

#1

MAR 6 '24 PM 4:11

PETITION TO THE BOARD OF APPEALS City of Bridgeport, Connecticut

RECVD IN THE BPT. ZONING
DEPT. ON 3/6/24

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:

44 YACHT STREET Zone N2
(Number) (Street) (Zone Classification)

On the South side of the street about 200 feet East East from
(North, South, East, West) (North, South, East, West)

Harbor Block: 239 Lot: 21
(Street)

Dimension of Lot in Question 50 x 100 x 50 x 100
(Specify)

1. NAME OF PETITIONER / BUSINESS ADRIANO GUEDES
(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 Construct Double House A

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: Erecting a Non-Conforming Building Type

6. USE TO BE MADE OF PROPERTY Two Family Dwelling

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

Does Not Allow Building Type That is Consistent with Rest of Street

PETITIONER [Signature] ADRIANO GUEDES DATE 3/6/24
(Signature) (Print)

If signed by agent, state capacity (lawyer, builder, etc) AKG Primrose@yahoo.com
(Email)

Mailing Address 115 GRAVES AVE BPT CT 06605
(Zip Code) (Phone #)

X PROPERTY OWNERS ENDORSEMENT [Signature] Print ADRIANO GUEDES
(If other than owner) (Signature) 203-592-

Subscribe & Sworn to before me this 6th day of March 2024
[Signature] Notary Public In & for the County of Fairfield, State of Connecticut.

Elaine Guedes
NOTARY PUBLIC
State of Connecticut
My Commission Expires 07/31/2027

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: \$ 305 DATE: 3/6/24 2024 Clerk [Signature]



GUEDES ASSOCIATES LLC
ENGINEERING & ARCHITECTURAL
SERVICES

1425 Noble Ave
Bridgeport, CT 06610
203-592-8028

08 March 2024

Paul Boucher
Zoning Administrator
Zoning Department
45 Lyon Terr, RM 210
Bridgeport, CT 06604

RE:

Petition for Zoning Variance at 44 Yacht Street

Dear Mr. Boucher:

Please accept the following narrative and enclosed application materials as part of an application for the property located at 44 Yacht Street (vacant lot) for a Variance approval to construct a two (2) family residential dwelling with associated site improvements on a vacant lot in an existing N2 Zone.

Narrative

The Petitioner requests a variance to build a two (2) family home conforming to the City of Bridgeport's Zoning Regulations effective January 1st, 2022. The Site itself is an undeveloped lot of 5,000 SF area located off Yacht Street between Harbor Ave & Ocean Terrace in the Black Rock Neighborhood of Bridgeport. The proposed two (2) family dwelling is appropriate for the area as it satisfies the requirements under section 3.80 of the zoning regulations, which specifically state that the structure is "designed and intended to preserve the physical form of existing neighborhoods with a mix of housing types, including single-unit houses and multi-unit houses." The Site lends itself to allow for a multifamily home and the area is a mix of single and multifamily units.

The Petition will create a character and appearance consistent with the surrounding multi-family neighborhood while providing much needed new housing. It will be a significant improvement to the existing vacant lot, and it will have no detrimental impact on neighboring property values. The site has been significantly underutilized in an area of high residential density and affords the opportunity to bring new construction housing to the neighborhood.

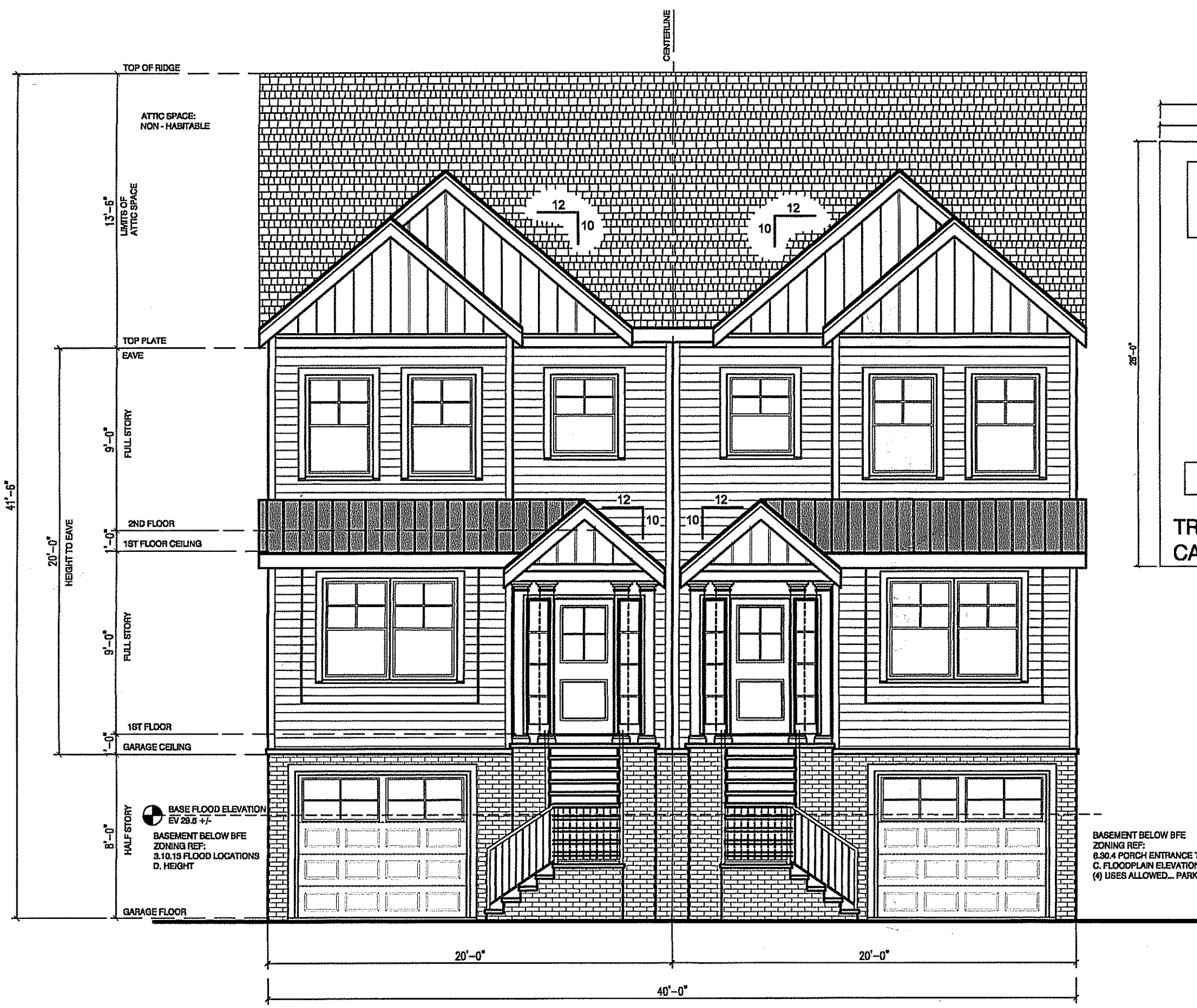
There will be two (2) curb cuts so each dwelling unit can be accessed by vehicle separately. Each unit will have its own one vehicle garage. Setback on abutting sides of property will be 5'-0" with a front setback of 15'-0" and a rear setback of 43'-0". The proposed building will be two and a half stories with a visible basement located below the base flood elevation (BFE) considered a half story as per Section 3.10.13 Flood Locations Item B. Each unit will feature a dining room, kitchen, powder room and living room on the first floor. The second floor of each unit will contain a master bedroom with a master bath and walk-in closet with an additional two (2) bedrooms and a full bath.

For the reasons stated above, the Applicant respectfully requests approval of the petition for a Zoning Variance. Thank you for taking the time to review and affording us the opportunity.

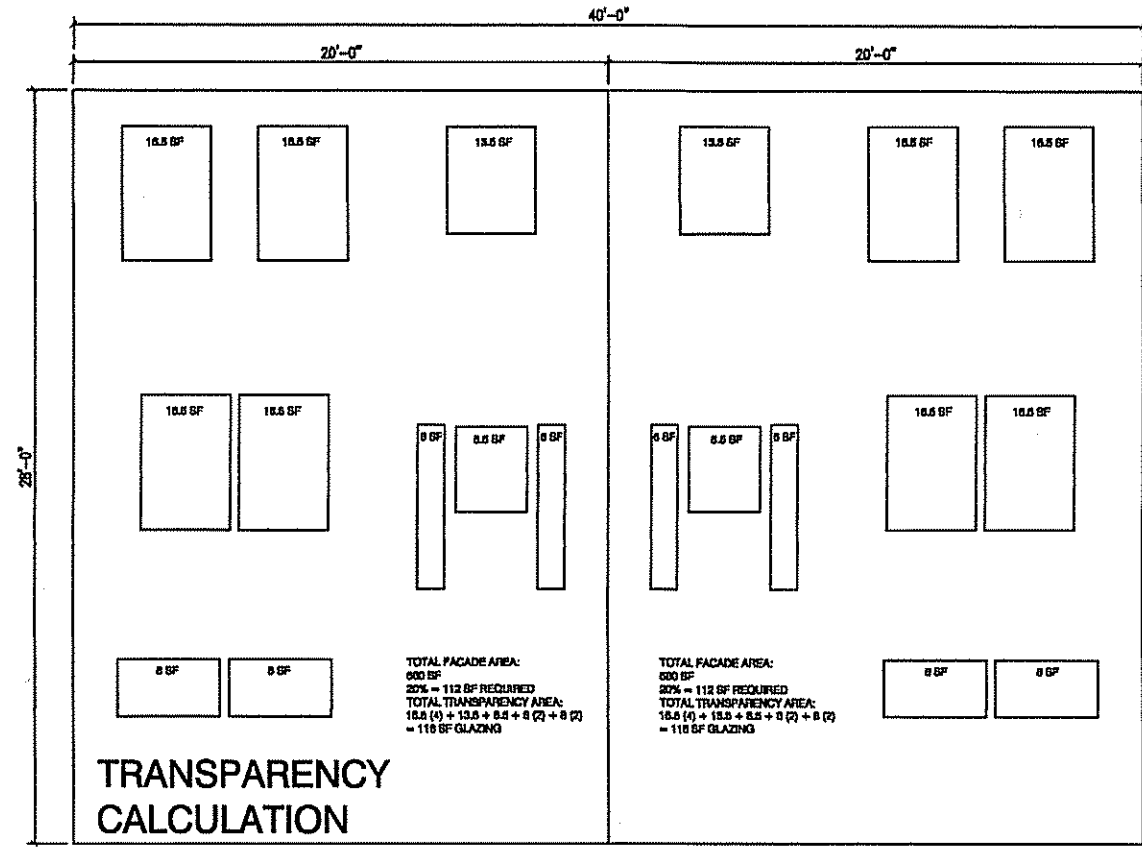
Very Truly Yours,
Adriano Guedes

A handwritten signature in black ink, appearing to read 'Adriano Guedes', with a horizontal line underneath the name.

1#



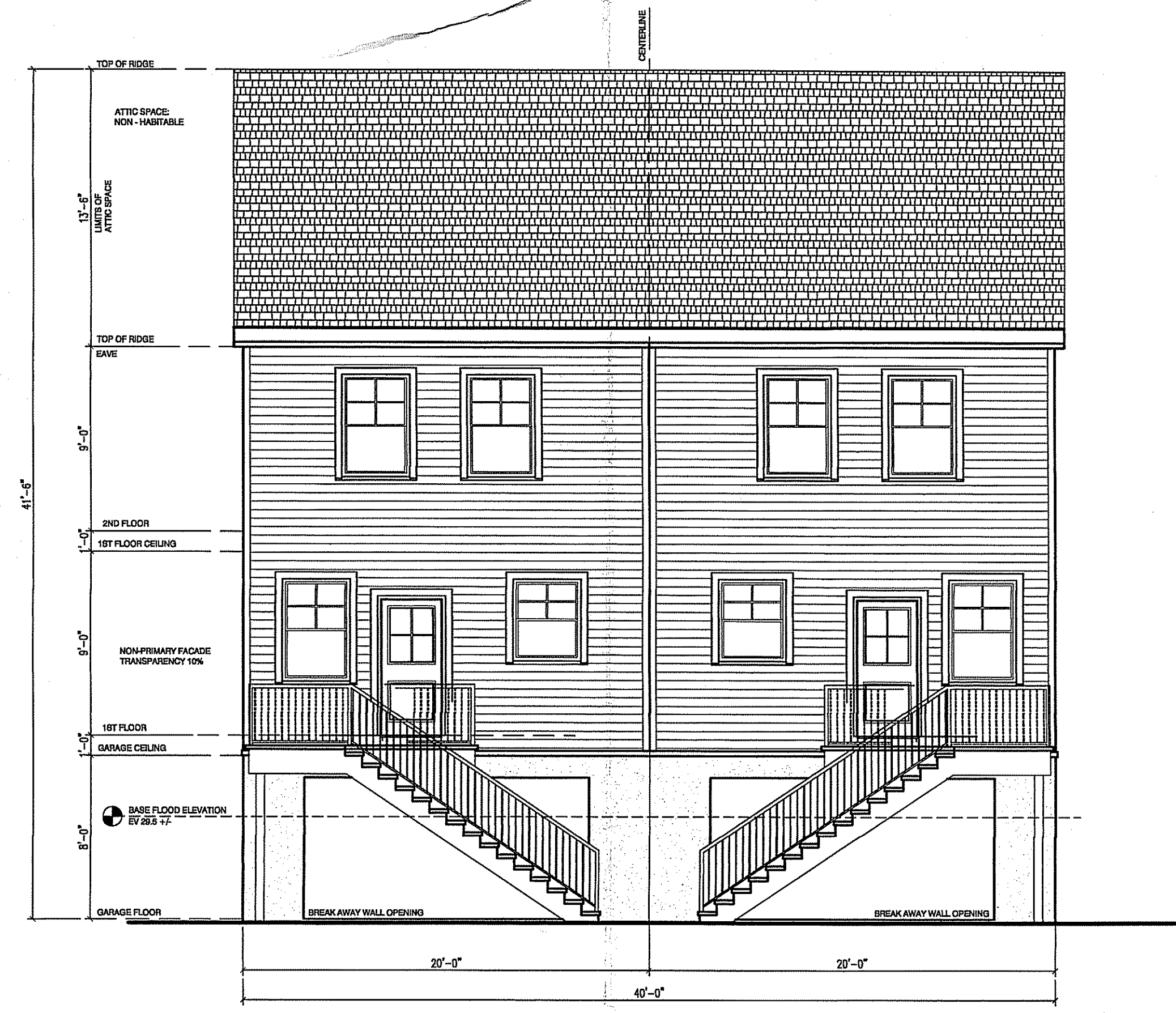
FRONT ELEVATION
SCALE 3/16" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 3/16" = 1'-0"



LEFT SIDE ELEVATION
SCALE 3/16" = 1'-0"



FRONT ELEVATION
SCALE 3/16" = 1'-0"

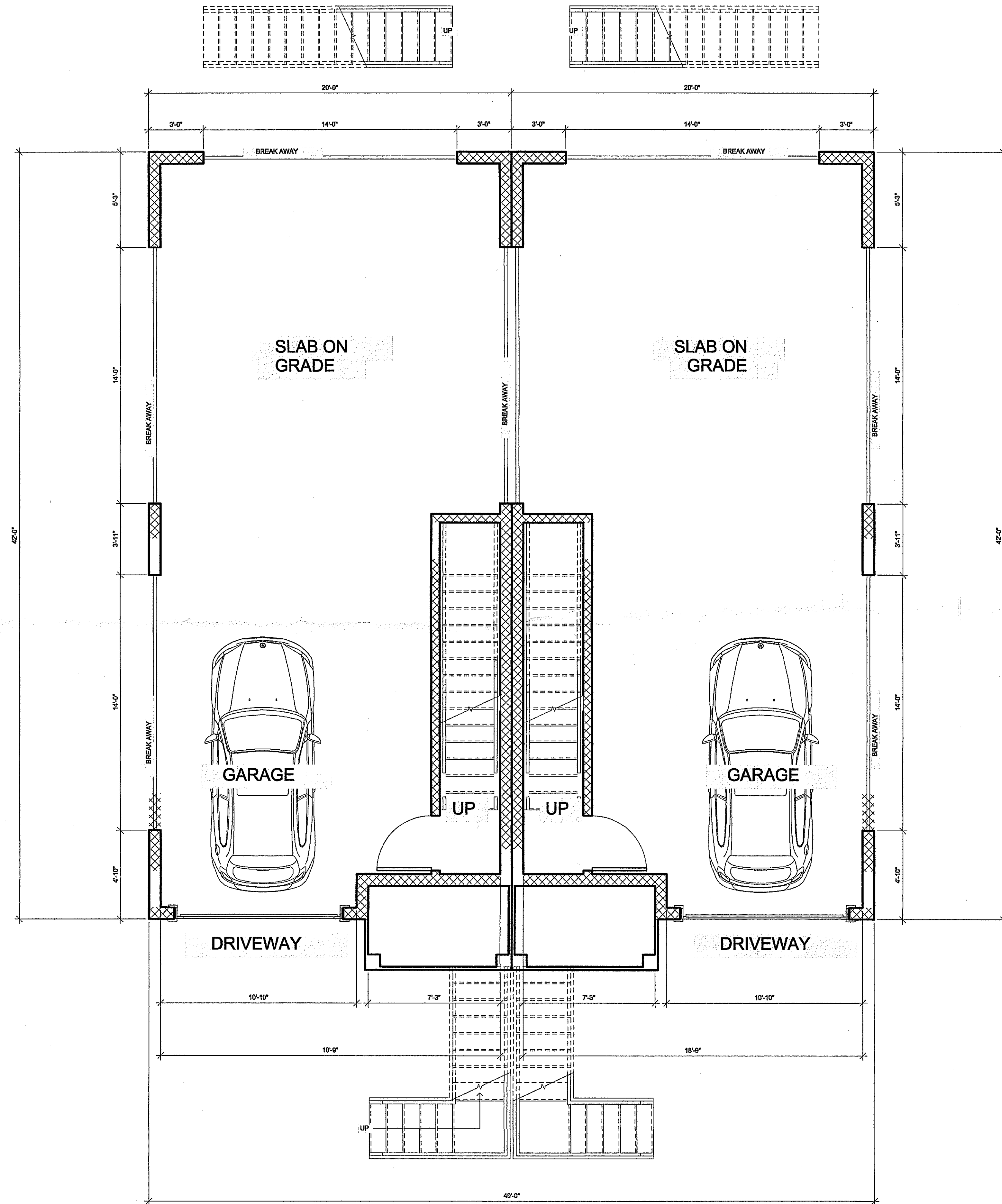
1	2	3	4	5	6
REVISIONS					

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

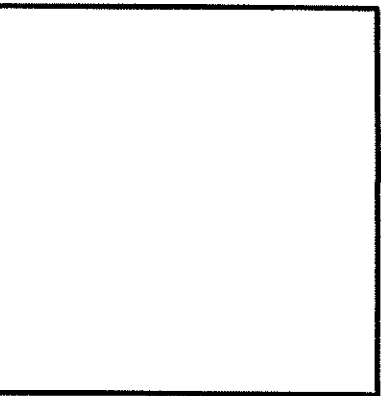


date:	scale:	project #:
drawn:		

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.



GRADE PLAN VIEW
 SCALE 1/4" = 1'-0"



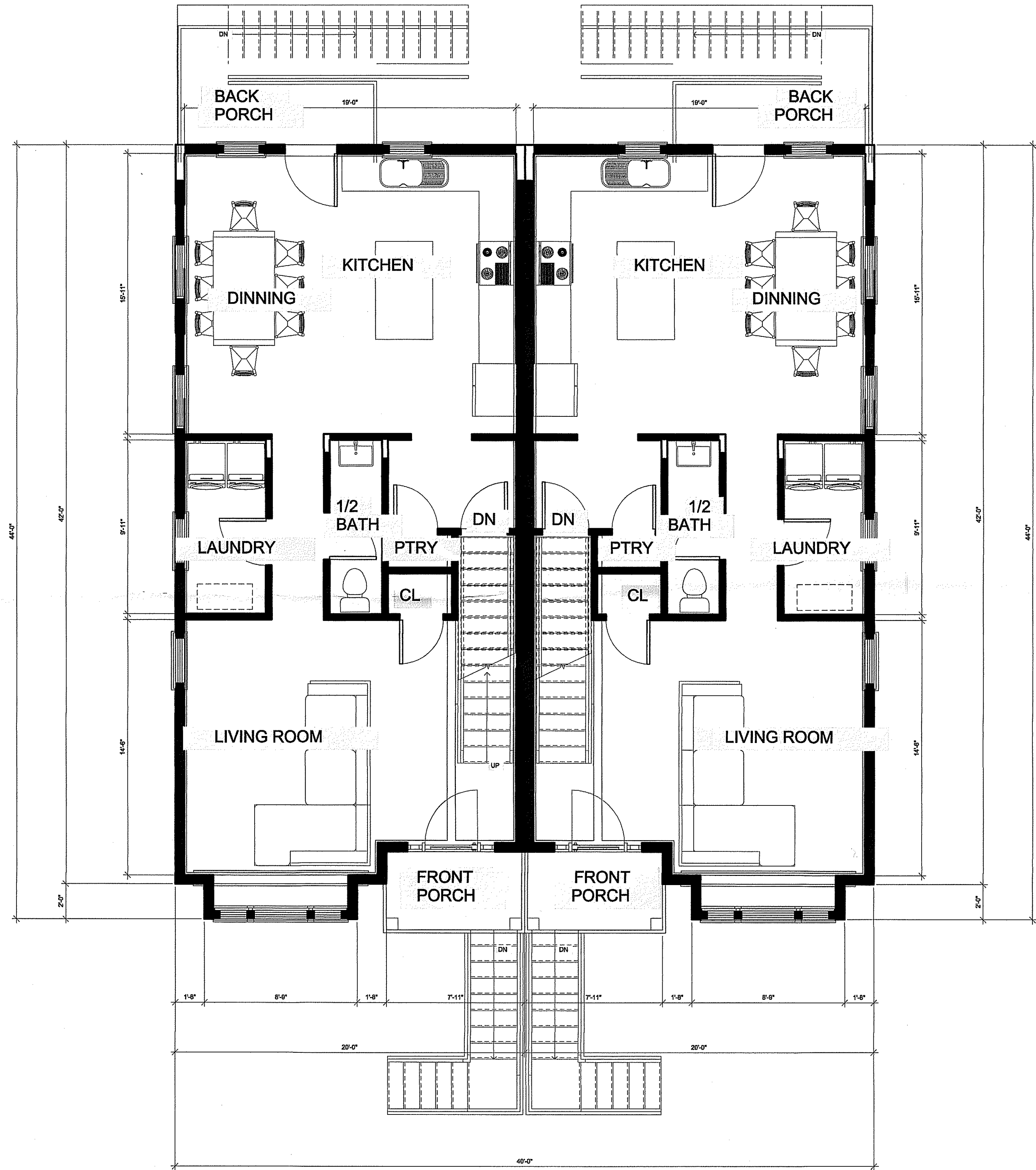
REVISIONS					
1	2	3	4	5	6

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

	scale:	project #:
	date:	drawn:

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.

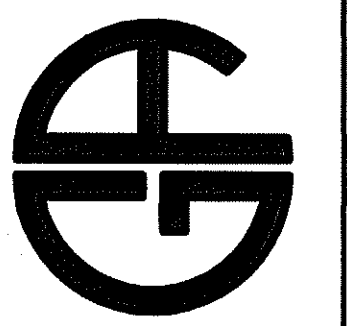




FIRST FLOOR PLAN VIEW
 SCALE 1/4" = 1'-0"

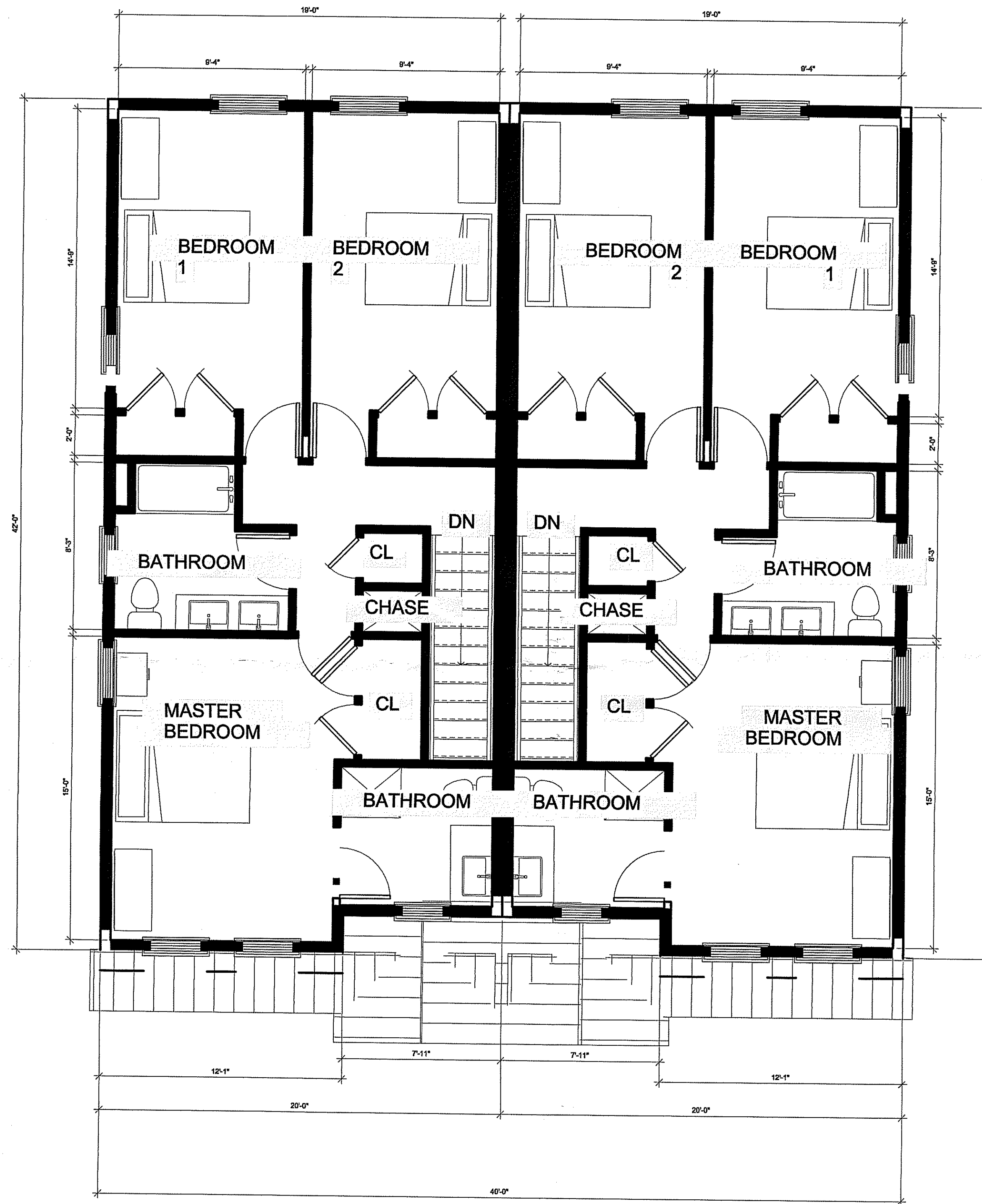
1	2	3	4	5	6
REVISIONS					

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



	date:	scale:	project #:
	drawn:		

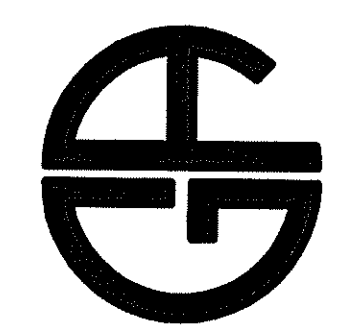
This drawing is the property of the architect, it has been prepared specifically for the owner of this project at this site and is not to be used for any other purpose, location, or owner without written consent of the architect. Method of construction shown on this drawing should be followed exactly.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



SECOND FLOOR PLAN VIEW
 SCALE 1/4" = 1'-0"

1	2	3	4	5	6
REVISIONS					

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



	scale:	project #:
	date:	drawn:

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.

44 Yacht Street: 100FT Radius

25 Yacht Street
Robert & Melissa Plett
25 Yacht Street
Bridgeport CT 06605

35 Yacht Street
Turnkey Point Properties LLC
PO BOX 472
Lawrence NY 11559

45 Yacht Street
Kamol Uttarapas & Sonsoem Nattima
45 Yacht Street
Bridgeport CT 06605

55 Yacht Street
Terria A Smith
55 Yacht Street
Bridgeport CT 06605

65-67 Yacht Street
Neta M Macklin
65 Yacht Street
Bridgeport CT 06605

26 Yacht Street
Joy N & Phil S Parkins
22 Maher Drive
Norwalk CT 06850

36 Yacht Street
Derrick Walker ET AL
36 Yacht Street
Bridgeport CT 06605

52 Yacht Street
Jessica P Iniguez
52 Yacht Street
Bridgeport CT 06605

54 Yacht Street
Rock Hall Gardens LLC
49 Sealy Drive
Lawrence NY 11559

62 Yacht Street
Kathy Sneed
62 Yacht Street
Bridgeport CT 06605



64 Yacht Street
Daisy E Bender
64 Yacht Street
Bridgeport CT 06605

108 Arthur Street
Sandra Beristain & Eduardo Abrego
Castillo
84 Hanson Street
Bridgeport CT 06605

130 Arthur Street
Nicole Waibel
130 Arthur Street
Bridgeport CT 06605

132 Arthur Street
Ted Greene
581 Waterview Ave #10
Bridgeport CT 06608

GUEDES ASSOCIATES, INC. ACTIVE

1425 NOBLE AVENUE, BRIDGEPORT, CT, 06610, United States
BUSINESS DETAILS



Business Details



General Information



Business Name
GUEDES ASSOCIATES, INC.

Business status
ACTIVE

Citizenship/place of formation
Domestic/Connecticut

Business address
1425 NOBLE AVENUE, BRIDGEPORT, CT, 06610, United States

Annual report due
8/3/2023

NAICS code
Architectural Services (541310)

Business ALEI
0979081

Date formed
8/3/2009

Business type
Stock

Mailing address
1425 NOBLE AVENUE, BRIDGEPORT, CT, 06610, United States

Last report filed
2022

NAICS sub code

Principal Details



Principal Name
ANDRIANO KIRPAL GUEDES

Principal Title

Director

Principal Business address

1425 NOBLE AVENUE, BRIDGEPORT, CT, 06610, United States

Principal Residence address

BUSINESS DETAILS 207 HUNTINGTON STREET, SHELTON, CT, 06478, United States



Principal Name

JOHN N. GUEDES

Principal Title

Vice President

Principal Business address

1425 NOBLE AVENUE, BRIDGEPORT, CT, 06610, United States

Principal Residence address

207 HUNTINGTON STREET, SHELTON, CT, 06484, United States

Principal Name

ANDRIANO KIRPAL GUEDES

Principal Title

PRESIDENT AND TREASURER

Principal Business address

1425 NOBLE AVENUE, BRIDGEPORT, CT, 06610, United States

Principal Residence address

193 QUAKER FARMS ROAD, OXFORD, CT, 06478, United States

Agent details



Agent name

RAYMOND RIZIO

Agent Business address

QUATRELLA & RIZIO, LLC, ONE POST ROAD, FAIRFIELD, CT, 06824, United States

Agent Mailing address

1425 Noble Ave, Bridgeport, CT, 06610, United States

Agent Residence addresss

931 OLD POST ROAD , FAIRFIELD, CT, 06824, United States

Filing History



(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t0000003U3HH/hs9zZAJ8d1VU7qEqFNZkbJZIx0R.DhxR8UHvU_4fcWU)

Business Formation - Certificate of Incorporation 0003981361

Filing date: 8/3/2009
Filing time:

Volume Type
B
BUSINESS DETAILS ▼

Volume
1311

Start page
386

Pages
2

Date generated
8/3/2009

Digital copy
[View as PDF](#)
(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t0000003U3HH/hs9zZAJ8d1VU7qEqFNZkbJZIxOR.DhxR8UHyU_4fcWU)



(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t0000003U3IM/_dalpSekLQkijyzEaf7EWnDxWcjQA1fYA1DO4rS2YHk)

First Report - Organization and First Report 0003981365

Filing date: 8/3/2009
Filing time:

Volume Type
B

Volume
1311

Start page
395

Pages
1

Date generated
8/3/2009

Digital copy
[View as PDF](#)
(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t0000003U3IM/_dalpSekLQkijyzEaf7EWnDxWcjQA1fYA1DO4rS2YHk)



(<https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000022hQJ/wSz7sbJ2LJacHQksOvaRblxkn1gti72ZYI8sCrsGXG0>)

Annual Report(2010) 0006584735

Filing date: 6/24/2019
Filing time:

Volume Type

A

Volume

222

BUSINESS DETAILS

234



Pages

2

Date generated

6/24/2019

Digital copy

[View as PDF](#)

(<https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000022hQJ/wSz7sbJ2LJacHQksOvaRblxkn1gti72ZYI8sCrsGXGQ>)



(<https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000022hQK/rTXSQyPkhnyFPv1ynFlbozewGiO4nupa6CZpm9KPXME>)

Annual

Report(2011)

0006584736

Filing Filing

date: time:

6/24/2019

Volume Type

A

Volume

222

Start page

236

Pages

2

Date generated

6/24/2019

Digital copy

[View as PDF](#)

(<https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000022hQK/rTXSQyPkhnyFPv1ynFlbozewGiO4nupa6CZpm9KPXME>)



(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000022hQL/g4bWTXMTG9pJqy7zOVXWfyv4jLuQqupba2L60M_Obuk)

Annual

Report(2012)

0006584737

Filing Filing

date: time:

6/24/2019

Volume Type

A

Volume

222

BUSINESS DETAILS

238

Pages

2

Date generated

6/24/2019

Digital copy

[View as PDF](#)

(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000022hQL/g4bWTXMTG9pJqyZzOVXWfyv4jLuOqupba2L60M_Obuk)



(<https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000022hQN/sx81fNc1lw0eZ1gLIEF0qANzqKw.xTRpH2XxXvvYoJw>)

Annual Report(2013)
0006584739

Filing date: 6/24/2019
Filing time:

Volume Type

A

Volume

222

Start page

242

Pages

2

Date generated

6/24/2019

Digital copy

[View as PDF](#)

(<https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000022hQN/sx81fNc1lw0eZ1gLIEF0qANzqKw.xTRpH2XxXvvYoJw>)



(<https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000022hQO/by0Vi3.IYI0qKflecOrayTJqUh1t119c0uQJunLqka0>)

Annual Report(2014)
0006584740

Filing date: 6/24/2019
Filing time:

Volume Type
A

Volume
222

BUSINESS DETAILS
244



Pages
2

Date generated
6/24/2019

Digital copy
[View as PDF](#)

(<https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000022h00/by0Vi3.IY10qKfilecOrayTJqUh1tI19c0uQJunLqka0>)



(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000022h00/6otC4xks0t_ABX_3dyV72u37ydkrwS5t0BwT4_RlpXs)

**Annual
Report(2015)
0006584741**

Filing Filing
date: time:
6/24/2019

Volume Type
A

Volume
222

Start page
246

Pages
2

Date generated
6/24/2019

Digital copy
[View as PDF](#)

(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000022h00/6otC4xks0t_ABX_3dyV72u37ydkrwS5t0BwT4_RlpXs)



(<https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000022h00/3lpv645iEIMzb6QVsryUEjAjPgyvSqkYSzZ3jQDv1kw>)

**Annual
Report(2016)
0006584742**

Filing Filing
date: time:
6/24/2019

Volume Type

A

Volume

222

BUSINESS DETAILS

248



Pages

2

Date generated

6/24/2019

Digital copy

[View as PDF](#)

(<https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000022hQQ/3lpv645iElMzb6QVsryUEjAjPgyvSqkYSzZ3jQDv1kw>)



(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000022hQR/TRJcmVyLI26I0jkFG_tb9LircWX9P2RPOrvXTGzf7ac)

Annual Report(2017)

0006584743

Filing Filing

date: time:

6/24/2019

Volume Type

A

Volume

222

Start page

250

Pages

2

Date generated

6/24/2019

Digital copy

[View as PDF](#)

(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000022hQR/TRJcmVyLI26I0jkFG_tb9LircWX9P2RPOrvXTGzf7ac)



(<https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000022hQS/AaZP5upKNwnQrCmlqv176w23bSfwG6fi1fNVrUY.APs>)

Annual Report(2018)

0006584744

Filing Filing

date: time:

6/24/2019

Volume Type

A

Volume

222

BUSINESS DETAILS

252

Pages

2

Date generated

6/24/2019

Digital copy

[View as PDF](#)

(<https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000022hQS/AaZP5upKNwnQrCmlqv176w23bSfwG6fi1fNVrUY.APs>)



(<https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000030vrY/xzIjcs1ZdfYL4I0gx4lm63qkI5Ax1pwwdQTJ77S1.Q>)

Annual Report(2019)

0008402754

Filing Filing

date: time:

7/5/202201:22

PM

Volume Type

Volume

Start page

Pages

Date generated

7/5/2022

Digital copy

[View as PDF](#)

(<https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000030vrY/xzIjcs1ZdfYL4I0gx4lm63qkI5Ax1pwwdQTJ77S1.Q>)



(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000030vsl/faH.N49S6JFW4zcyfz_t7tr7SBltQhF0mldTel2dEMw)

Annual Report(2020)

0008402755

Filing Filing

date: time:

7/5/202201:26

PM

Volume Type

Volume

Start page

Pages

Date generated
7/5/2022

Digital copy
[View as PDF](#)

(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000030vsl/faH.N49S6JFW4zcyfz_t7tr7SBItQhF0mldTel2dEMw)
BUSINESS DETAILS



(<https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000030vt5/a85arYjynVkiUuVRNt45p5fR9qv14.LUV2r3H8BGwRQ>)

Annual Report(2021)
0009870850
Filing date: 7/5/2022
Filing time: 01:28 PM

Volume Type

Volume

Start page

Pages

Date generated
7/5/2022

Digital copy
[View as PDF](#)

(<https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000030vt5/a85arYjynVkiUuVRNt45p5fR9qv14.LUV2r3H8BGwRQ>)



(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t000000326c7/HrvqWMoVPjgxtLkvoUc2t7edOg_bM2GHhsFnOgQT764)

Annual Report(2022)
0010731327
Filing date: 8/3/2022
Filing time: 10:52 AM

Volume Type

Volume

Start page

Pages

Date generated
8/3/2022

Digital copy
[View as PDF](#)

(https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t000000326c7/HrvqWMoVPjgxtLkvoUc2t7edOg_bM2GHhsFnOgQT764)

Name History



None

Shares
BUSINESS DETAILS ^ ∨

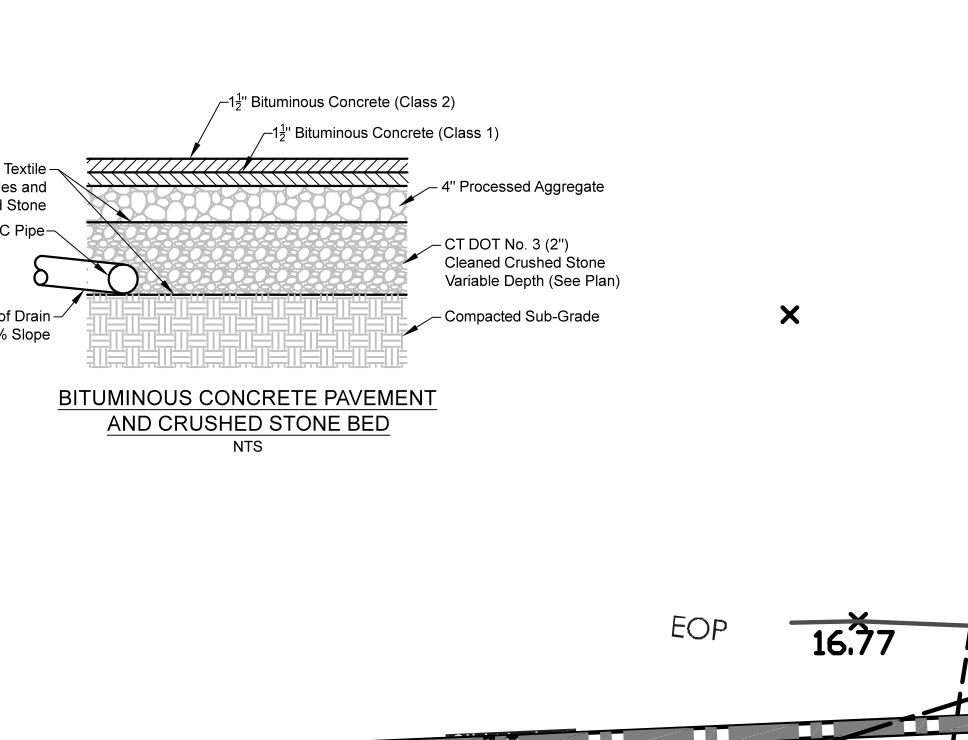
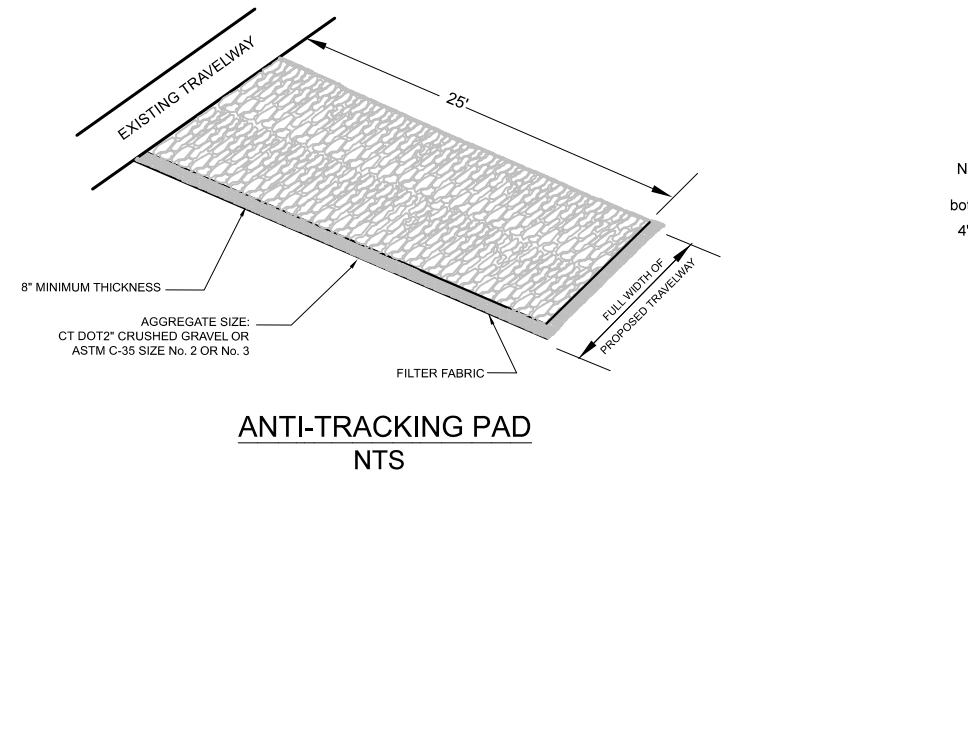
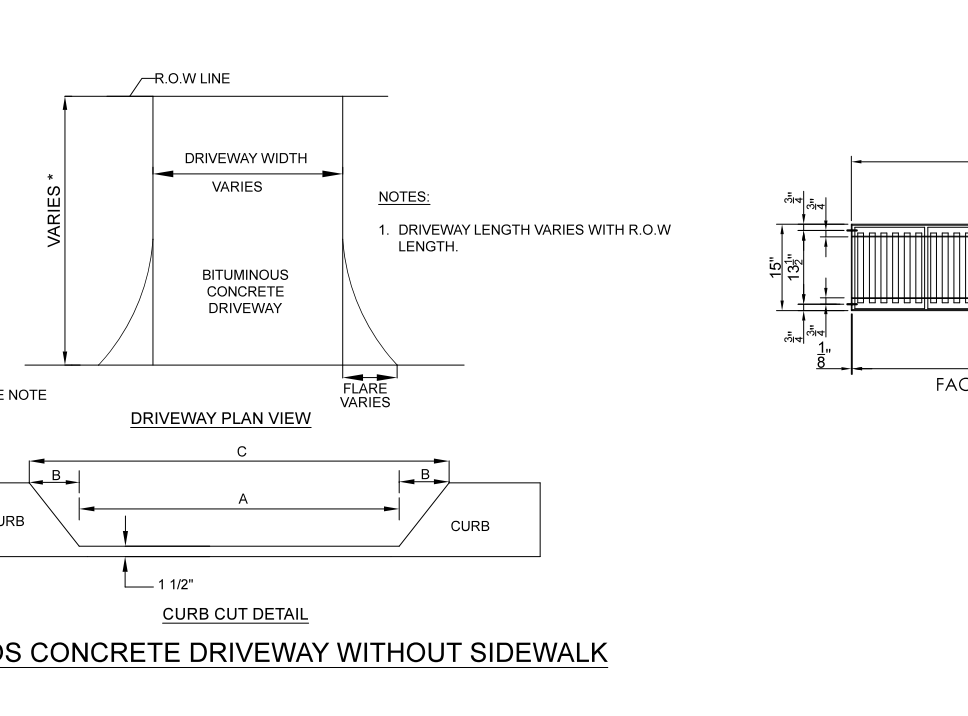
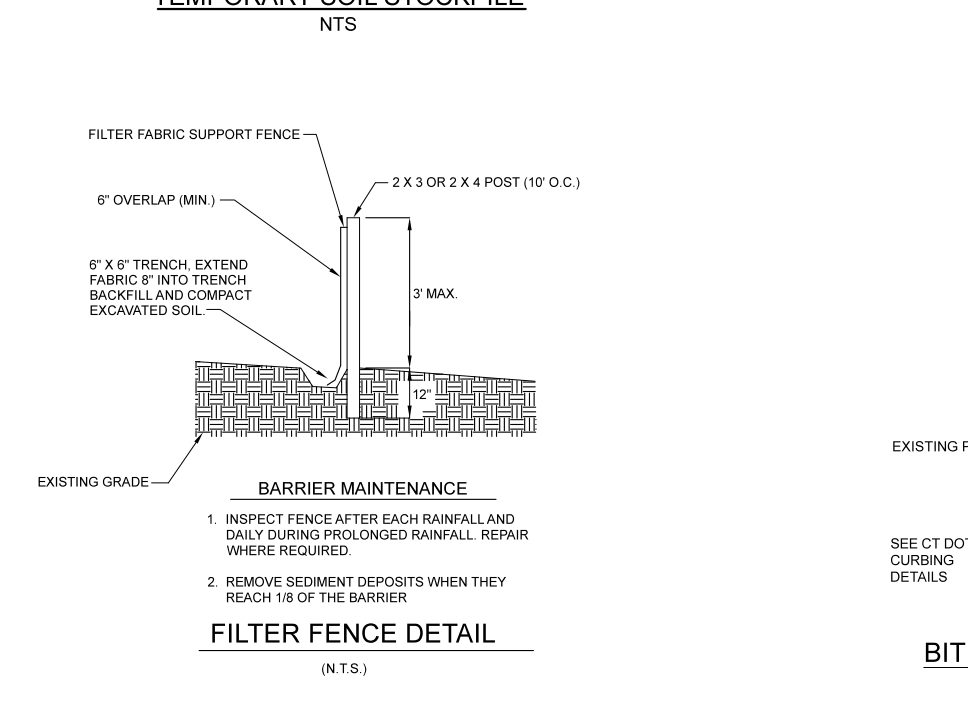
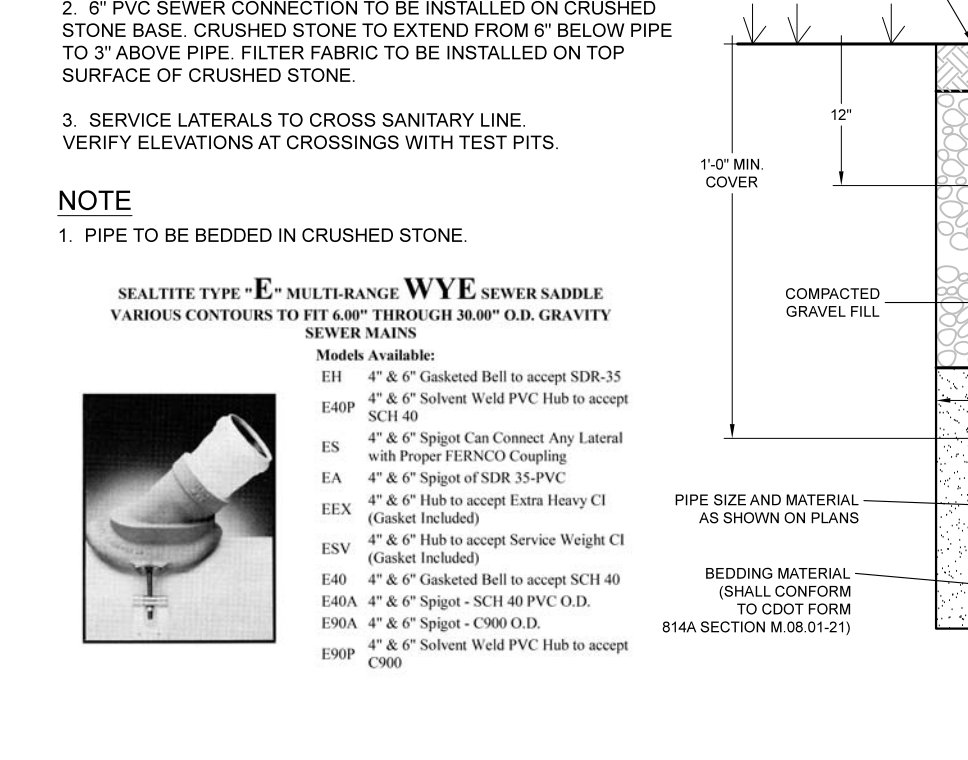
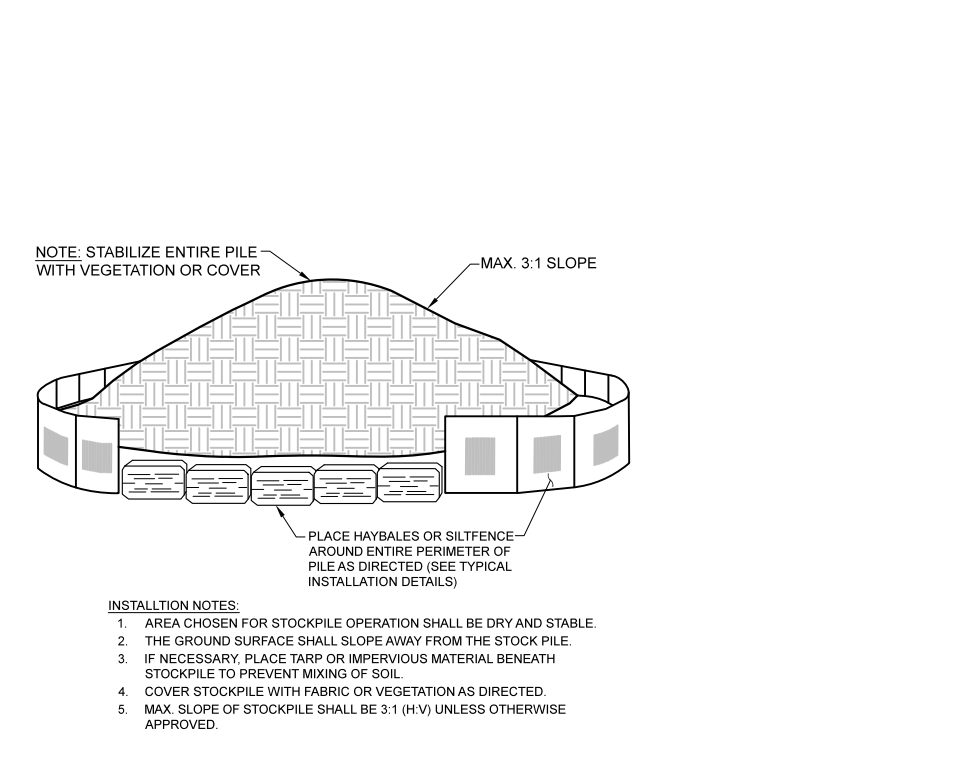
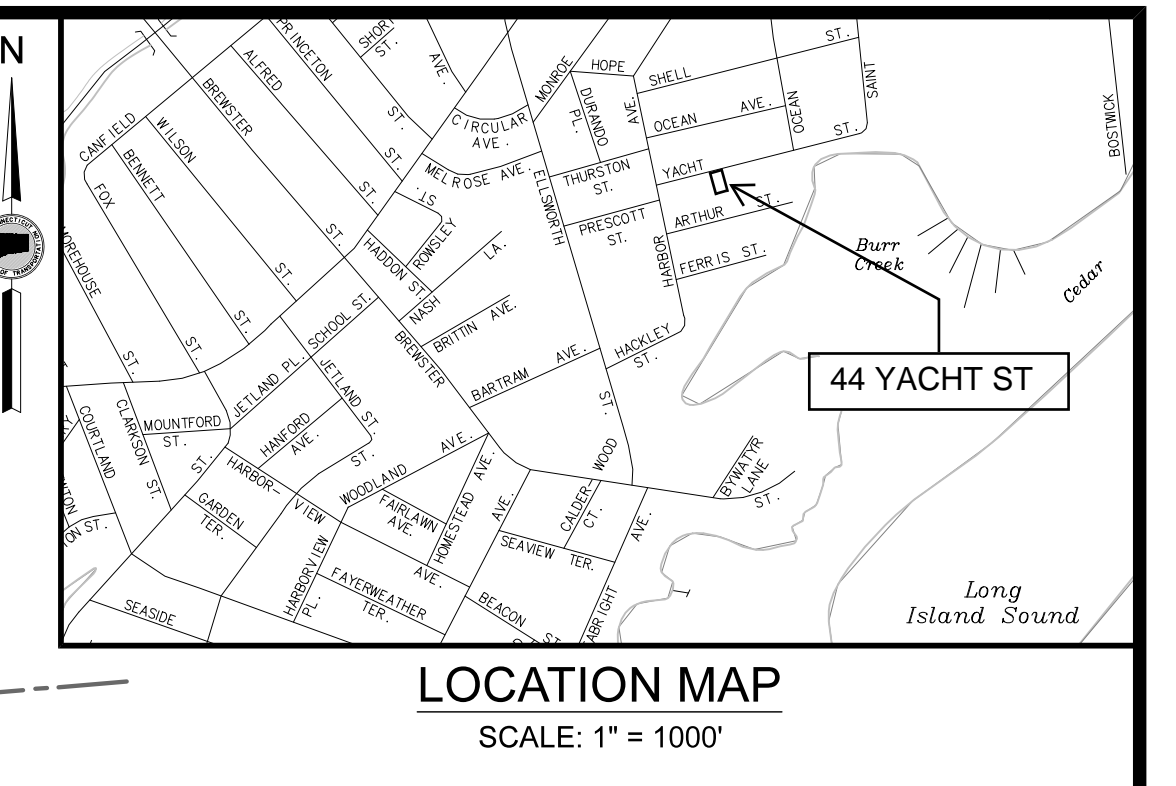
1000 total shares

Shares Class: CLASS A - COMMON
1000 Shares
Value per share: \$

- NOTES:**
- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND "THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS AN IMPROVEMENT LOCATION SURVEY AND TOPOGRAPHIC SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2 AND IS INTENDED FOR MUNICIPAL COMPLIANCE PURPOSES.
 - THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
 - ALL IMPROVEMENTS SHOWN BASED ON FIELD EVIDENCE FOUND.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DETERMINED USING GEOID03 AND CONVERTED TO THE CITY OF BRIDGEPORT DATUM (+ 14.00). LINEAR UNITS ARE IN U.S. SURVEY FEET. HORIZONTAL COORDINATES ARE REFERRED TO THE CONNECTICUT COORDINATE SYSTEM OF 1983, AS REALIZED FROM OBSERVATION REFERENCED TO NAD83 (CORSG), COORDINATES WERE DETERMINED FROM STATIC GPS OBSERVATIONS MADE ON JUNE 19, 2018 IN ACCORDANCE WITH "GUIDELINES AND SPECIFICATIONS FOR GLOBAL NAVIGATION SATELLITE SYSTEM LAND SURVEYS IN CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., HOLDING THE FOLLOWING VALUES FOR PUBLISHED BASE DATA:
STATION: ORANGE,
NORTHING 658307.101, EASTING 930968.510,
LATITUDE 41°14'03.13601", LONGITUDE 73°00'03.97333",
ELLIPSOID 6.5067
 - REFERENCE IS MADE TO THE FOLLOWING MAPS:
A. MAP ENTITLED "SUBDIVISION OF PROPERTY OF JOSEPH J. BOWSES IN BRIDGEPORT, CONN." SCALE: 1" = 30', DATED AUGUST 29, 1941 PREPARED BY FRANK B. JAYNES AND FOUND ON FILE IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS MAP VOL. 12 PG. 21.
B. CITY OF BRIDGEPORT ENGINEERING PIN SHEET DEPICTING BLOCK 1767.

- NOTES:**
- PARCEL INFORMATION:
44 YACHT STREET
A. ASSESSOR'S REFERENCE: BLOCK 224 | LOT 13
B. TOTAL PARCEL AREA= 5,000 SQ. FT., 0.115 ± AC.
C. RECORD OWNER: ADRIANO GUEDES, VOL. 9813 PG. 31
 - PARCELS ARE LOCATED WITHIN THE 'N2' ZONING DISTRICT.
 - SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 438 OF 626, COMMUNITY BRIDGEPORT, CITY OF, NUMBER 090002 PANEL 0438SUFFIX G, MAP NUMBER 09001C0438G, MAP REVISED JULY 8, 2013. THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS ZONE X (UNSHADED) AND PARTIALLY FOUND IN ZONE AE (ELEV. 12). BASE FLOOD ELEVATION IS 26.6 PER CITY OF BRIDGEPORT DATUM.
 - THE SUBJECT PARCEL IS LOCATED WITHIN THE BURR CREEK COASTAL BOUNDARY - PARKS, OPEN SPACE, RECREATION ZONE. SEE COASTAL MASTER PLAN OF BRIDGEPORT, CONNECTICUT SHEET 1 OF 4, SCALE: 1"=500', DATED AUGUST 1982, LAST REVISED NOVEMBER 18, 1982 AND PREPARED BY KASPER ASSOCIATES, INC.

- NOTES:**
- BOUNDARY LINES DEPICTED HEREON ARE A RESULT OF EXTENSIVE RECORD RESEARCH, FIELD EVIDENCE AND FIELD MEASUREMENTS. DUE TO LACK OF RECORD MONUMENTATION AND VAGUE DEED DESCRIPTIONS THE BOUNDARY LINES DEPICTED HEREON REPRESENT THE PROFESSIONAL OPINION OF THE SURVEYOR. BOUNDARY LINES MAY BE SUBJECT TO ANY REVISION REQUIRED BY LEGAL ACTION OR BY THE DISCOVERY OF ADDITIONAL RECORD INFORMATION AND/OR FIELD EVIDENCE.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ENGINEER OF RECORD MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. ENGINEER OF RECORD FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT IS CERTIFIED THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. ENGINEER OF RECORD HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL BEFORE YOU DIG, INC. (1-800-922-4455).
 - NO EASEMENTS OR RESTRICTIONS FOUND ON FILE.

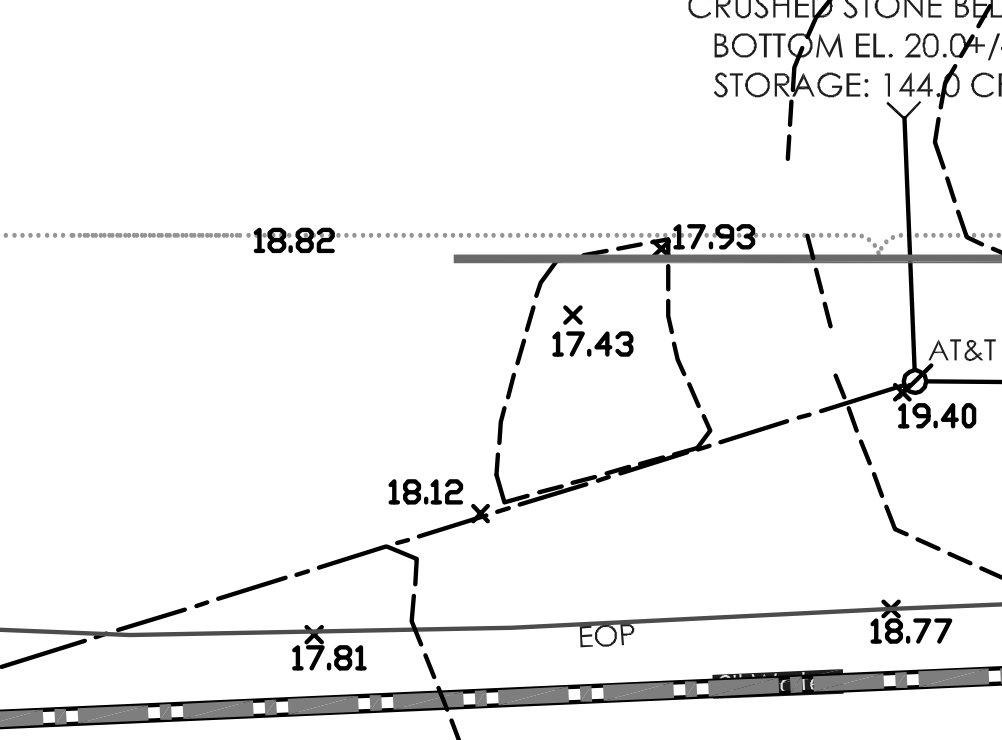
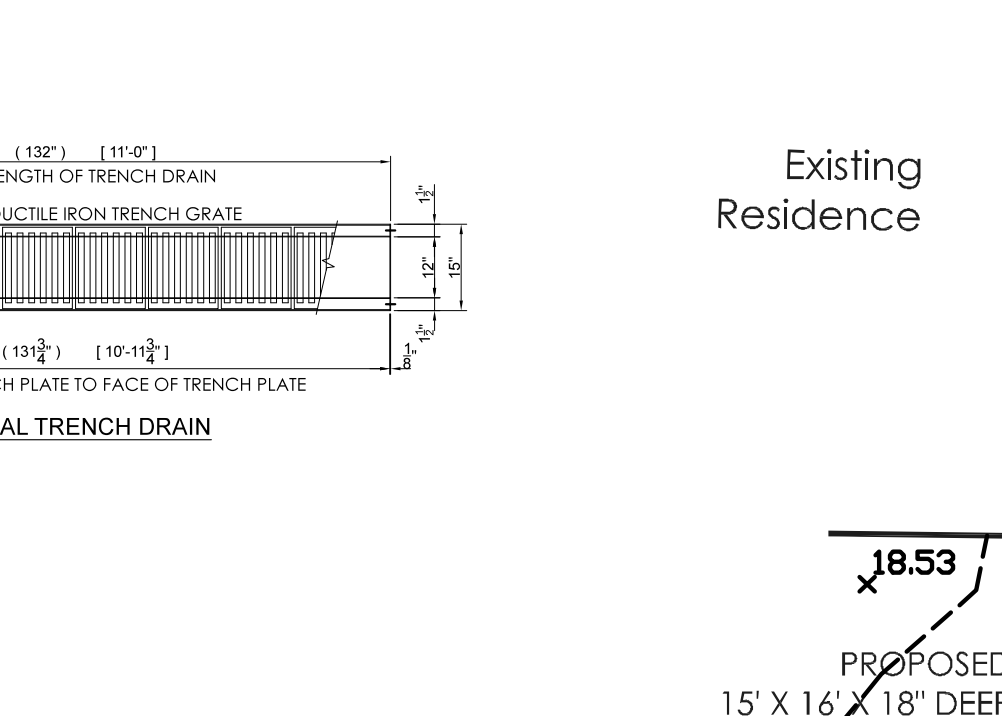
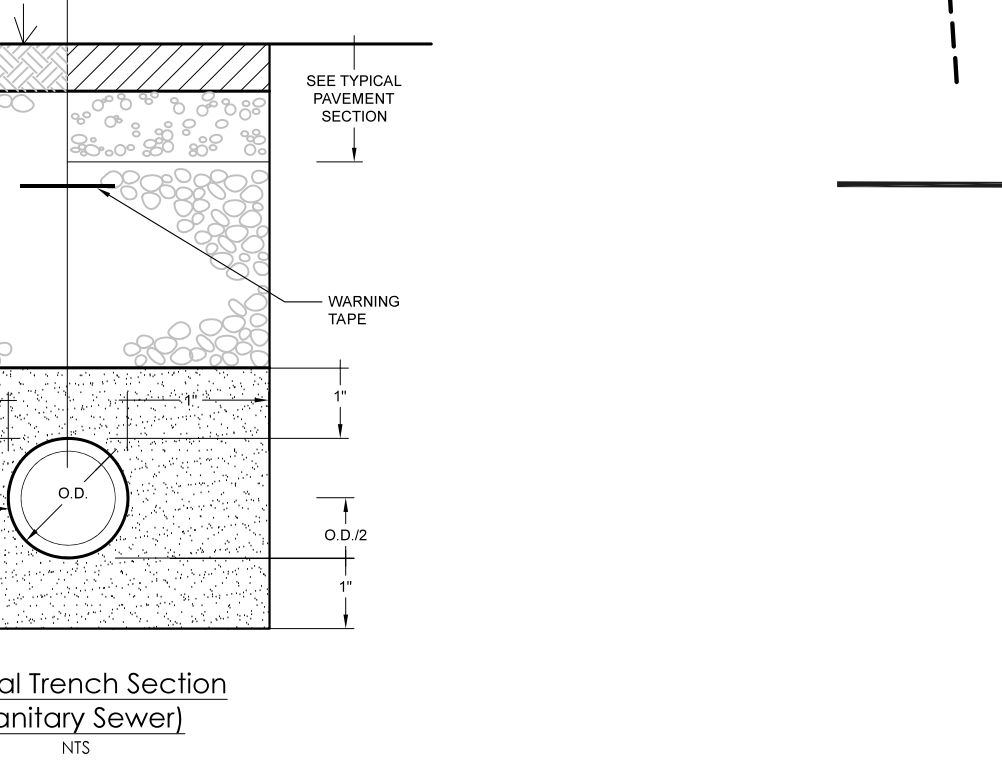


LEGEND

NF	NOW OR FORMERLY	CB	CATCH BASIN
MON.	MONUMENT	WM	WATER METER
I.P.	IRON PIPE	WV	WATER VALVE
FND.	FOUND	GV	GAS VALVE
S.F.	SQUARE FEET	RET.	RETAINING
CONC.	CONCRETE	SNET	SOUTHERN NEW ENGLAND TELEPHONE
BIT.	BITUMINOUS	UI	UNITED ILLUMINATING COMPANY
O.H.U.	OVERHEAD UTILITIES	TMH	TELEPHONE MANHOLE
UGD	UNDER GROUND	INT	INTERSECTION
MH	MANHOLE	INV.	INVERT
ELEC.	ELECTRIC	C.I.	CAST IRON
U.P.	UTILITY POLE	V.C.	VITRIFIED CLAY
D.Y.L.	DOUBLE YELLOW LINE	RCP	REINFORCED CONCRETE PIPE
SWL	SINGLE WHITE LINE	RD	ROOF DRAIN
BWL	BROKEN WHITE LINE	MW	MONITOR WELL
EOP	EDGE OF PAVEMENT	± 8.65	EXISTING SPOT GRADE
RET.	RETAINING	—100—	EXISTING CONTOUR ELEVATION
CLF	CHAIN LINK FENCE	L.O.	LAYOUT OF STREET WIDTH
FFE	FINISHED FLOOR ELEVATION	(2)	PARKING SPACES
C.O.	CLEANOUT	HOPE	HIGH DENSITY POLYETHYLENE
L.P.	LIGHT POST	PVC	POLYVINYL CHLORIDE
(Tree Symbol)	EXISTING CONIFER TREE	(Tree Symbol)	EXISTING DECIDUOUS TREE

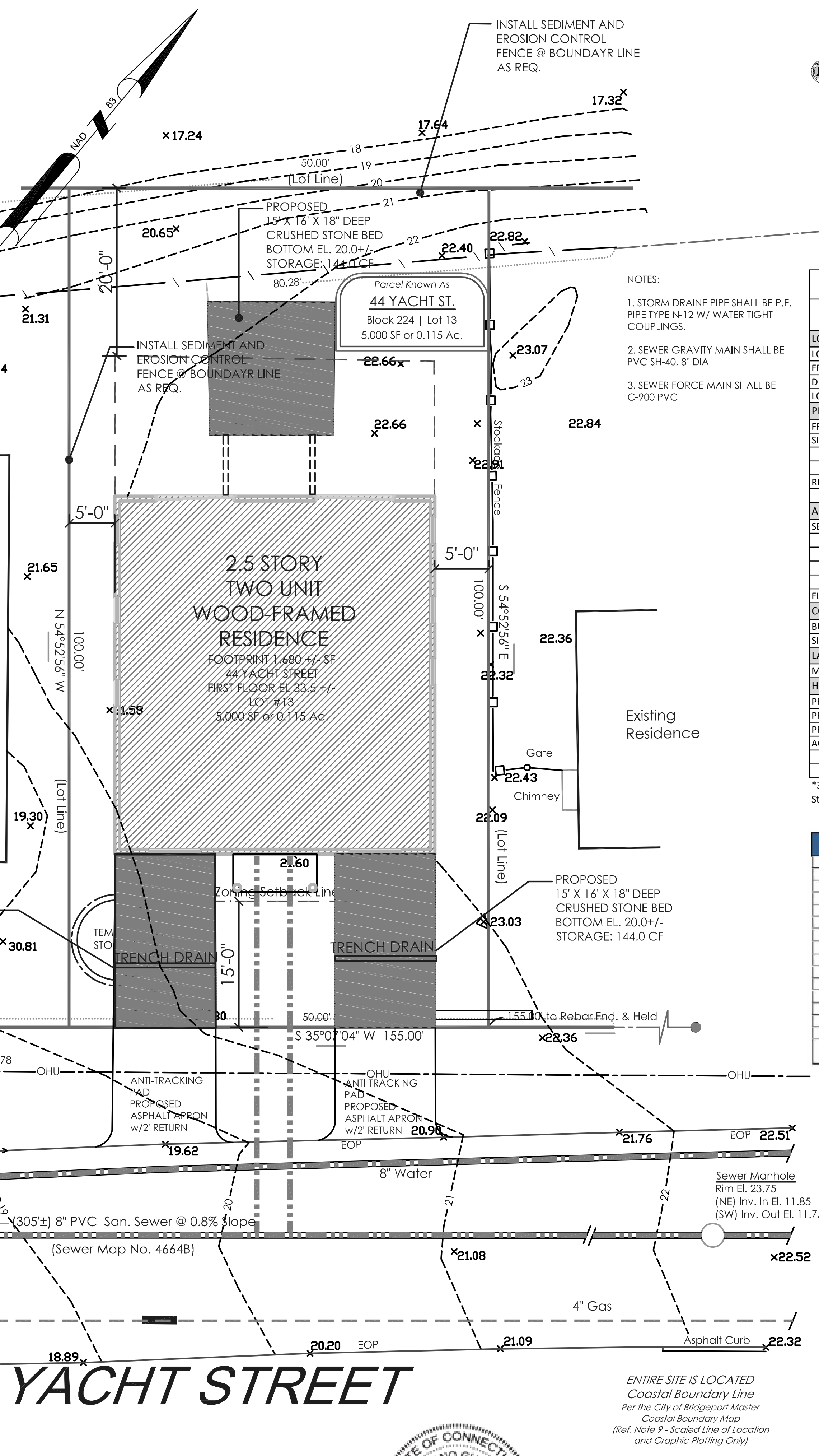
LEGEND

10. BOUNDARY LINES DEPICTED HEREON ARE A RESULT OF EXTENSIVE RECORD RESEARCH, FIELD EVIDENCE AND FIELD MEASUREMENTS. DUE TO LACK OF RECORD MONUMENTATION AND VAGUE DEED DESCRIPTIONS THE BOUNDARY LINES DEPICTED HEREON REPRESENT THE PROFESSIONAL OPINION OF THE SURVEYOR. BOUNDARY LINES MAY BE SUBJECT TO ANY REVISION REQUIRED BY LEGAL ACTION OR BY THE DISCOVERY OF ADDITIONAL RECORD INFORMATION AND/OR FIELD EVIDENCE.
11. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ENGINEER OF RECORD MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. ENGINEER OF RECORD FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT IS CERTIFIED THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. ENGINEER OF RECORD HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL BEFORE YOU DIG, INC. (1-800-922-4455).
12. NO EASEMENTS OR RESTRICTIONS FOUND ON FILE.



LEGEND

NF	NOW OR FORMERLY	CB	CATCH BASIN
MON.	MONUMENT	WM	WATER METER
I.P.	IRON PIPE	WV	WATER VALVE
FND.	FOUND	GV	GAS VALVE
S.F.	SQUARE FEET	RET.	RETAINING
CONC.	CONCRETE	SNET	SOUTHERN NEW ENGLAND TELEPHONE
BIT.	BITUMINOUS	UI	UNITED ILLUMINATING COMPANY
O.H.U.	OVERHEAD UTILITIES	TMH	TELEPHONE MANHOLE
UGD	UNDER GROUND	INT	INTERSECTION
MH	MANHOLE	INV.	INVERT
ELEC.	ELECTRIC	C.I.	CAST IRON
U.P.	UTILITY POLE	V.C.	VITRIFIED CLAY
D.Y.L.	DOUBLE YELLOW LINE	RCP	REINFORCED CONCRETE PIPE
SWL	SINGLE WHITE LINE	RD	ROOF DRAIN
BWL	BROKEN WHITE LINE	MW	MONITOR WELL
EOP	EDGE OF PAVEMENT	± 8.65	EXISTING SPOT GRADE
RET.	RETAINING	—100—	EXISTING CONTOUR ELEVATION
CLF	CHAIN LINK FENCE	L.O.	LAYOUT OF STREET WIDTH
FFE	FINISHED FLOOR ELEVATION	(2)	PARKING SPACES
C.O.	CLEANOUT	HOPE	HIGH DENSITY POLYETHYLENE
L.P.	LIGHT POST	PVC	POLYVINYL CHLORIDE
(Tree Symbol)	EXISTING CONIFER TREE	(Tree Symbol)	EXISTING DECIDUOUS TREE



ZONE DEVELOPMENT STANDARDS

	ZONE - N2 House Type B	ZONE - NX1 Double House A	44 YACHT
LOT			
LOT AREA, MIN	NO MIN	NA	5,000 SF
FRONTAGE, MIN	45 FT	50 FT	50 FT
DEPTH, MIN	NA	NA	NA
LOT AREA / DWELLING UNIT, MIN	NA	NA	NA
PRINCIPLE BUILDING SETBACK			
FRONT LOT LINE, MIN FROM	30 FT	15 FT	16 +/- FT
SIDE LOT LINE, MIN FROM			
ONE SIDE	6 FT	2 FT	5 +/- FT
BOTH SIDES ADD UP TO	15 FT	8 FT	10 +/- FT
REAR LOT LINE			
MIN	20 FT	20 FT	32 +/- FT
ACCESSORY STRUCTURE			
SEBACK MIN FROM:			
FRONT LOT LINE	NA	NA	NA
SIDE LOT LINE	3 FT	3 FT	NA
REAR LOT LINE	3 FT	3 FT	NA
CORNER LOT LINE	12 FT	3 FT	NA
FLOOR AREA MAX	800 SF	800 SF	NA
COVERAGE			
BUILDING COVERAGE MAX	45%	55%	34%
SITE COVERAGE MAX	65%	80%	50%
LANDSCAPED AREA			
MIN	35%	20%	50%
HEIGHT* see note below			
PRINCIPLE BUILDING STORIES	2 STORIES	2.5 STORIES	2.5 STORIES
PRINCIPLE BUILDING RIDGE	30 FT MAX	35 FT MAX	33 +/- FT
PRINCIPLE BUILDING MIDPOINT	25 FT MAX	28 FT MAX	27 +/- FT
ACCESSORY STRUCTURE MAX	1.5 STORIES	1.5 STORIES	NA
FLAT ROOF	15 FT	15 FT	NA
TO RIDGE	20 FT	20 FT	NA

*3.10.13 Flood Locations Section D:
Stories below BFE count as 1/2 story

Percolation Test Data

Time	Measurement to Water Surface	Drop in Water Level (0.01")	Rate (Min./Inch)
12:22 PM	0.17		
12:25 PM	0.27	0.10	2.50
12:28 PM	0.34	0.07	3.57
12:31 PM	0.38	0.04	6.25
12:34 PM	0.41	0.03	8.33
12:37 PM	0.44	0.03	8.33
12:40 PM	0.47	0.03	8.33
12:43 PM	0.51	0.04	6.25
12:46 PM	0.54	0.03	8.33
12:49 PM	0.57	0.03	8.33
12:52 PM	0.60	0.03	8.33
Overall Percolation Rate (Min/Inch)		5.81	
Minimum Percolation Rate (Min/Inch)		8.33	
Based on minimum percolation rate, a 18" tall system will drain in (Hours)			
		1.7	

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

ENTIRE SITE IS LOCATED Coastal Boundary Line Per the City of Bridgeport Master Coastal Boundary Map (Ref. Note 9 - Scaled Line of Location and Graphic Plotting Only)



ENTIRE SITE IS LOCATED Coastal Boundary Line Per the City of Bridgeport Master Coastal Boundary Map (Ref. Note 9 - Scaled Line of Location and Graphic Plotting Only)

ADRIANO GUEDES PEL 34720

IMPROVEMENT LOCATION SURVEY AND TOPOGRAPHIC SURVEY

PREPARED FOR
ZONING VARIANCE
44 YACHT STREET
 ASSESSOR'S REFERENCE: MAP 9 | BLOCK 224 | LOT 13
 BRIDGEPORT, CONNECTICUT
 SHEET 1 OF 1

JANUARY 20, 2024 ADRIANO GUEDES, PE SCALE: 1"=10'



GUEDES ASSOCIATES LLC
ENGINEERING & ARCHITECTURAL
SERVICES

1425 Noble Ave
Bridgeport, CT 06610
203-592-8028

11 January 2024



APPLICATION FOR REVIEW OF COASTAL SITE PLAN

PREPARED FOR PROPERTY LOCATION:

44 YACHT STREET

BRIDGEPORT, CONNECTICUT

PREPARED BY ADRIANO GUEDES, PE

CT LIC NO 34720

TABLE OF CONTENTS

Project Narrative

CAM Application Form

Figure A – Location Map

Figure B – FEMA Firm Map

Figure C – Coastal Resource Map

Figure D – Zone Map

PROJECT NARRATIVE

This parcel is located at 44 Yacht Street as Lot No. 13 on map of West Harbor Park, made by W.B. Palmer and dated August 1907, and on file in the Bridgeport Town Clerk's Office. Currently zoned N2 and found Black Rock Section of Bridgeport, with anticipated zone change to NX1. AS per FEMA's Map Number 09001C0436G, Map Revised July 8, 2013. Total parcel area is 5,000 ± SF.

The parcel is within the Coastal Area Management Zone per Coastal Master Plan of Bridgeport, Connecticut (Sheet 1 of 4) found on file in the City of Bridgeport Engineering Department. This site is currently a vacant lot with no structural improvements. Adriano & Armindo Guedes are proposing to build a two-family wood-frame residence on the vacant parcel known as 44 Yacht Street.

A storm drainage system consisting of a crushed stone bed has been designed beneath the parking areas on either side of the residence to handle the run-off from the proposed roof area. Lawn areas will be provided which will create green areas to aid in storm water quality. This property will be developed in keeping with the integrity of this Zone. Construction is anticipated to have a duration of twelve months.

**Application Form
Municipal Coastal Site Plan Review
For Projects Located Fully or Partially Within the Coastal Boundary**

Please complete this form in accordance with the attached instructions and submit it with the appropriate plans to appropriate **municipal agency**.

Section I: Applicant Identification

Applicant: _____ Date: _____
 Address: _____ Phone: _____
 Project Address or
 Location: _____
 Interest in Property: fee simple option lessee easement
 other (specify) _____
 List primary contact for correspondence if other than applicant:
 Name: _____
 Address: _____
 City/Town: _____ State: _____ Zip 06610
 Code: _____
 Business Phone: _____
 e-mail: _____

Section II: Project Site Plans

Please provide project site plans that clearly and accurately depict the following information, and check the appropriate boxes to indicate that the plans are included in this application:

- Project location
- Existing and proposed conditions, including buildings and grading
- Coastal resources on and contiguous to the site
- N/A High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
- Soil erosion and sediment controls
- Stormwater treatment practices
- Ownership and type of use on adjacent properties
- Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)

Section III: Written Project Information

Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site Plan Review:

- Site Plan for Zoning Compliance
- Subdivision or Resubdivision
- Special Permit or Special Exception
- Variance
- Municipal Project (CGS Section 8-24)

Part I: Site Information

1. Street Address or Geographical Description:

City or Town:

2. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)? YES NO

3. Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable:

4. Identify and describe the existing land use on and adjacent to the site. Include any existing structures, municipal zoning classification, significant features of the project site:

5. Indicate the area of the project site: _____ acres or **square feet** (circle one)

6. Check the appropriate box below to indicate total land area of disturbance of the project or activity (please also see Part II.B. regarding proposed stormwater best management practices):

Project or activity will disturb 5 or more total acres of land area on the site. It may be eligible for registration for the Department of Environmental Protection's (DEP) General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities

Project or activity will disturb one or more total acres but less than 5 total acres of land area. A soil erosion and sedimentation control plan must be submitted to the municipal land use agency reviewing this application.

Project or activity will not disturb 1 acre total of land area. Stormwater management controls may be required as part of the coastal site plan review.

7. Does the project include a shoreline flood and erosion control structure as defined in CGS section 22a-109(d) Yes No

Part III: Identification of Applicable Coastal Resources and Coastal Resource Policies

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table.

Coastal Resources	On-site	Adjacent	Off-site but within the influence of project	Not Applicable
General Coastal Resources* - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)	X	X	X	
Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)				
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)				
Coastal Hazard Area - Definition: CGS Section 22a-93(7)(H); Policies: CGS Sections 22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)				
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS Sections 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A)				
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)				
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)				
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)				
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)				
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)				
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)				
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)				
Tidal Wetlands - Definition: CGS Section 22a-93(7)(E); Policies: CGS Sections 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)				

* General Coastal Resource policy is applicable to all proposed activities

Part IV: Consistency with Applicable Coastal Resource Policies and Standards

Describe the location and condition of the coastal resources identified in Part III above and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and standards; also see adverse impacts assessment in Part VII.A below (attach additional pages if necessary):

Part V: Identification of Applicable Coastal Use and Activity Policies and Standards

Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the proposed project or activity:

- General Development* - CGS Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- Water-Dependent Uses** - CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A);
Definition CGS Section 22a-93(16)
- Ports and Harbors - CGS Section 22a-92(b)(1)(C)
- Coastal Structures and Filling - CGS Section 22a-92(b)(1)(D)
- Dredging and Navigation - CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- Boating - CGS Section 22a-92(b)(1)(G)
- Fisheries - CGS Section 22a-92(c)(1)(I)
- Coastal Recreation and Access - CGS Sections 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)
- Sewer and Water Lines - CGS Section 22a-92(b)(1)(B)
- Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- Solid Waste - CGS Section 22a-92(a)(2)
- Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)
- Cultural Resources - CGS Section 22a-92(b)(1)(J)
- Open Space and Agricultural Lands - CGS Section 22a-92(a)(2)

* General Development policies are applicable to all proposed activities
** Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

Part VI: Consistency With Applicable Coastal Use Policies And Standards

Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. **For projects proposed at waterfront sites (including those with tidal wetlands frontage)**, particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Part VII.B below (attach additional pages if necessary):

Part VII.A.: Identification of Potential Adverse Impacts on Coastal Resources

Please complete this section for all projects.

Identify the adverse impact categories below that apply to the proposed project or activity. The Applicable column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(15). If an adverse impact may result from the proposed project or activity, please use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)		
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)		
Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS Section 22a-93(15)(B)		
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS Section 22a-93(15)(D)		
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)		
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)		
Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A)		
Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G)		

Part VII.B.: Identification of Potential Adverse Impacts on Water-dependent Uses

Please complete the following two sections **only if the project or activity is proposed at a waterfront site**:

1. Identify the adverse impact categories below that apply to the proposed project or activity. The Applicable column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact may result from the proposed project or activity, use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities	Applicable	Not Applicable
Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS Section 22a-93(17)		
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)		
Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS Section 22a-93(17)		

2. Identification of existing and/or proposed Water-dependent Uses

Describe the features or characteristics of the proposed activity or project that qualify as water-dependent uses as defined in CGS Section 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.):*

*If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use.



LOCATION MAP
44 YACHT STREET
BRIDGEPORT CONNECTICUT
NTS

National Flood Hazard Layer FIRMette



25°12'20"W 41°10'44"N

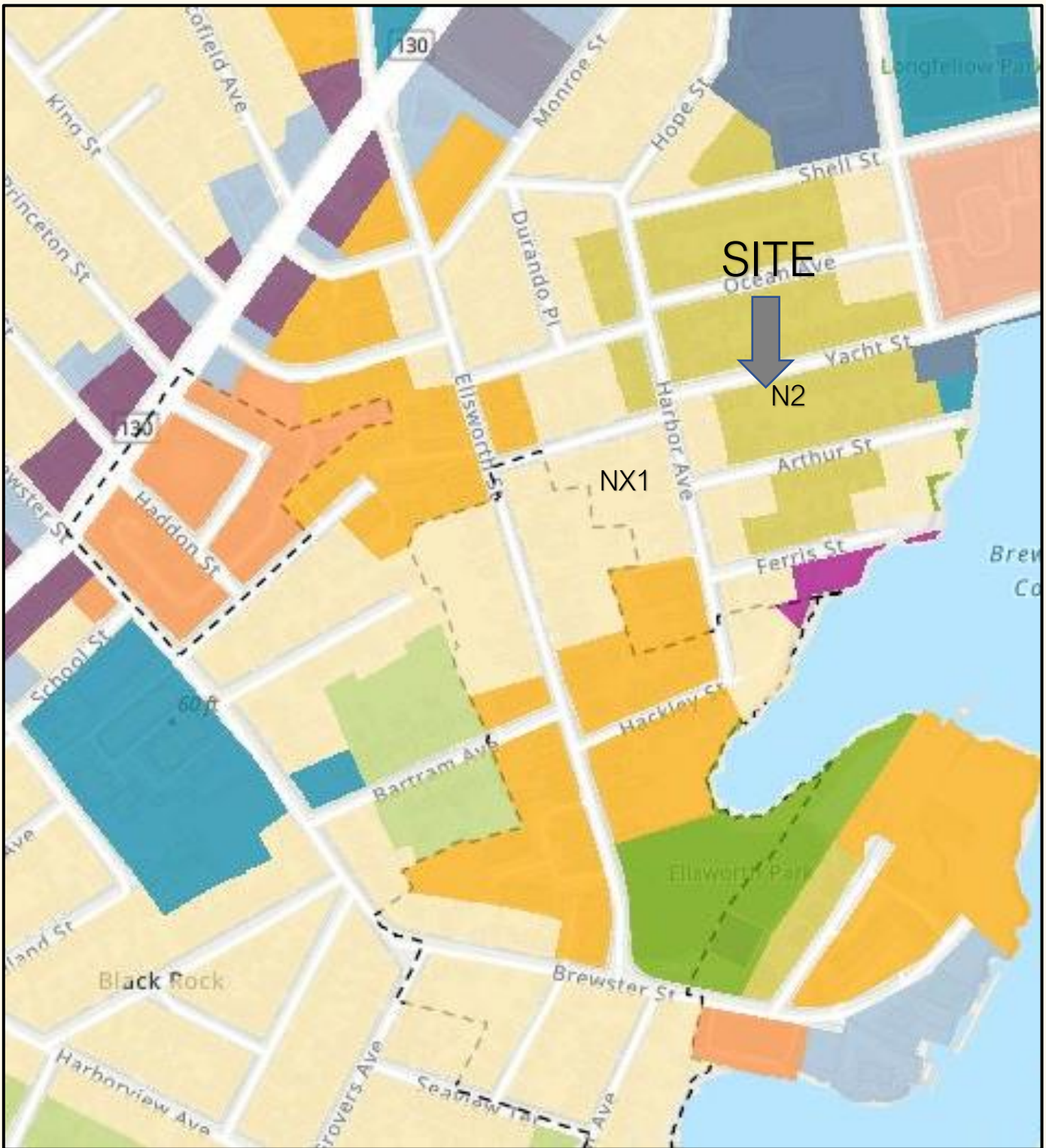


0 250 500 1,000 1,500 2,000 Feet 1:6,000
Basemap Imagery Source: USGS National Map 2023

FEMA FIRM MAP
44 YACHT STREET
BRIDGEPORT CONNECTICUT
NTS



COASTAL RESOURCE MAP
44 YACHT STREET
BRIDGEPORT CONNECTICUT
NTS



ZONING MAP
44 YACHT STREET
BRIDGEPORT CONNECTICUT
NTS