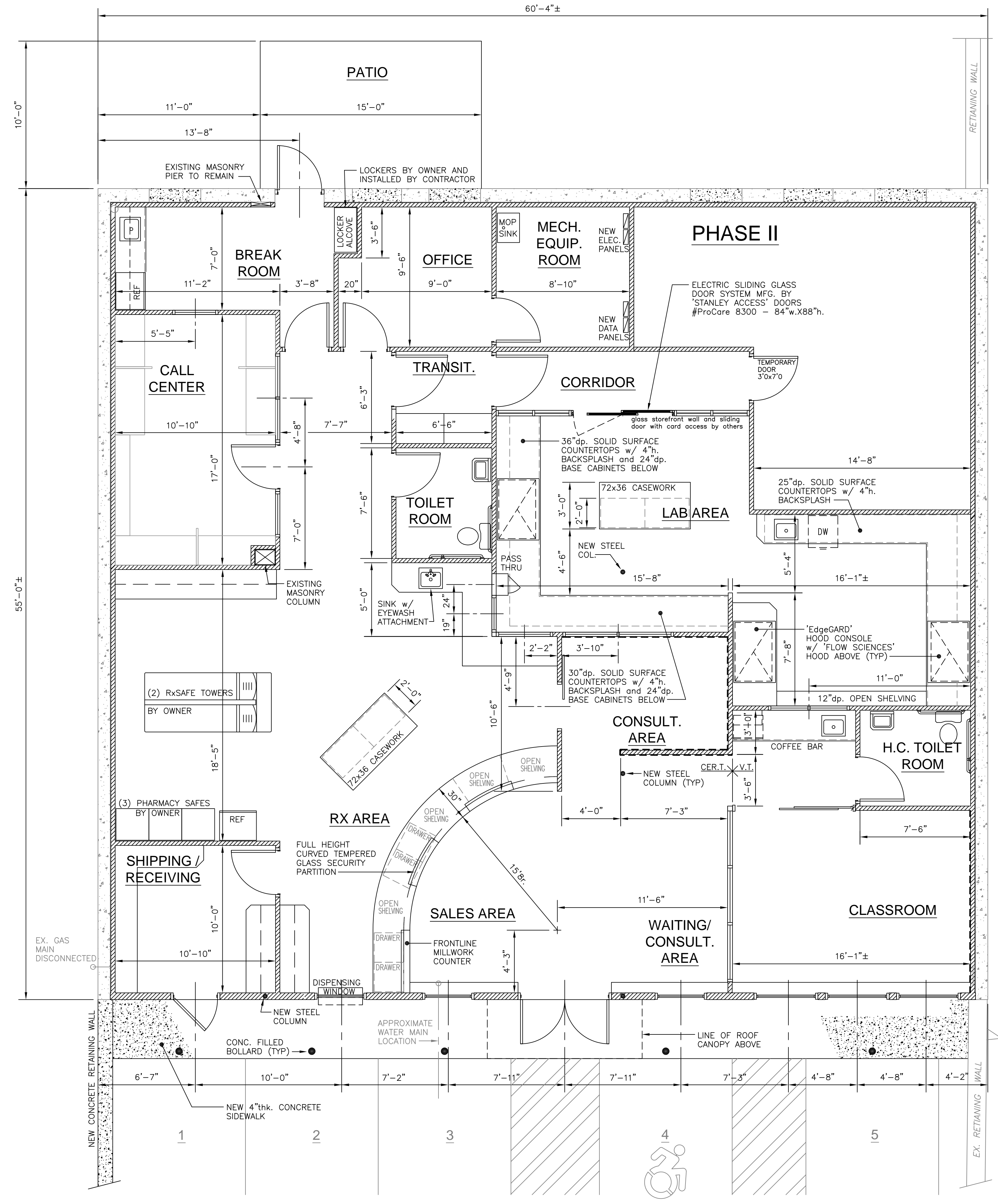
LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"



FRONT ELEVATION
SCALE: 1/8"=1'-0"



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

No.	Date	Revision

Mingolello & Associates
ARCHITECTS, LLC

90 Huntington Street
Shelton, CT 06484
203.925.1991 • Fax: 203.925.8263
Email: mh.arch@snet.net

Project Title
INTERIOR FIT-UP FOR



1722 BOSTON AVENUE
BRIDGEPORT, CT

Date	3-2-23	Dwn/Chkd	KF/AJM
Scale	AS SHOWN	Proj. No.	4227

Drawing Title
FLOOR PLAN / ELEVATIONS

ZBA-1
of



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:

3775 Madison Ave. Zone _____
(Number) (Street) (Zone Classification)

On the West side of the street about 40' feet North from
(North, South, East, West) (North, South, East, West)

Eckart St. Block: _____ Lot: _____
(Street)

Dimension of Lot in Question Approx. 70' x 100'
(Specify)

1. NAME OF APPLICANT / BUSINESS Gaetano Marra / Better Homes + Gardens R.E.
(Print)
2. APPLICANT INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Owner
3. HAS A PREVIOUS APPLICATION BEEN FILED? _____ IF SO, GIVE DATE OF HEARING _____
(Yes or No)
4. DESCRIBE PROPOSED DEVELOPMENT Request a change of business use from a tailor shop to a real estate office.
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 Real estate office.

7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)?
Appealing that the current zoning status remain the same.

APPLICANT Jim Brown / JIM BROWN DATE 2/20/2023
(Signature) (Print)

If signed by agent, state capacity (lawyer, builder, etc. Representative/co-worker - brown04jim@gmail.com)
(Email)

Mailing Address 20 Chestnut Hill Rd. Trumbull Ct. 06611 - 203-816-1112
(Zip Code) (Phone #)

PROPERTY OWNERS ENDORSEMENT Jim Brown Print Jim Brown
(If other than owner) (Signature)

Subscribe & Sign to before me this 21 day of February 23
(Date)

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

WILLIAM C. ALVES
NOTARY PUBLIC
 MY COMMISSION EXPIRES MAY 31, 2023

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

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

FOR OFFICE USE ONLY (Rev. 6/22/16)



Jim Brown | Realtor®
Better Homes and Gardens Real Estate
Gaetano Marra Homes

Bridgeport Zoning Board of Appeals,

2/20/23

Dear Board Members,

First and foremost, thank you for volunteering your time. I am representing my co-worker, broker and owner of the subject property, Gaetano Marra.

In June of 1995 the sitting ZBA granted a variance from a residential use to that of a full business/retail use (no partial residential occupancy required- see attached supporting documentation) at that time a tailor shop was the specific use which has been in place since the variance was granted.

Today we purpose to maintain that status and are requesting to simply change the type of business from that of a tailor shop to that of a real estate office keeping the 'pre-existing/non-conforming' status.

We feel that this would be a vital service to the Bridgeport community and fit seamlessly with the business village 40' to our south and compliment the local economic Master Plan's theory of 'highest & best' use of the property. We would appreciate your every consideration.

Regards,
Jim Brown

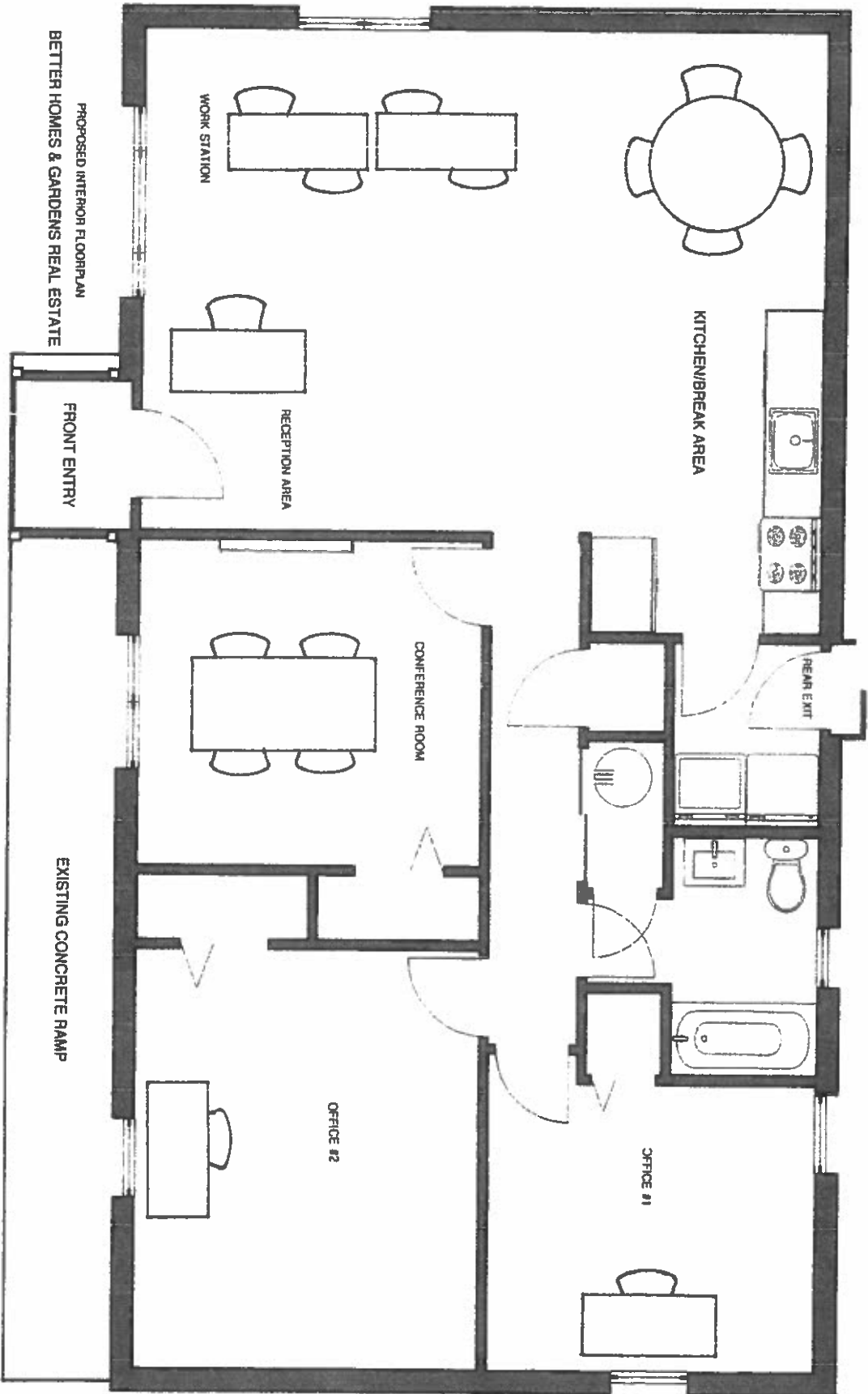


3775 Madison Ave., Bridgeport, CT 06606

Ground Floor

3775 MADISON AVE
PREPARED BY FELD COUNTY FLOOR PLANS
FOR GAETANO MARRA

Fairfield County FloorPlans
Post Office Box 2171
Shelton, Ct 06484
203-449-5743



CITY OF BRIDGEPORT, CONN.
BUILDING DEPARTMENT

Permit No. 14695

Receipt No. 83429

Date Issued JUN 10 1995

TO Erect a 1 1/2 to convert to a shop
Site Address 5233 Madison Ave. Bridgeport
Owner ZICCANO PAUL
Address 5233 Madison Ave.
Trombull, CT 06611
Phone (203) 261-2487
Prime Contractor FRANCESCO ORSO
Address Contractor 12 Hill Road Pl.
Harrison, NY 10528
Phone Nos. (914) 835-2643
Architect-Engineer
No.
Address

Value of Work 3000
Bldg. Dept. Est.
Mail Permit To— Please call
Address at 261-1402
Phone Nos. FOR PICK-UP

FEES (OFFICE USE ONLY)
Sewer Assessment \$
Building Fee double \$112
Occupancy Fee fee \$10
Total \$122

OFFICE USE ONLY	Flood Zone	Use Group	Floor Load	Fire Grading	Occupancy Load	Type Construct.	Zone
		B	50# 42	2HR	—	5B	
		Length	Width	Height	No. of Stories	Area	Volume (cu. ft.)
Dimensions	New Construct.				1		
	Existing						

TYPE OF IMPROVEMENT	RESIDENTIAL	NON-RESIDENTIAL
<input type="checkbox"/> New construction	<input type="checkbox"/> One and two family	<input type="checkbox"/> Parking garage
<input type="checkbox"/> Addition	<input type="checkbox"/> Three or more family	<input type="checkbox"/> Service station
<input checked="" type="checkbox"/> Interior alterations	<input type="checkbox"/> Hotel—Motel	<input type="checkbox"/> Storage
<input type="checkbox"/> Repairs	<input type="checkbox"/> Garage	<input type="checkbox"/> Mercantile, stores, etc.
	SWIMMING POOL	<input type="checkbox"/> Industrial
	<input type="checkbox"/> Private	<input checked="" type="checkbox"/> Office, bank, professional
	<input type="checkbox"/> Public (State Health Dept. approval required)	<input type="checkbox"/> Institutional
	<input type="checkbox"/> Other	<input type="checkbox"/> Assembly, church, restaurant, etc.
		<input type="checkbox"/> Other

TYPE OF CONSTRUCTION

Wood Frame | Masonry— Wood Joist | Other | Steel | Reinforced Concrete | Other

Change of Occupancy

Existing Use UNKN - Residential

New Use Retail / Taylor shop

Describe Work To Be Done Fully:

Install new door, remove walls, establish H.C. Bathroom. Land cap ramp

HOLD HARMLESS/RELEASE

City of Bridgeport and Bridgeport Building Department require that permittee shall indemnify and hold harmless "City/Department", its employees and agents and release both from any and all claims or actions brought by third parties for injuries or damages of property in connection with granting of this permit and work to be performed there under. Permittee may be required to insure against such claims in amounts appropriate to meet such obligation. City/Department shall have the right to review and specify such amount and scope of coverage as it may deem appropriate for activities conducted under this permit.

The owner acting herein by and through his agent, licensed Engineer or Architect of the above described property hereby approves this application and agrees to comply with all appropriate statutes of the State of Connecticut and all regulations of the State of Connecticut Basic Building Code and to do no work not specifically covered by this application.

"I declare under penalties of perjury that this application, including any accompanying plans, specifications, etc., has been examined by me and to the best of my knowledge and belief is a true, correct and complete statement of the work to be covered by this application, the proposed work is authorized by the owner in fee and that the applicant is authorized to make such application, and that I am the agent, Licensed Engineer, or Architect employed by the owner for the proposed work."

SIGNED: Richard Pate Richard Pate DATE: 5/26/95

ADDRESS: 5233 Madison Ave. Trombull, CT 06611 (203) 261-2487

ZONING APPROVAL FOR

ZBA

Zoning Commission

ZONING COMPLIANCE ONLY

ZONING DEPARTMENT

CITY OF BRIDGEPORT, CONN.

BY [Signature] DATE 6/14/95

ENGINEERING APPROVAL

DEP

Storm

Sanitary

Health Dept. Approval

Form 361-Rev.

Office of Planning and Zoning—Bridgeport, Connecticut

ZONING COMPLIANCE FIELD CARD

No. 038119

Applicant: Riccard L. Pate Date: 6/14/95

Location: 3775 Madison Ave. ^{West} East Side N. from Eckart St.

Dimension of Lot or Space Used: Approx. 90'x 100'

Proposed Construction and/or Use: Interior renovations incidental to a taylor shop.

FIELD INSPECTION

B4

By: *SY*

Date: *7/28/95*

Notes:

Office of Planning and Zoning—Bridgeport, Connecticut

ZONING COMPLIANCE FIELD CARD

No. 038273

Applicant: Rich Pate

Date: 7/17/95

Location: 3775 Madison Avenue W. side N. corner of Eckart At.

Dimension of Lot or Space Used: 70 x 71 x 100 x 119

Proposed Construction and/or Use: Business identification sign incidental to tailor shop.

FIELD INSPECTION

BUS- 4

By: *SY*

Date: *2/13/96*

Notes:

Permit No. 14695 Date JUN 19 1995 Val. \$3000 #10229
 Location 3775 MADISON AVENUE
 Owner RICCARDO PATE
 Owner's Address 5233 MADISON AVENUE TRUMBULL
 Kind of Building ALTERATIONS TO CONVERT TO Size
 Work Located SHOP
 Special Conditions
 Fts. Insul. Frame
 Finished 8/4/95
 Elec. T/C Plg. LDB Heat Existing A.C. SP.
 Zoning Compliance 7/28/96 Certificate of Occupancy 6/6/96
 Form 1214-C

Date of Inspection Action Taken Initials

Use Group B
 Floor Load 50# ft2
 Fire Grading 2hr
 Occupancy Load
 Type Construction 5B
 Flood Zone Sewer / Storm Combo

Ref. - 3775 Madison Ave., Bridgeport

Property owners within 100' of all property lines of the subject property:

- 3795 Madison Ave.- 06606
Stephen & Jeanette Furlong
- 35 Russell Rd.,
Design Build Ct LLC
15 Kings Highway N., Wesport, Ct 06880
- 30 Eckart St.,
Ilidio Teixeira
30 High Gate Rd., Trumbull, Ct 06611
- 50 Eckart St., 06606
Geraldine Gillen
- 51 Eckart St.
51 Eckart St SHU LLC
925 Long Ridge Rd.
Stamford, CT 06902
- 3755 Madison Ave.
3755 Group LLC
36 Orchard St.
Cos Cob, CT 06807
- 3720 Madison Ave.
Oakwood Gardens LLC
10 Middle St. Bpt., Ct 06604

- 49 Russell Rd.
Peter Thau

3775 MADISON AV

Location 3775 MADISON AV

Mblu 80/ 2562/ 8/ 1

Acct# RR-0057101

Owner MARRA GEATANO

Assessment \$122,437

Appraisal \$174,907

PID 29492

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$79,140	\$95,767	\$174,907
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$55,400	\$67,037	\$122,437

Owner of Record

Owner MARRA GEATANO
 Co-Owner
 Address 3775 MADISON AVE
 BRIDGEPORT, CT 06606

Sale Price \$229,000
 Certificate
 Book & Page 6539/0032
 Sale Date 08/11/2005
 Instrument UNKQ

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MARRA GEATANO	\$229,000		6539/0032	UNKQ	08/11/2005
	\$170,000		LNAM/E005		12/20/2002
OLD TAVERN RENTALS LLC	\$170,000		5137/0052	UNKQ	12/20/2002
PATE RICARDO	\$0		3399/0162		05/12/1995
OCI MORTGAGE CORP	\$0		3399/0160		05/12/1995

Building Information

Building 1 : Section 1

Year Built: 1957

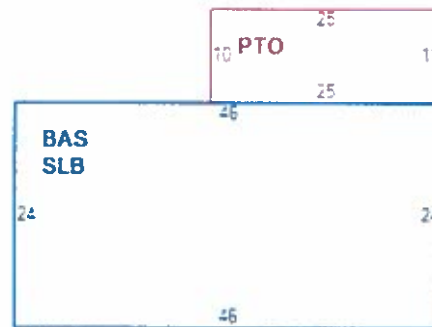
Living Area: 1,104
Replacement Cost: \$109,553
Building Percent Good: 68
Replacement Cost Less Depreciation: \$74,500

Building Photo



(https://images.vgsi.com/photos2/BridgeportCTPhotos/A0106IMG_2969_1)

Building Layout



(ParcelSketch.ashx?pid=29492&bid=29492)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,104	1,104
PTO	Patio	250	0
SLB	Slab	1,104	0
		2,458	1,104

Building Attributes	
Field	Description
Style	Ranch
Model	Residential
Grade:	C
Stories:	1.00
Occupancy:	1
Exterior Wall 1:	Vinyl Siding
Exterior Wall 2:	
Roof Structure:	Gable
Roof Cover:	Asphalt Shingl
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Flr 1:	Carpet
Interior Flr 2:	
Heat Fuel:	Gas
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms	3 Bedrooms
Total Full Baths	1
Total Half Baths	0
Total Xtra Fixtrs:	0
Total Rooms	5
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	
Fireplaces	0
Fin Bsmt Area	
Fin Bsmt Quality	
Num Park	
Bsmt Garages	0
	NBHD 20-SFR

Extra Features

Extra Features	Legend

No Data for Extra Features

Land

Land Use

Use Code 101
Description Single Family
Zone RA
Neighborhood 20
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.19
Frontage 0
Depth 0
Assessed Value \$67,037
Appraised Value \$95,767

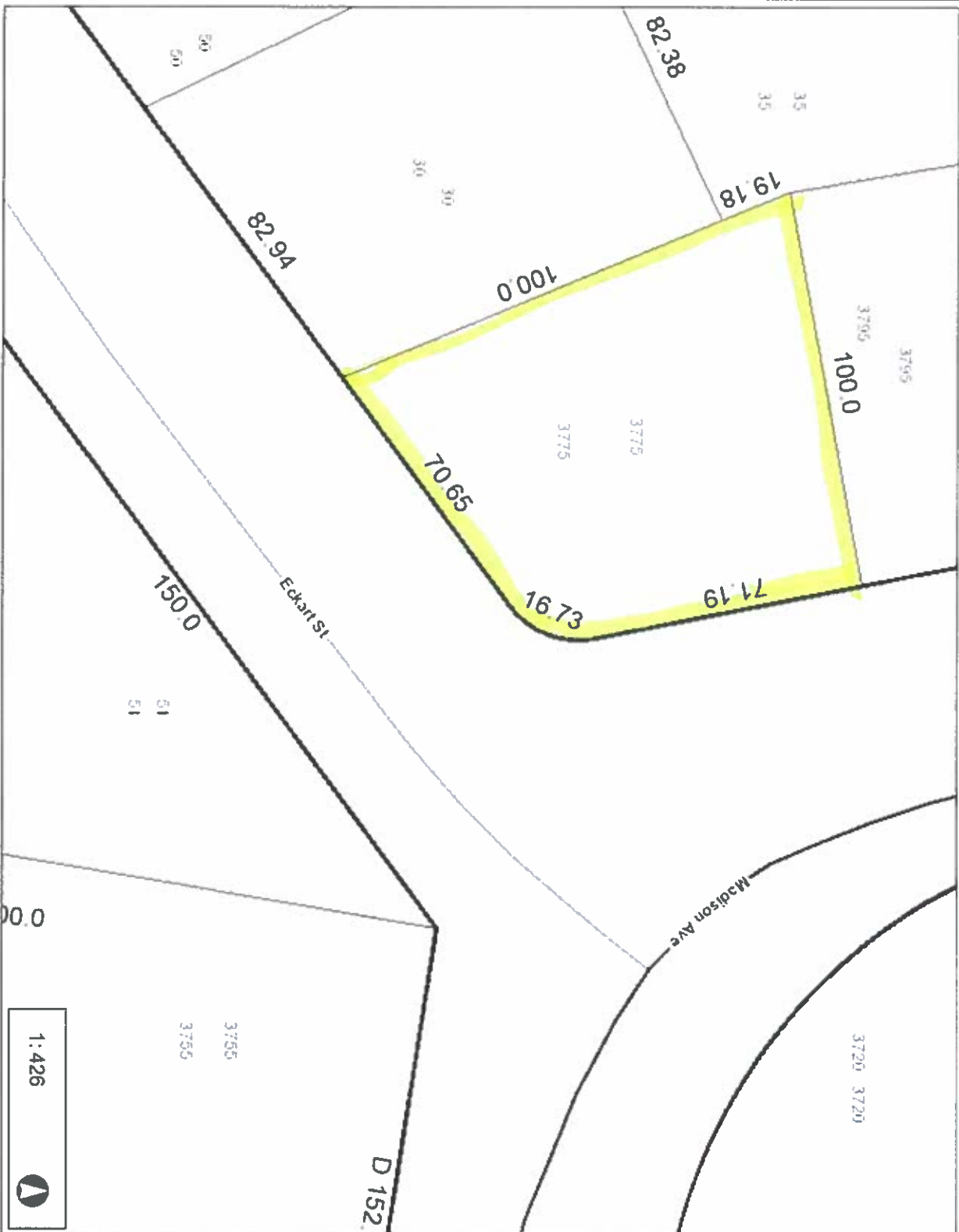
Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
GAR1	Garage	FR	Frame	322.00 SF	\$4,640	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$79,140	\$95,767	\$174,907
2020	\$79,140	\$95,767	\$174,907
2019	\$64,170	\$75,110	\$139,280

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$55,400	\$67,037	\$122,437
2020	\$55,400	\$67,037	\$122,437
2019	\$44,920	\$52,580	\$97,500



1:426



WGCS_1984_Web_Mercator_Auxiliary_Sphere
Created by Connecticut Metropolitan Council of Governments

Legend

- Parcels
- Streetname
- Roadways
 - Local
 - Collector
 - Minor Collector
 - Minor Arterial
 - Major Collector
 - PA Other
 - PA Other Expwy
 - PA Interstate

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

