

ORIGINAL

NRB 5-08-2019
for: EOL Portal / 5-08-19



**ZONING COMMISSION
ORDER TO COMPLY
CITY OF BRIDGEPORT**

45 Lyon Terrace, Room 210
Bridgeport, CT 06604
(203) 576-8017 Phone
(203) 576-7213 Fax

ACG Contracting LLC
C/O Chris Taylor, Member
147 Davenport Street
Bridgeport, CT 06607

May 07, 2019
P 1 of 2

Pursuant to the authority vested in me by the Zoning Regulations of the City of Bridgeport, Connecticut, you are hereby ordered and directed within **Ten (10)** days of the date hereof, to discontinue and/or remedy the violations and conditions at premises identified as:

Address: **155 Davenport Street (a.k.a. 147 Davenport Street)**
Block: **649** Lot: **15**

owned and/or occupied by you; which are in violation of the said Zoning Regulations of the City of Bridgeport, Connecticut.

Section 13-4-4 Violations and Penalties

Violation of these regulations including violation of any condition or requirement attached to the granting of a special permit or Variance shall be subject to the procedures and full range of penalties provided.....

- a. ... shall be subject to the fines, injunctive procedures, and any other penalties prescribed by Chapter 124 of the Connecticut General Statutes, as amended, including, when warranted, a separate violation for each day that a violation exists.
- b. ...the superior court shall have jurisdiction of all such offenses, subject to appeal as in other cases

Section 14-1 Application for and Certificate of Zoning Compliance

No vacant land or any unoccupied portion thereof shall be occupied or used, except for farming or gardening purposes, and no building or structure hereafter erected, reconstructed or structurally altered shall be occupied or used for any purpose whatsoever and no certificate of occupancy shall be issued unless and until a Certificate of Zoning Compliance is issued stating that the land, building and/or structure and the use(s) to be made of the land, building and/or structure comply in all respects with the provisions of these regulations and the requirements or conditions of any approvals granted under these regulations.

The application for certificate of zoning compliance was required for the applicant "Samson Associates" to apply and be granted a building permit for this development, specifically this structures 'Use' as a 'Scale House' at the approved 8000 square foot 'Leeds Green Recycling Facility'.

Pursuant to a complaint lodged with the City of Bridgeport Zoning Office, an inspection of the subject premises and review of the Zoning Office records has disclosed the following conditions presently exist:

The "Scale House" building is being occupied, used and 'designed and arranged' - as a Residence/Living quarters/Living Unit' - which is not what was approved and in violation of approvals of the Planning and Zoning Commission.

An inspection conducted on April 30, 2019 - by the Zoning Department - of the premises- the 'Scale House Building', 147 Davenport Street (a.k.a. 155 Davenport Street) - found the scale house floor plans did not match either the Plans approved by the Planning and Zoning Commission, nor the USE approved nor of the approved/ 'signed off' Certificate of Zoning Compliance (June 9, 2017)

re: 7018 1830 0002 1923 5123

ORIGINAL

NHB 5-08-19
for FOI Request / 5-08-19

ACG Contracting LLC
C/O Chris Taylor, Member
147 Davenport Street
Bridgeport, CT 06607

RE: 155 Davenport Street (a.k.a 147 Davenport Street)

CONTINUED – PAGE TWO OF TWO

CERTIFIED MAIL: 7018 1830 0002 1923 5123

Your immediate attention to this matter is hereby advised and requested.

Please call the Zoning Office immediately at 203-332-5515.

You are hereby ordered to CEASE AND DESIST the use and maintenance of the "Scale House" building at 155 Davenport Street (a.k.a 147 Davenport Street); which is currently being used/occupied/and 'designed and arranged' as a residential living unit / 'Living quarters' use (without approvals nor permits for such use) in the I-L Zone.


Neil H. Bonney
Zoning Enforcement Officer

Right to Appeal: Connecticut General Statutes Sec. 8-7. Appeals to the Board......An appeal of this Zoning Violation Order may be made within 30 days of receipt of said violation notice by any person aggrieved by said notice, or any officer, department, board or municipality aggrieved.

Appeal Procedure: An appeal of this Zoning Violation Order may be taken by submitting an appeal application to the City of Bridgeport Zoning Board of Appeals, City of Bridgeport – Zoning Office Rm 210, 45 Lyon Terrace, Bridgeport, CT 06604. Eleven copies of the Violation Notice, the original application and ten copies of said application; and non-refundable filing fee by check or money order in the amount of \$365.00, made out to the City of Bridgeport. A public Hearing will be held at which you may provide further evidence in support of your appeal.

Penalties: Connecticut General Statutes Sec. 8-12. Procedure when regulations are violated.

Any person who, having been served with an order to discontinue any such violation, fails to comply or continues to violate any provision of the regulations made under the authority of the provisions of these sections specified, such order shall be subject to Chapter 124, Section 8-12 of the State of Connecticut General Statutes; this enables the Superior Court, to fine up to \$100 per day that such offence continues, and up to \$250 a day that such offence continues willfully. Failure to resolve this offence, the property owner may be forwarded to the State of Connecticut Superior Court, Senior Assistant State's Attorney, Housing Matters. **THIS IS AN ORDER TO CEASE AND DESIST ANY SUCH VIOLATION.** SCF # 5772233
NHB May 7, 2019

RECEIVED BY THE CITY OF BRIDGEPORT, CT. MAY 7, 2019 7018 1830 0002 1923 5123



**ZONING COMMISSION
ORDER TO COMPLY
CITY OF BRIDGEPORT**

45 Lyon Terrace, Room 210
Bridgeport, CT 06604
(203) 576-8017 Phone
(203) 576-7213 Fax

Chris Taylor
Member, ACG Contracting LLC
270 Bronson Road
Fairfield, CT 06890

ORIGINAL

May 07, 2019
P 1 of 2

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re: 7018 1830 0002 1923 5239

**JEFFREY GUTTMAN D/B/A
JGSEARCH**

jgsearch65@gmail.com

TITLE SEARCH SUMMARY SHEET

ISSUED TO: ATTY. RUSSELL D. LISKOV ONLY NOT ASSIGNABLE

SEARCHER: JEFF GUTTMAN (203) 650-1702

DATE OF SEARCH: May 7, 2019

CERTIFIED TO: May 1, 2019

PROPERTY ADDRESS:

155 Davenport Street aka 147 & 155 Davenport Street & 184 & 190 & 200 Alex Street

CITY OF: BRIDGEPORT **COUNTY OF:** FAIRFIELD **STATE OF:** CONNECTICUT

TITLE VESTED IN: A.C.G. Contracting, L.L.C.

BY: Quit Claim **DATED:** 12/13/11 **RECORDED:** 12/14/11 **VOL:** 8519 **PAGE:** 88

THIS INFORMATION IS BEING REPORTED AFTER AN EXAMINATION OF THE LAND RECORDS, AS INDEXED, OF THE ABOVE REFERENCED TOWN.

EXCEPTIONS INCLUDE DEFECTS, LIENS, ENCUMBERANCES, ADVERSE CLAIMS OR OTHER MATTERS CREATED, EXISTING OR ARISING PRIOR TO 8/1/85.

BY: _____

DATE: ____/____/____

Jeff Guttman

SCHEDULE B

Note: Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, familial status or national origin are hereby deleted to the extent such as covenants, conditions or restrictions violate 42 USC 3604(c).

Provided that document(s) creating the estate(s) or interest(s) to be insured are properly executed and duly recorded, the Company will issue policies of title insurance containing the following exceptions, unless said exceptions are eliminated by the Company or by an agent acting on behalf of the Company.

1. Rights of tenants and parties in possession.
2. Any state of facts, which an accurate survey of personal inspection of the premises would disclose.
3. Any lien, or right to lien, for services, labor or materials previously or hereafter furnished, imposed by law and not shown by the public record.
4. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public record or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record, for value, the estate or interest or mortgage thereon covered by the Commitment.
5. The Company or its agent may make other requirements or exceptions upon review of the proposed documents creating the estate or interest to be insured or otherwise ascertaining details of the insured transaction.
6. Said Premises are subject to building liens, if established, and any and all provisions of any statute, ordinance and municipal regulation, included to but not limited to Zoning and Planning regulations, Inland-Wetland regulations, Flood Plan Zone regulations, and public and private law affecting said Premises.
7. Real estate taxes to the city/town of Bridgeport on the Grand List of 2016 due and payable July 1, 2017 and January 1, 2018 List# 0649-16B Map 38 Block 649 Lot 16B Assessment \$444,760.00 Total Tax \$24,181.60 ½ paid and current.
8. Charges as may be due and payable to the Water Pollution Control Authority of the City of Bridgeport. Note: WPCA lien indices not searched. Please note the sewer lien recorded on the Bridgeport Land Records and those filed in the separate sewer lien volumes were not searched, as the current system is impractical to correctly determine the status of liens. Please call the Bridgeport Water Pollution Control Authority at (203) 332-5550 for information or to order an account statement.
9. NOTE: ALL INFORMATION REGARDING TAXES AND SPECIAL ASSESSMENTS IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, SINCE DIRECT ACCESS TO THE TAX COLLECTOR'S RECORDS IS UNAVAILABLE AND RELIANCE MUST BE MADE UPON INFORMATION PROVIDED BY OTHERS. IT IS RECOMMENDED THAT THE AMOUNT AND STATUS OF PAYMENT OF ALL TAXES AND SPECIAL ASSESSMENTS BE RECONFIRMED WITH THE TAX COLLECTOR'S OFFICE AND/OR RECEIPTED COPIES OF TAX BILLS BE PROVIDED.

10. Lis Pendens in favor of American Tax Funding, LLC dated June 26, 2007 recorded in Volume 7550 at Page 172 of the Bridgeport Land Records.
11. Mechanic's Lien in favor of Haynes Materials Company in the amount of \$14,371.61 dated October 30, 2013 recorded in Volume 8937 at Page 297 of the Bridgeport Land Records.
12. Mechanic's Lien in favor of Haynes Materials Company in the amount of \$14,371.61 dated October 30, 2013 recorded in Volume 8937 at Page 299 of the Bridgeport Land Records.
13. Mechanic's Lien in favor of Fab Tech, Inc. d/b/a Corle Building Systems in the amount of \$80,266.42 dated June 19, 2014 recorded in Volume 9067 at Page 36 of the Bridgeport Land Records.
14. Mechanic's Lien in favor of O&M Electric, Inc in the amount of \$7,512.01 dated October 7, 2014 recorded in Volume 9132 at Page 109 of the Bridgeport Land Records.
15. Mechanic's Lien in favor of Arbon Equipment Corporation in the amount of \$78,991.08 dated April 21, 2015 recorded in Volume 9217 at Page 80 of the Bridgeport Land Records.
16. Lis Pendens in favor of Arbon Equipment Corporation dated April 13, 2016 recorded in Volume 9409 at Page 97 of the Bridgeport Land Records.
17. Mechanic's Lien in favor of Atlas Residential & Commercial Services, LLC in the amount of \$17,864.67 dated November 20, 2014 recorded in Volume 9146 at Page 307 of the Bridgeport Land Records. **THIS MECHANIC'S LIEN HAS BEEN RELEASED IN VOLUME 9671 AT PAGE 125 AND DISMISSED BY THE SUPERIOR COURT SEE ORDER IN VOLUME 9671 AT PAGE 128.**

18. Real Estate Tax Liens

LIST YEAR	DATE	AMOUNT	VOL./PAGE	ASSIGNEE	DATE OF ASG.	VOL./PAGE
2002	4/1/04	\$607.92	161/822	Not Assigned	XXXX	XXXXXX
2003	4/6/05	\$444.68	162/942	Not Assigned	XXXX	XXXXXX
2004	4/3/06	\$505.84	163/780	American Tax Funding, LLC	6/28/06	7040/103
2005	4/5/07	\$964.42	164/907	American Tax Funding, LLC	4/26/07	7469/219
2006	4/30/08	\$941.60	165/139	American Tax Funding, LLC	4/30/08	7805/186
2016	4/6/18	\$2,407.26	9798/129	FCM as Custodian for FIG CT18, LLC and Secured Party	6/26/18	9843/204

Note: A search of the land records for the period commencing two years prior to the date of this commitment reveals the following title transfers appearing of record

No Transfers on record.

No further exceptions

SCHEDULE A

All that certain piece or parcel of land, with all the improvements thereon, situated in the City of Bridgeport, County of Fairfield and State of Connecticut, and known and designated as a portion of Lot No. 66, and Lots 67, 68, 69, 70 and 71 on that certain map entitled "Property Map prepared for Samson Associates, LLC, 147 Davenport Street, Bridgeport, Connecticut, Scale 1" = 10'", which map is dated December 04, 2007 and certified substantially correct by Neal K. Jain, Land Surveyor, Fairfield, CT., Conn. Reg. #18139, and which map is recorded in the Bridgeport Town Clerk's Office in Volume 54 Page 258, and more particularly bounded and described as follows:

NORTHERLY: on Alex Street, 115 feet, more or less;

EASTERLY: on Davenport Street, 176.00 feet, more or less;

SOUTHERLY: on land now or formerly of Sylvain Dreiding, 115 feet, more or less;

WESTERLY: on land now or formerly of Marsillio Enterprises, LLC in part, and in part on land now or formerly of M & O Corporation, in all, 176.00 feet, more or less.



Reference: _____

ZONING COMMISSION INSPECTION REPORT CITY OF BRIDGEPORT, CONNECTICUT

PREMISES: 155 DAVENPORT STREET aka 147 Davenport Street DATE: April 30, 2019NATURE OF VIOLATION: COMPLAINT: "ILLEGAL RESIDENTIAL APARTMENT
IN SCALE HOUSE"INSPECTION DATE 4/30/19 TIME 2:15 A.M. P.M. (circle one) INSPECTOR NEL BONNEYINSPECTION NOTES: SEE SKETCH ATTACHED - SCALE HOUSE BLDG
INSPECTION APR. 30 2019NOTES: DOWNSTAIRS - KITCHEN - COUNTER/CABINET; SINK; REFRIG.;
M.W. OVEN; A.D.A. B.R.; SHELF COUNTER/WORKSPACE ALONG 2 WALLS;
LG TABLE - CHAIRS; UPSTAIRS UTILITY ROOM; FULL BATH ROOM;
2nd Inspection Room w/ Bed; Room w/ couch - LIVING AREA3rd InspectionZoning Records - see Attached
COPIES

Open Field Cards _____

Zone: _____

Closed Field Cards _____

Legal Use: _____

ZBA Cards _____

Tax As: _____

P&Z Cards _____

Parcel ID: _____

Owners AddressT.B.D.

Notes: Called C. Taylor on April 29, 2019 -
when got complaint - to set up appt. if
possible; INSP was set for Tues April 30
2019 @ 2:15 PM; Ck w/ F.M. OFFICE per
D. BUCKLEY suggested - spoke to Lea B;
Spoke to F.M. HENRY POLITE LATER
MONDAY AFTERNOON.

N. BONNEY MET R. BABESTIERI FROM F.M.
OFFICE @ SITE TUESDAY - MET C. TAYLOR

Referred to:

Date: / / Fire Marshall _____ Housing _____ Blight _____ WPCA _____
Health _____ Engineering _____ Building _____

\$ HE GAVE US A FULL TOUR / INSPECTION
OF PROPERTY. M.R. TAYLOR FULLY
COOPERATIVE; TOLD MR TAYLOR I
WOULD BE IN TOUCH.
N. BONNEY

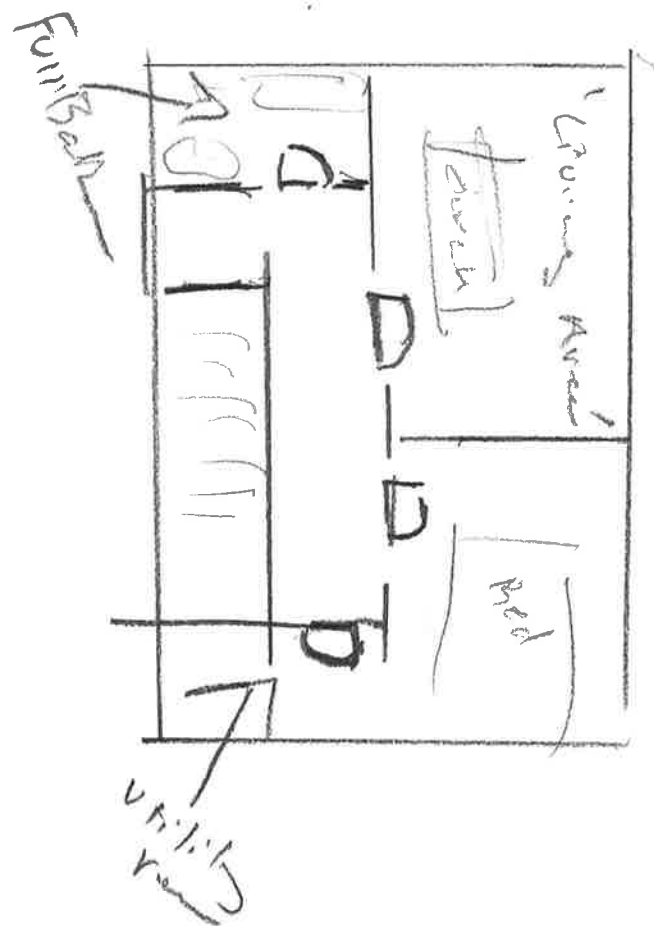
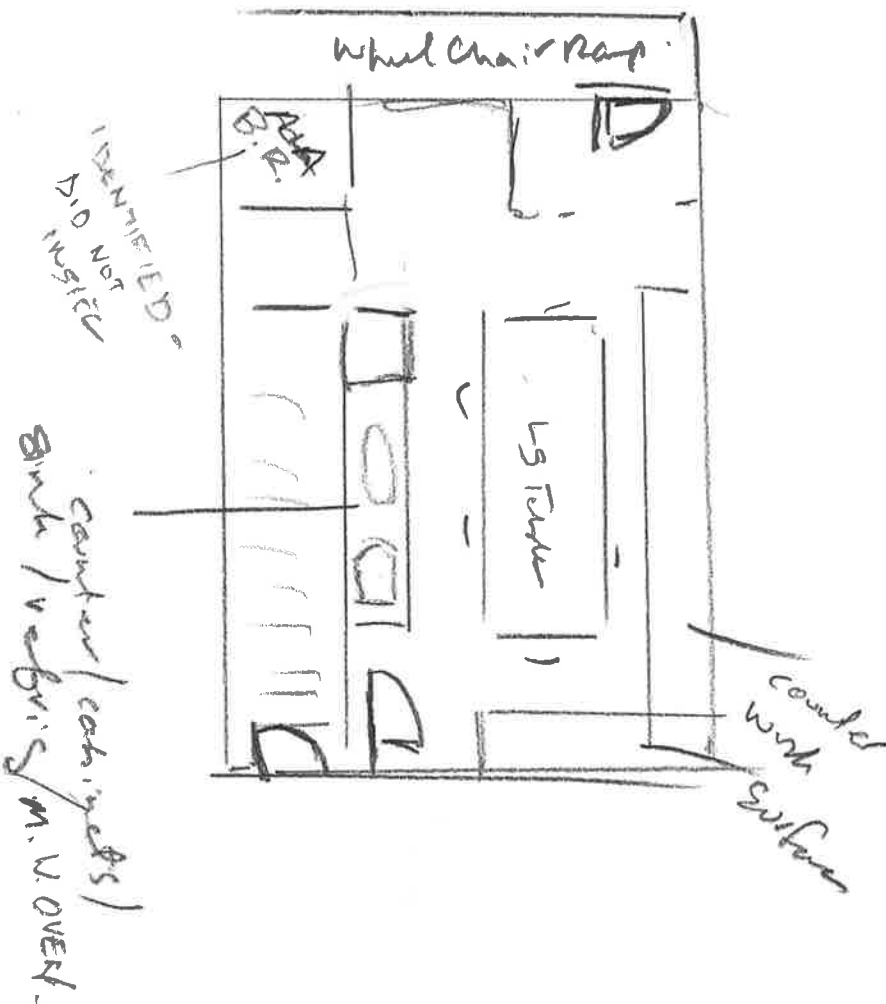
ddi al notes:

INSP. —

APRIL 20, 2019

SKETCH OF INSPECTION @ SCALE HOUSE

155 DAVENPORT STREET • aka 147 DAVENPORT ST



SEECCLICKFIX ID
5772233

PRIORITY
Normal

MAY 6 '19 PM 1:50

REQUEST TYPE
Illegal Entity

ADDRESS
155 Davenport St Bridgeport, CT, 06607, USA

ASSIGNEE

SLA EXPIRES

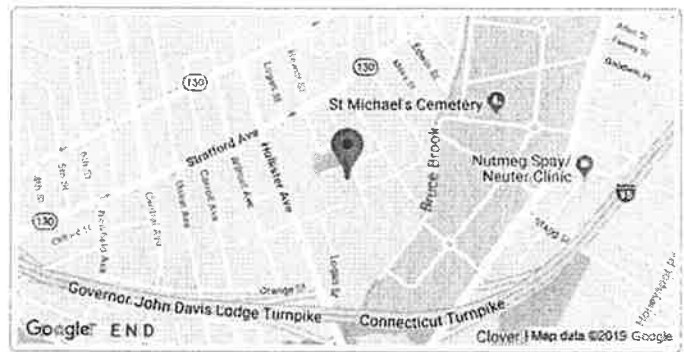
REPORTED
04/29/2019 - 09:56AM

SECONDARY QUESTIONS

What kind of entity?
Apartment

Where is the illegal entity located?
2nd floor of scale house

LOCATION



SUMMARY & DESCRIPTION

Illegal Entity

Illegal residential apartment in scale house

Reported by: Bridgeport,CtCollaborativeNeighbor
04/29/2019 - 09:56AM

MEDIA

No images available.

TIMESTAMP INTERNAL COMMENT


COMMENTER

04/29/2019 10:07AM		Thank you for reporting your issue to the City of Bridgeport. We will address it as soon as we can. Thank you!	Zoning Official 3
05/02/2019 10:51AM	Yes	April 29, 2019 Complaint Received April 29, 2019 Complaint Entered into SeeClickfix & Acknowledged April 29, 2019 Appointment made with alleged resident of alleged illegal apartment April 30, 2019 Inspection of alleged illegal apartment by Zoning (2:15 PM - April 30 2019; Tuesday.) May 1 & cont. to May 2, 2019 Zoning Complaint Folder prepared & Zoning Violation Notice prepared 'Order to Comply/Cease and Desist'	Zoning Official 2
05/06/2019 09:40AM	Yes	April 30, 2019 - Inspection of Scale House by Zoning Tuesday; 2:25 AM Findings: Second floor being used as a bedroom and living room and full bath; downstairs being used and "designed and arranged" as a Kitchen, two handicap bathrooms, large table in ctr & office counter space. Deputy Fire Marshall Rich Balesteri conducted inspection on same day and time (Tuesday, April 30, 2019; 22: 15 PM)	Zoning Official 2
05/06/2019 09:42AM	Yes	May 1, 2019 to May 3, 2019 - Zoning prepares draft "Order to Comply/Cease and Desist" Order. Requests review and confirmation of Owner and owners address, prior to issuance. May 6, 2019 - Review of OTC/C&D - make some minor modifications	Zoning Official 2

05/06/2019 12:08PM	Yes	<p>MAY 06, 2019 ENTRY: 155 DAVENPORT STREET A.K.A. 147 DAVENPORT STREET</p> <p>APRIL 30, 2019 - INSPECTION OF 155 DAVENPORT STREET AKA 147 DAVENPORT STREET</p> <p>April 30, 2019 - Inspection of Scale House by Zoning Tuesday; 2:25 AM</p> <p>Findings: Second floor being used/designed and arranged as 'a bedroom and living room and full bath' ; downstairs being used and "designed and arranged" as a Kitchen, two handicap bathrooms, large table in center of room & office counter space along the east and north sides. AT TIME OF INSPECTION - THE USE OF THE (the scale building) the BUILDING (1ST AND SECOND FLOORS TOGETHER) APPEARED AND WAS DESCRIBED BY OCCUPANT AS office use and residential use; The entire building - would considered " designed and arranged" as a "Melded Use" building - both residential and office/business use. No clear delineation considering the kitchen is downstairs, for the bedroom use and living room use upstairs. Described by occupant - as using both for his building/his business.</p>	<p>Zoning Official 2</p>
05/06/2019 12:09PM	Yes	- CORRECTION -INSP ABOVE 2:15 PM	<p>Zoning Official 2</p>
05/06/2019 02:42PM		<p>NHB -- To make the description accurate: The current use of the Scale House: "USE" IS AS A RESIDENTIAL LIVING UNIT ; IT WAS APPROVED AS A SCALE HOUSE; the scale house is inactive; it is being used/designed and arranged as a Living Unit.</p>	<p>Zoning Official 2</p>

UTTERED BY: [REDACTED] DATE: 05/06/2019 TIME: 12:08 PM OFFICIAL: [REDACTED] ZONING: [REDACTED] OFFICIAL 2

#5772233 (<https://seeclickfix.com/issues/5772233>)



Created Date: 04/29/2019 9:56 AM

Illegal Entity

155 Davenport St Bridgeport, CT, 06607, USA


Details

Illegal residential apartment in scale house

Secondary Questions

What kind of entity?
Apartment

Where is the illegal entity located?
2nd floor of scale house

0  2




Category: **Illegal Entity** Recategorize

Status: **Acknowledged** Change Status

Assigned to: **Unassigned** Assign

Due Date: Change Due Date


Priority: **Normal** Prioritize

   (<https://seeclickfix.com/issues/5772233>)

Status Log

Opened:	04/29/2019 9:56 AM
Acknowledged:	04/29/2019 10:07 AM

Request Information



Reporter:
Bridgeport,CtCollaborativeNeighbor 
(<https://seeclickfix.com/users/1327575>) | Registered User

 anonymouscaller+bridgeport-ct@seeclickfix.com

Report Method: **Phone** Keyed by: **Zoning Official 3**

Comments

All Public Only Internal Only

 **Bridgeport,CtCollaborativeNeighbor** 
(<https://seeclickfix.com/users/1327575>) | Registered User

Opened

Illegal residential apartment in scale house

04/29/2019 9:56 AM

Zoning Official 3 **(<https://seeclickfix.com/users/1349382>)** | Verified Official

Acknowledged

Thank you for reporting your issue to the City of Bridgeport. We will address it as soon as we can. Thank you!

04/29/2019 10:07 AM

Zoning Official 2 **(<https://crm.seeclickfix.com/users/1219324>)** | Verified Official

Internal Comment

April 29, 2019 Complaint Received
April 29, 2019 Complaint Entered into SeeClickfix & Acknowledged
April 29, 2019 Appointment made with alleged resident of alleged illegal apartment
April 30, 2019 Inspection of alleged illegal apartment by Zoning (2:15 PM - April 30 2019; Tuesday.)
May 1 & cont. to
May 2, 2019 Zoning Complaint Folder prepared & Zoning Violation Notice prepared 'Order to Comply/Cease and Desist'

05/02/2019 10:51 AM

Zoning Official 2 **(<https://crm.seeclickfix.com/users/1219324>)** | Verified Official

Internal Comment

April 30, 2019 - Inspection of Scale House by Zoning Tuesday; 2:25 AM
Findings: Second floor being used a bedroom and living room and full bath; downstairs being used and "designed and arranged" as a Kitchen, two handicap bathrooms, large table in ctr & office counter space.
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05/06/2019 9:40 AM

Zoning Official 2 **(<https://crm.seeclickfix.com/users/1219324>)** | Verified Official

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05/06/2019 9:42 AM

Zoning Official 2 <https://crm.seeclickfix.com/users/1219324> |

Verified Official

MAY 06, 2019 ENTRY: 155 DAVENPORT STREET

A.K.A. 147 DAVENPORT STREET

APRIL 30, 2019 - INSPECTION OF 155 DAVENPORT STREET AKA 147 DAVENPORT STREET

April 30, 2019 - Inspection of Scale House by Zoning Tuesday; 2:25 AM

Findings: Second floor being used/designed and arranged as ' a bedroom and living room and full bath' ; downstairs being used and "designed and arranged" as a Kitchen, two handicap bathrooms, large table in center of room & office counter space along the east and north sides. AT TIME OF INSPECTION - THE USE OF THE (the scale building) the BUILDING (1ST AND SECOND FLOORS TOGETHER) APPEARED AND WAS DESCRIBED BY OCCUPANT AS office use and residential use; The entire building - would considered " designed and arranged" as a "Melded Use" building - both residential and office/business use. No clear delineation considering the kitchen is downstairs, for the bedroom use and living room use upstairs. Described by occupant - as using both for his building/his business.

05/06/2019 12:08 PM

 **Zoning Official 2** <https://crm.seeclickfix.com/users/1219324> |

Verified Official

Internal Comment

- CORRECTION -INSP ABOVE 2:15 PM


05/06/2019 12:09 PM

 **Zoning Official 2** <https://seeclickfix.com/users/1219324> | Verified Official

Comment

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05/06/2019 2:42 PM

Insert Prepared Content 

Add a public comment...

 Add a Photo

☒ Public ☐ Internal

Post

Property Location 155 DAVENPORT ST
Vision ID 432

Map ID 38/ 649/ 16/B /
Bldg #

Account # RL-0006765

State Use
Print Date

2019 2:24:23 PM

Bldg Name
Sec # 1 of 1

Card # 1 of 2

OWNER
ACG CONTRACTING LLC

147 DAVENPORT STREET

BRIDGEPORT CT 06607

TOPO

UTILITIES

STRT / ROAD

LOCATION

APPROPRIATE

Code

Assessed

6015

BRIDGEPORT, CT

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

Q/U

V/I

SALE PRICE

VC

ACG CONTRACTING LLC

8519 0088

12-14-2011

U

I

0

03

ACG CONTRACTING LLC

8471 0286

08-29-2011

U

I

0

24

BLACK THERESA A

6658 0006

10-25-2005

U

I

0

27

DAVENPORT STREET ASSOCIATES

4199 0102

09-03-1999

U

I

0

0

WHITEHEAD ROBERT C

4199 0099

09-03-1999

Q

I

6,300

U

Supplemental Data

Alt Pct ID 0649-16B

Census Tr CEN744

Heart Abstract

300:300

Freeze

Special Dis

Assoc Pld#

649-16B

GIS ID

OTHER ASSESSMENTS

Amount

Description

Number

Amount

Comm Int

Amount

0.00

Total

ASSESSING NEIGHBORHOOD

Nbhd Name

Nbhd

IC3

Tracing

Batch

NOTES

NEW CONSTRUCTION 2014 (RECYCLE)

2014 I&E: NA

BUILDING #2=SCALE HOUSE

BUILDING RAZED 2010

10/05 SALE 5 LOTS FROM DIF OWNERS

20,240 SF TOTAL

MAP VOL 54 PAGE258 COMBINES PARCELS

(649/17) + (649/18) + (649/19) + (649/20

HERE FOR (10-1-2012) G/L

BUILDING PERMIT RECORD

Permit Id

Issue Date

Type

Description

Amount

Insp Date

% Comp

Date Comp

Comments

5843

03-30-2015

SCALE HOUSE

40,000

06-09-2017

100

06-12-2017

C/O #6132

5350

06-16-2014

SCALE

48,000

06-19-2017

100

06-12-2017

COA #5350

5282

05-07-2014

NC

150,000

06-19-2017

100

06-12-2017

C/O #6133

3928

02-27-2012

FD

150,000

09-09-2014

100

09-09-2014

C/O #6133

LAND LINE VALUATION SECTION

B

Use Code

Description

Zone

Land Type

Land Units

Unit Price

I. Factor

Site Index

Cond.

Nbhd.

Nbhd Adj

Notes

Location Adjustment

Adj Unit Pric

Land Value

1

300

Industrial Mdl 96

ILI

20,240

SF

8.30

1.00000

0

1.00

IC3

0.400

SEE NOTES

0

3.32

67,200

Total Card Land Units

0.465

AC

Parcel Total Land Area:

0.4646

Total Land Value

67,200

PREVIOUS ASSESSMENTS (HISTORY)

Year

Code

Assessed

Year

Code

Assessed

Year

Code

Assessed

Total

2018

3-1

47,040

2017

3-1

47,040

2016

3-1

47,040

444,760

2018

3-2

292,220

2017

3-2

292,220

2016

3-2

292,220

444,760

2018

3-3

105,500

2017

3-3

105,500

2016

3-3

105,500

444,760

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

414,410

Appraised Xf (B) Value (Bldg)

3,040

Appraised Ob (B) Value (Bldg)

150,710

Appraised Land Value (Bldg)

67,200

Special Land Value

0

Total Appraised Parcel Value

635,360

Valuation Method

C

APPROPRIATE

Code

Assessed

6015

BRIDGEPORT, CT

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

Q/U

V/I

SALE PRICE

VC

ACG CONTRACTING LLC

8519 0088

12-14-2011

U

I

0

03

ACG CONTRACTING LLC

8471 0286

08-29-2011

U

I

0

24

BLACK THERESA A

6658 0006

10-25-2005

U

I

0

27

DAVENPORT STREET ASSOCIATES

4199 0102

09-03-1999

U

I

0

0

WHITEHEAD ROBERT C

4199 0099

09-03-1999

Q

I

6,300

U

Supplemental Data

Alt Pct ID 0649-16B

Census Tr CEN744

Heart Abstract

300:300

Freeze

Special Dis

Assoc Pld#

649-16B

GIS ID

OTHER ASSESSMENTS

Amount

Description

Number

Amount

Comm Int

Amount

0.00

Total

ASSESSING NEIGHBORHOOD

Nbhd Name

Nbhd

IC3

Tracing

Batch

NOTES

NEW CONSTRUCTION 2014 (RECYCLE)

2014 I&E: NA

BUILDING #2=SCALE HOUSE

BUILDING RAZED 2010

10/05 SALE 5 LOTS FROM DIF OWNERS

20,240 SF TOTAL

MAP VOL 54 PAGE258 COMBINES PARCELS

(649/17) + (649/18) + (649/19) + (649/20

HERE FOR (10-1-2012) G/L

BUILDING PERMIT RECORD

Permit Id

Issue Date

Type

Description

Amount

Insp Date

% Comp

Date Comp

Comments

5843

03-30-2015

SCALE HOUSE

40,000

06-09-2017

100

06-12-2017

C/O #6132

5350

06-16-2014

SCALE

48,000

06-19-2017

100

06-12-2017

COA #5350

5282

05-07-2014

NC

150,000

06-19-2017

100

06-12-2017

C/O #6133

3928

02-27-2012

FD

150,000

09-09-2014

100

09-09-2014

C/O #6133

LAND LINE VALUATION SECTION

B

Use Code

Description

Zone

Land Type

Land Units

Unit Price

I. Factor

Site Index

Cond.

Nbhd.

Nbhd Adj

Notes

Location Adjustment

Adj Unit Pric

Land Value

1

300

Industrial Mdl 96

ILI

20,240

SF

8.30

1.00000

0

1.00

IC3

0.400

SEE NOTES

0

3.32

67,200

Total Card Land Units

0.465

AC

Parcel Total Land Area:

0.4646

Total Land Value

67,200

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

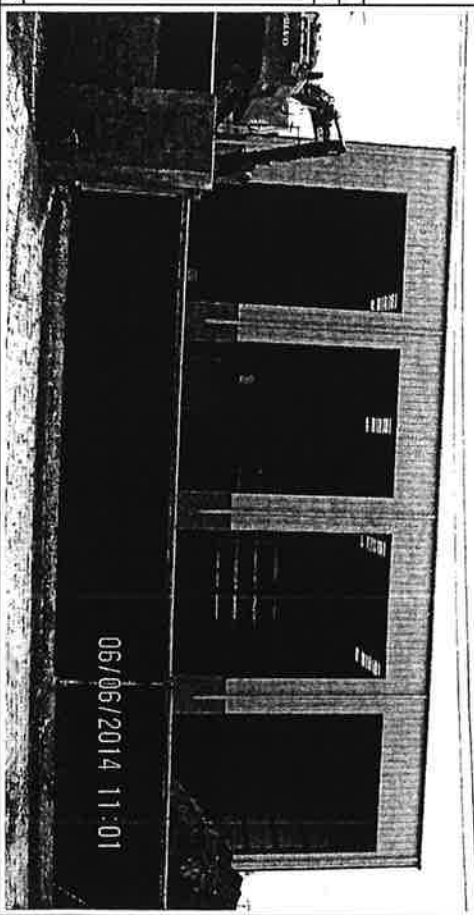
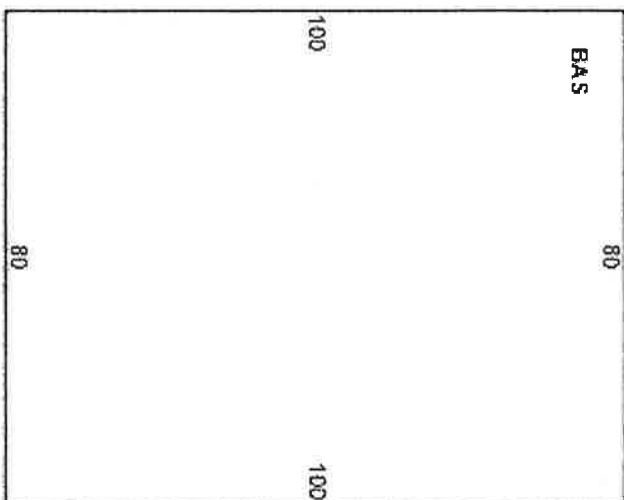
Element	Cd	Description	Element	Cd	Description
Style: 53		Pre-Eng Warehs			
Model: 96		Ind/Comm			
Grade: 08		Average			
Stories: 1					
Occupancy: 1.00					
Exterior Wall 1: 27		Pre-Finish Metl			
Exterior Wall 2: 15		Concr/CinderBl			
Roof Struct: 01		Flat			
Roof Cover: 01		Metal/Tin			
Interior Wall 1: 01		Minimum/Masonry			
Interior Wall 2: 04		Concr Adv Grad			
Interior Floor 1: 01		None			
Heating Fuel: 01		None			
Heating Type: 01		None			
AC Type: 01		None			
Bldg Use: 396		Com/Ind Mdl 96			
Ttl Rooms: 00					
Ttl Bedrooms: 00					
Ttl Baths: 00					
Ttl Half Baths: 00					
Ttl Xtra Fix: 00					
Heat/AC: 05		None			
Frame Type: 00		Steel			
Baths/Plumbing: 00		None			
Ceiling/Wall: 01		Light			
Rooms/Prtns: 40.00					
Wall Height: 01					
% Comm Wall: 01					
1st Floor Use: 01					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	Unit	Price	Yr Bt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
FN1	Fence, Chain	L	370	16.00	1993					710
SCL2	Scale-Elec	L	100	1500.00	2014					150,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	8,000	8,000	8,000	43.77	350,160
	Ttl Gross Liv / Lease Area	8,000	8,000	8,000		350,160



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	48	Warehouse			
Model:	96	Ind/Comm			
Grade:	08	Average			
Stories:	2				
Occupancy:	1.00				
Exterior Wall 1:	14	Wood Shingle			
Exterior Wall 2:					
Roof Struct:	03	Gable			
Roof Cover:	03	Asphalt Shingl			
Interior Wall 1:	05	Drywall			
Interior Wall 2:					
Interior Floor 1:	05	Vinyl/Asphalt			
Interior Floor 2:					
Heating Fuel:	04	Gas			
Heating Type:	04	Forced Air			
AC Type:	03	Central			
Bldg Use:	300	Industrial Mdl 96			
Ttl Rooms:					
Ttl Bedrooms:					
Ttl Baths:					
Ttl Half Baths:					
Ttl Xtra Fix:					
Heat/AC:	01	Heat/Ac Pkgs			
Frame Type:	02	Wood Frame			
Baths/Plumbing	00	None			
Ceiling/Wall:	06	Cell & Walls			
Rooms/Prtns:	02	Average			
Wall Height:	8.00				
% Conn Wall:					
1st Floor Use:					

Code	Description	Percentage
300	Industrial Mdl 96	100
		0
		0

COST / MARKET VALUATION

RCN	69,134
Year Built	2014
Effective Year Built	A
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	2
External Obsolescence	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	98
RCNLD	67,750
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

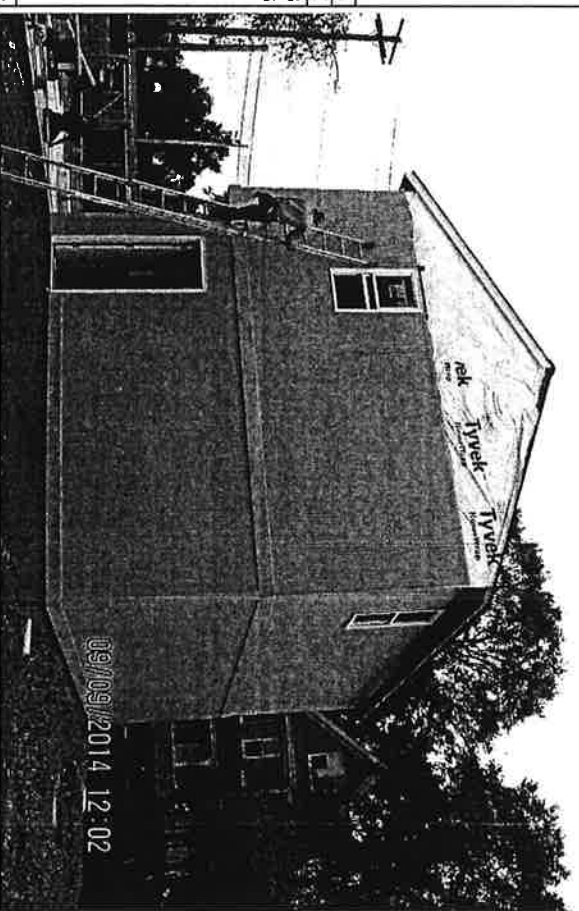
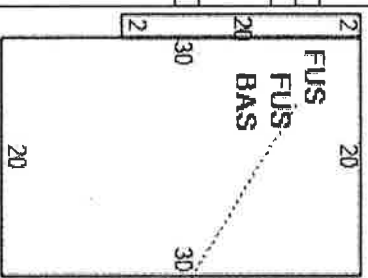
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr Blt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
AC	Air Conditioning	B	1,240	2.50	2015			98			3,040

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	600	600	600	57.23	34,338
FUS	Finished Upper Story	640	640	608	54.37	34,796

Ttl Gross Liv / Lease Area	1,240	1,240	1,208			69,134
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RECORD & RETURN TO:
A.C.G. Contracting, L.L.C.
270 Bronson Road
Southport, CT 06890

BK: 8519 PG: 88
INST: 00027474

QUITCLAIM DEED - STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT **A.C.G. Contracting, LLC a/k/a A.C.G. Contracting, L.L.C.** of 147 Davenport Street, Bridgeport, CT 06607, for consideration of ONE & 00/100 DOLLARS (\$1.00), and other valuable consideration, grants to **A.C.G. Contracting, L.L.C.** of 147 Davenport Street, Bridgeport, CT 06607 with QUITCLAIM COVENANTS all that certain real property known as **147 Davenport Street, Bridgeport, CT 06607**, being more particularly described in *Schedule A* attached hereto and made a part hereof.

It is the purpose and intent of this deed to combine and merge the First Piece and the Second Piece as described in that certain deed from Theresa A. Black to A.C.G. Contracting, LLC dated December 16, 2008 and recorded in Volume 8471 at Page 286 of the Bridgeport land records into one parcel as shown on said map and as described herein.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this 13th day of December, 2011.

A.C.G. Contracting, LLC a/k/a A.C.G. Contracting,
L.L.C., Grantor

By: _____

Christopher J. Taylor
Its Manager

Signed, sealed and delivered in the presence of or attested by:

Witness: _____

Marina P. Coprio

Witness: _____

Lynne Mitchell

CONVEYANCE TAX RECEIVED

_____ CITY _____ STATE

BRIDGEPORT TOWN CLERK'S OFFICE

STATE OF CONNECTICUT

}

} ss. Westport

COUNTY OF FAIRFIELD

}

Personally appeared Christopher J. Taylor, Manager of A.C.G. Contracting, LLC a/k/a A.C.G. Contracting, L.L.C., signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained in the capacity therein stated, before me, on this 13th day of December, 2011.

Marina P. Coprio
Notary Public

MARINA P. COPRIO
NOTARY PUBLIC
STATE OF CONNECTICUT
My Commission Expires Oct. 31, 2012
www.softwurks.com

SCHEDULE A

All that certain piece or parcel of land, with all the improvements thereon, situated in the City of Bridgeport, County of Fairfield and State of Connecticut, and known and designated as a portion of Lot No. 66, and Lots 67, 68, 69, 70 and 71 on that certain map entitled "Property Map prepared for Samson Associates, LLC, 147 Davenport Street, Bridgeport, Connecticut, Scale 1" = 10'", which map is dated December 04, 2007 and certified substantially correct by Neal K. Jain, Land Surveyor, Fairfield, CT., Conn. Reg. #18139, and which map is recorded in the Bridgeport Town Clerk's Office in Volume 54 Page 258, and more particularly bounded and described as follows:

NORTHERLY: on Alex Street, 115 feet, more or less;
EASTERLY: on Davenport Street, 176.00 feet, more or less;
SOUTHERLY: on land now or formerly of Sylvain Dreiding, 115 feet, more or less;
WESTERLY: on land now or formerly of Marsillio Enterprises, LLC in part, and in part on land now or formerly of M & O Corporation, in all, 176.00 feet, more or less.

RECEIVED FOR RECORD
Dec 14, 2011 10:32:50A
ALMA L. MAYA
TOWN CLERK
BRIDGEPORT, CT

RECORD & RETURN TO:
A.C.G. Contracting, L.L.C.
270 Bronson Road
Southport, CT 06890

BK: 8519 PG: 88
INST: 00027474

QUITCLAIM DEED - STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT **A.C.G. Contracting, LLC a/k/a A.C.G. Contracting, L.L.C.** of 147 Davenport Street, Bridgeport, CT 06607, for consideration of **ONE & 00/100 DOLLARS (\$1.00)**, and other valuable consideration, grants to **A.C.G. Contracting, L.L.C.** of 147 Davenport Street, Bridgeport, CT 06607 with **QUITCLAIM COVENANTS** all that certain real property known as **147 Davenport Street, Bridgeport, CT 06607**, being more particularly described in *Schedule A* attached hereto and made a part hereof.

It is the purpose and intent of this deed to combine and merge the First Piece and the Second Piece as described in that certain deed from Theresa A. Black to A.C.G. Contracting, LLC dated December 16, 2008 and recorded in Volume 8471 at Page 286 of the Bridgeport land records into one parcel as shown on said map and as described herein.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this 13th day of December, 2011.

A.C.G. Contracting, LLC a/k/a A.C.G. Contracting,
L.L.C., Grantor

By: _____

Christopher J. Taylor
Its Manager

Signed, sealed and delivered in the presence of or attested by:

Witness: _____

Marina P. Coprio

Witness: _____

Lynne Mitchell

CONVEYANCE TAX RECEIVED
CITY STATE
BRIDGEPORT TOWN CLERK'S OFFICE

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

}
} ss. Westport
}

Personally appeared Christopher J. Taylor, Manager of A.C.G. Contracting, LLC a/k/a A.C.G. Contracting, L.L.C., signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained in the capacity therein stated, before me, on this 13th day of December, 2011.

Marina P. Coprio
Notary Public

MARINA P. COPRIO
NOTARY PUBLIC
STATE OF CONNECTICUT
My Commission Expires Oct. 31, 2012
www.softwurks.com

BK: 8519 PG: 89
INST: 00027474

SCHEDULE A

All that certain piece or parcel of land, with all the improvements thereon, situated in the City of Bridgeport, County of Fairfield and State of Connecticut, and known and designated as a portion of Lot No. 66, and Lots 67, 68, 69, 70 and 71 on that certain map entitled "Property Map prepared for Samson Associates, LLC, 147 Davenport Street, Bridgeport, Connecticut, Scale 1" = 10'", which map is dated December 04, 2007 and certified substantially correct by Neal K. Jain, Land Surveyor, Fairfield, CT., Conn. Reg. #18139, and which map is recorded in the Bridgeport Town Clerk's Office in Volume 54 Page 258, and more particularly bounded and described as follows:

NORTHERLY: on Alex Street, 115 feet, more or less;
EASTERLY: on Davenport Street, 176.00 feet, more or less;
SOUTHERLY: on land now or formerly of Sylvain Dreiding, 115 feet, more or less;
WESTERLY: on land now or formerly of Marsillio Enterprises, LLC in part, and in part on land now or formerly of M & O Corporation, in all, 176.00 feet, more or less.

RECEIVED FOR RECORD
Dec 14, 2011 10:32:50A
ALMA L. MAYA
TOWN CLERK
BRIDGEPORT, CT

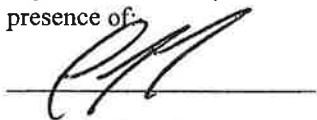
QUIT CLAIM DEED

I, Theresa A. Black, of the Town of Southport, County of Fairfield, State of Connecticut, herein designated as the Releasors, for valuable consideration, received to Releasor's full satisfaction from A.C.G. Contracting, LLC, of 147 Davenport Street, Bridgeport, Connecticut 06607, herein designated as the Releasee, does by these presents remise, release and forever Quit-claim unto the said Releasee and to the Releasee's heirs, successors and assigns forever, all the right, title, interest, claim and demand whatsoever as the said Releasors have or ought to have in or to:

See attached Schedule "A"

To have and to Hold the premises hereby remised, released and quit-claimed with all the appurtenances unto the said Releasee and to the Releasee's heirs, successors and assigns forever, so that neither the Releasor nor the Releasor's heirs, successors or assigns nor any other person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Releasor and they are by these presents, forever barred and excluded.

Signed this 16th day of December, 2008. Signed, Sealed and Delivered in the presence of:






Theresa A. Black

STATE OF CONNECTICUT:

: ss: Southport

December 16, 2008

COUNTY OF ~~SOUTHPORT~~

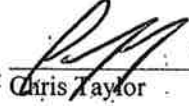
Fairfield

Personally appeared before me Theresa A. Black Signer and Sealer of the foregoing instrument, and acknowledged the same to be her free act and deed, before me.

CONVEYANCE TAX RECEIVED

 CITY  STATE

BRIDGEPORT TOWN CLERK'S OFFICE


Chris Taylor
Notary Public

Subscribed and sworn to before me
this 16 day of December, 2008


Notary Public

Date Commission Expires: 7/31/12

SCHEDULE A

FIRST PIECE:

All that certain piece or parcel of land, with all the improvements thereon, situated in the City of Bridgeport, County of Fairfield and State of Connecticut, and known and designated as Lots 68, 69, 70 and 71 on Map No. 3, "Davenport Park", Property belonging to W. O. Laughna dated November 1910 and on file in the Bridgeport Town Clerk's Office and more particularly bounded and described as follows:

NORTHERLY: on Alex Street, 115 feet, more or less;

EASTERLY: on Davenport Street, 124 feet, more or less;

SOUTHERLY: on land now or formerly of William H. Jr. and Robert E. Cooper, 115 feet, more or less;

WESTERLY: on land now or formerly of the Murphy & Oetjen, Co., Inc. 124, feet, more or less.

Said premises are also known as 155 Davenport Street, 190 and 200 Alex Street.

SECOND PIECE:

All that certain piece or parcel of land, with the buildings thereon standing, situated in the City of Bridgeport, County of Fairfield and State of Connecticut, known as Lot No. 67 and a portion of Lot No. 66 on Map of "Davenport Park" on file in the Bridgeport Town Clerk's Office and bounded and described as follows:

NORTHERLY: on Lot No. 68 on said map, 125 feet;

EASTERLY: on Davenport Street, 52 feet;

SOUTHERLY: by the remaining portion of Lot No. 66 on said map, 125 feet;

WESTERLY: on land now or formerly of David F. Hollister in part and in part on land now or formerly of Harriet Road, in all, 52 feet

And further described on map of lots for Peter R. and Ralph P. DiNardo, Bridgeport, Conn. dated March 2, 1955, and certified substantially correct by Frank B. Jaynes & Assoc.

Said premises are also known as 147 Davenport Street.

RECEIVED FOR RECORD
Aug 29, 2011 12:17:38P
ALMA L. MAYA
TOWN CLERK
BRIDGEPORT, CT



Certificate of Approval



Permit No: 5350

Building Department

Date: June 12, 2017

City of Bridgeport

THIS IS TO CERTIFY that the Building Department has inspected the permitted work done at:

Address: **155 Davenport St**

Description of Work: **Scale**

and find the same to be in substantial compliance with the Connecticut State Building Code.

Type of Permit:

☒ BUILDING

Anthony Grabowski

Inspected By

Anthony Grabowski

Signature



Certificate of Occupancy



Building Department

No. 6132

Date: June 12, 2017

Building Permit No.: 5843

City of Bridgeport

This is to Certify

That the building at 155 Davenport St

Permit granted to ACG Contracting, LLC.

Dated 3/30/15 has been examined and that the same conforms substantially to the 2005 Connecticut State Building Code and may be occupied and/or used as:

2 1/2 story scale house.

Use Group: **B**

Required Sprinkler System: **None**

Type of Construction: **5B - Non-Protected**

Occupant Load:

Deputy Building Official


Bruce A. Nelson, Building Official



Certificate of Occupancy



Building Department

No. 6133

Date: June 12, 2017

Building Permit No.: 3928/5282

City of Bridgeport

This is to Certify

That the building at 155 Davenport St

Permit granted to ACG Contracting, LLC.

Dated 2/30/12 & 5/7/14 has been examined and that the same conforms substantially to the 2005 Connecticut State Building Code and may be occupied and/or used as:

Steel Building

Use Group: S-1

Required Sprinkler System: NFPA - 13

Type of Construction: 2B - Non-Protected

Occupant Load:

Deputy Building Official


Bruce A. Nelson, Building Official

155 DAVENPORT ST**Location** 155 DAVENPORT ST**Mblu** 38/ 649/ 16/B /**Acct#** RL-0006765**Owner** ACG CONTRACTING LLC**Assessment** \$444,760**Appraisal** \$635,360**PID** 4327**Building Count** 2**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$568,160	\$67,200	\$635,360
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$397,720	\$47,040	\$444,760

Owner of Record

Owner ACG CONTRACTING LLC
Co-Owner
Address 147 DAVENPORT STREET
 BRIDGEPORT, CT 06607

Sale Price \$0
Certificate
Book & Page 8519/0088
Sale Date 12/14/2011
Instrument 03

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ACG CONTRACTING LLC	\$0		8519/0088	03	12/14/2011
ACG CONTRACTING LLC	\$0		8471/0286	24	08/29/2011
BLACK THERESA A	\$0		6658/0006	27	10/25/2005
DAVENPORT STREET ASSOCIATES	\$0		4199/0102		09/03/1999
WHITEHEAD ROBERT C	\$6,300		4199/0099	UNKQ	09/03/1999

Building Information**Building 1 : Section 1**

Year Built: 2014
Living Area: 8,000
Replacement Cost: \$350,160
Building Percent 99
Good:
Replacement Cost
Less Depreciation: \$346,660

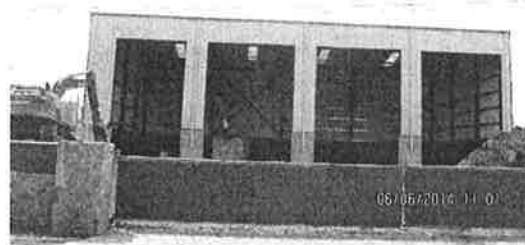
Building Photo

Building Attributes	
Field	Description
STYLE	Pre-Eng Warehs
MODEL	Ind/Comm
Grade:	Average
Stories:	1
Occupancy:	1.00
Exterior Wall 1:	Pre-Finsh Metl
Exterior Wall 2:	Concr/CinderBl
Roof Struct:	Flat
Roof Cover:	Metal/Tin
Interior Wall 1:	Minim/Masonry
Interior Wall 2:	
Interior Floor 1:	Concr Abv Grad
Interior Floor 2:	
Heating Fuel:	None
Heating Type:	None
AC Type:	None
Struct Class	
Bldg Use:	Com/Ind Mdl 96
Ttl Rooms:	
Ttl Bedrms:	
Ttl Baths:	
Ttl Half Baths:	
Ttl Xtra Fix:	
1st Floor Use:	
Heat/AC:	None
Frame Type:	Steel
Baths/Plumbing:	None
Ceiling/Wall:	None
Rooms/Prtns:	Light
Wall Height:	40.00
% Conrn Wall:	

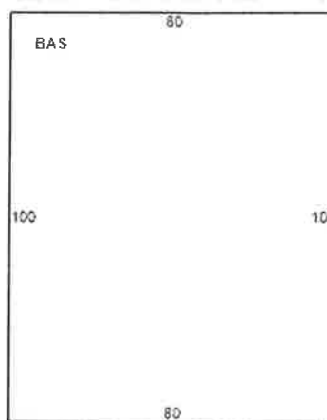
Building 2 : Section 1

Year Built: 2014
Living Area: 1,240
Replacement Cost: \$69,134
Building Percent Good: 98
Replacement Cost Less Depreciation: \$67,750

Building Attributes : Bldg 2 of 2	
Field	Description
STYLE	Warehouse



(<http://images.vgsi.com/photos2/BridgeportCTPhotos/\00\10\08\67.jpg>)

Building Layout

(ParcelSketch.ashx?pid=4327&bid=4327)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	8,000	8,000
		8,000	8,000

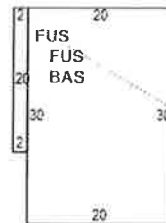
Building Photo

MODEL	Ind/Comm
Grade:	Average
Stories:	2
Occupancy:	1.00
Exterior Wall 1:	Wood Shingle
Exterior Wall 2:	
Roof Struct:	Gable
Roof Cover:	Asphalt Shingl
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Floor 1:	Vinyl/Asphalt
Interior Floor 2:	
Heating Fuel:	Gas
Heating Type:	Forced Air
AC Type:	Central
Struct Class	
Bldg Use:	Industrial Mdl 96
Ttl Rooms:	
Ttl Bedrms:	
Ttl Baths:	
Ttl Half Baths:	
Ttl Xtra Fix:	
1st Floor Use:	
Heat/AC:	Heat/Ac Pkgs
Frame Type:	Wood Frame
Baths/Plumbing:	None
Ceiling/Wall:	Ceil & Walls
Rooms/Prtns:	Average
Wall Height:	8.00
% Comn Wall:	



(<http://images.vgsi.com/photos2/BridgeportCTPhotos//default.jp>)

Building Layout



(ParcelSketch.ashx?pid=4327&bid=36896)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	640	640
BAS	First Floor	600	600
		1,240	1,240

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
A/C	Air Conditioning	1240.00 SF	\$3,040	2

Land

Land Use

Use Code	300
Description	Industrial Mdl 96
Zone	ILI
Neighborhood	IC3
Alt Land Appr	No

Land Line Valuation

Size (Acres)	0.46
Frontage	0
Depth	0
Assessed Value	\$47,040
Appraised Value	\$67,200

Category**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FN1	Fence, Chain	7	7 ft	370.00 LF	\$710	1
SCL2	Scale-Elec			100.00 TONS	\$150,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$568,160	\$67,200	\$635,360
2016	\$366,170	\$67,200	\$433,370
2015	\$366,170	\$67,200	\$433,370

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$397,720	\$47,040	\$444,760
2016	\$256,320	\$47,040	\$303,360
2015	\$256,320	\$47,040	\$303,360

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Business Inquiry

Business Details

Business Name:	A.C.G. CONTRACTING, L.L.C.	Citizenship/State Inc:	Domestic/CT
Business ID:	0740086	Last Report Filed Year:	2019
Business Address:	270 BRONSON RD, SOUTHPORT, CT, 06890, USA	Business Type:	Domestic Limited Liability Company
Mailing Address:	270 BRONSON RD, SOUTHPORT, CT, 06890, USA	Business Status:	Active
Date Inc/Registration:	Feb 14, 2003		
Annual Report Due Date:	03/31/2020		

Principals Details

Name/Title	Business Address	Residence Address
CHRIS TAYLOR MEMBER	270 BRONSON RD, SOUTHPORT, CT, 06890, USA	270 BRONSON RD, SOUTHPORT, CT, 06890, USA

Agent Summary

Agent Name	MOISES R PRIETO
Agent Business Address	214 POPE'S ISLAND ROAD, MILFORD, CT, 06461
Agent Residence Address	214 POPE'S ISLAND ROAD, MILFORD, CT, 06461
Agent Mailing Address	NONE



Connecticut's Official
State Website

The Office of

Secretary of the State Denise W. Merr

Business Inquiry**Business Details**

Business Name:	A.C.G. CONTRACTING, L.L.C.	Citizenship/State Inc:	Domestic/CT
Business ID:	0740086	Last Report Filed Year:	2014
Business Address:	214 POPE'S ISLAND ROAD, MILFORD, CT, 06461	Business Type:	Domestic Limited Liability Company
Mailing Address:	214 POPE'S ISLAND ROAD, MILFORD, CT, 06461	Business Status:	Active
Date Inc/Registration:	Feb 14, 2003		
Annual Report Due Date:	02/14/2015		

Principals Details

Name/Title	Business Address	Residence Address
MOISES R PREITO MANAGER	214 POPE'S ISLAND ROAD, MILFORD, CT, 06461	214 POPE'S ISLAND ROAD, MILFORD, CT, 06461
MOISES R PREITO MEMBER	214 POPE'S ISLAND ROAD, MILFORD, CT, 06461	214 POPE'S ISLAND ROAD, MILFORD, CT, 06461

Agent Summary

Agent Name	MOISES R PRIETO
Agent Business Address	214 POPE'S ISLAND ROAD, MILFORD, CT, 06461
Agent Residence Address	214 POPE'S ISLAND ROAD, MILFORD, CT, 06461
Agent Mailing Address	NONE



NO.

052965

245496

042269

APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE
ZONING DEPARTMENT
City of Bridgeport, CT

Applicant:

Samson Associates LLC

Owner or Tenant Only

Date:

11/7/2014

Address of Work:

155 Danversport St Bpt CT 06607

Zone:

LT

On the

South West

side of the street about

400

feet

ARN

North, South, East, West

from

Alex Street

Block No.

649

North, South, East, West

Lot No.

16

Street

CAM Area:

Yes /

No

Wetlands:

Yes /

No

Historical:

Yes /

No

Dimensions of Lot:

176x115

Size of Proposed Addition or Building:

20x30

No. of Stories:

2 1/2

Other Work:

Build 1260 sqft Scale House

2015

Interior alterations, move mechanical room from 1st floor to empty space on 2nd floor.

Proposed Use:

Build 1260 sqft Scale House to work truck

Existing Use:

Volume Reduction White Rye

Previous Use and Date Discontinued:

Still Active

Is Pre-Existing Right Claimed:

N/A

Signature:

[Signature]

Print Name:

Chris Taylor Moore

If signed by agent, state title (attorney, builder, etc..)

Mailing Address:

acgcontracting@aol.com

Phone No.:

203-395-6985

INSTRUCTIONS

Fill Out This Application In Ink or Type

A detailed plot plan must be submitted with this application showing the proposed or existing lot and building dimensions and the location of all buildings in relation to the street line, side lot lines and rear lot line. NOTE: The occupancy and use of land, buildings and structures prior to the issuance of a Certificate of Zoning Compliance is prohibited. This is not the said certificate. Fees, payable at the time of making application, are not refundable and are in an amount established by the City Council.

EXPIRATION: The Application for Certificate of Zoning Compliance approval shall expire 12 months from the date of approval unless a building permit has been issued and construction has commenced and is being diligently pursued.

Fee Received:

\$510

Date:

11/7

2014

By:

[Signature]

Plan and Application

C.A.M Approval

Final Inspection

APPLIED FOR

ZONING COMPLIANCE ONLY
ZONING DEPARTMENT
CITY OF BRIDGEPORT, CT

BY: [Signature]

DATE: 11/11/14

APPROVED FOR

ZONING COMPLIANCE ONLY
ZONING DEPARTMENT
CITY OF BRIDGEPORT, CT

BY: [Signature]

DATE: 6/9/17

Pursuant to CGS-8-3f, the applicant may provide notice of this "Application for Certificate of Zoning Compliance" in the newspaper having substantial circulation serving the municipality of Bridgeport.

Rev. 6/11/13

042269

APR 30 '15 04:11:35



CERTIFICATE OF ZONING COMPLIANCE

Zoning Commission
City of Bridgeport, CT

DATE: June 1, 2017

This is to Certify that at the address of: 155 Davenport Street

The work approved and completed: Constructed a 2 ½ story 20'x 30' scale house and main office incidental to a Waste recycling facility as approved by PZC 2/22/10, 7/25/11 & 11/1/11

Applicants Name: Samson Associates

Has been examined as required by the Zoning Regulations of this City and I am satisfied that the same conforms to the said Zoning Regulations and may be occupied and or used as: Recycling Facility

Application No.: 052965

Dated: 11 / 7 / 2014

Signed: 

Date: 6/9/17

Zoning Enforcement Officer

Pursuant to CGS 8-3f, the applicant **may** provide notice of this certification in the newspaper having substantial circulation serving the municipality of Bridgeport.

This is not a Certificate of Occupancy required by CGS and issued by the Building Official.

Rev. 2/10/09 & 6/22/10

147 Davenport St.

FILE 10-25

PLANNING & ZONING COMMISSION

Modification of approvals granted by the PZC at its Public Hearing on February 22, 2010.

SAMSON ASSOCIATES, LLC
C/O RAYMOND RIZIO
ATTORNEY AT LAW
ONE POST ROAD
FAIRFIELD, CT 06824

HEARING: May 24 & June 10, 2010

DECISION: Deferred to the Monday, June 28, 2010 P&Z meeting

Page 1 of 1

147 Davenport St.

FILE: 10-25

PLANNING & ZONING COMMISSION

Modification of approvals granted by the PZC at its Public Hearing on February 22, 2010.

Petition of Samson Associates, LLC
C/O Raymond Rizio
Attorney At Law
One Post Road
Fairfield, Ct 06824

HEARING: July 26, 2010

DECISION: Continued to Monday, August 30, 2010

Page 1 of 1

147 Davenport St.

FILE: 10-25

PLANNING & ZONING COMMISSION

Modification of approvals granted by the PZC at its Public Hearing on February 22, 2010.

SAMSON ASSOCIATES, LLC
C/O RAYMOND RIZIO
ATTORNEY AT LAW
ONE POST ROAD
FAIRFIELD, CT 06824

HEARING: June 28, 2010 & July 12, 2010

DECISION: Deferred to next PZC meeting July 26, 2010

Page 1 of 1

147 Davenport St

PLANNING & ZONING COMMISSION

FILE: 10-06

Seeking a Special Permit under Sec. 14-4, a Site Plan Review under Sec. 14-2-2 and a Soil Erosion & Sedimentation Control Review to erect a 1 story, 4,200 sq. ft. Industrial Building & a 9 x 17 weighing hut for a recycling/transfer station in an ILI ZONE.

Samson Assoc., LLC
c/o Quatrella & Rizio, LLC
Attorney Raymond Rizio
One Post Rd.
Fairfield, CT 06824

HEARING: February 22, 2010

DECISION: APPROVED WITH CONDITIONS

Subject to the following conditions:

1. Only nonperishable leeds green recycling materials may be processed through this facility.
2. All recycling activity shall be conducted within the confines of the proposed building.
3. The development of the subject of the subject premise including shrubbery, trees, & privacy screening shall be in strict accord with the plan approved by the Commission and held on file in the Zoning Department.
4. The development of the subject premise shall incorporate the recommendations of the City Engineer in his letter dated, February 11, 2010.
5. The development of the subject premise shall incorporate the recommendations of the WPCA Engineer in his letter dated, February 12, 2010.
6. The Special Permit approved for the leeds recycling does not include any other type of recycling or transfer station activity.

7. There shall be no outside storage of materials, equipment or trucks of any kind for any reason.
8. An oil water separator shall be installed in the recycling building to ensure that there is no negative impact on the City sanitary lines.

REASON(S):

Project as approved comply with the Special Permit and Site Plan Review Standards of Sec. 14-4 & Sec. 14-2-5 of the Zoning Regulations of the City of Bridgeport.

As to the Coastal Site Plan Review, the project as approved, does not create any unacceptable adverse impact on the coastal area and complies with the review criteria under Sec. 14-3-5.

The expiration date of the Special Permit approval, as required under Sec. 14-4-5 of the Zoning Regulations of the City of Bridgeport, CT has been established as March 10, 2011.

FILE: 10-25

147 Davenport St

PLANNING & ZONING COMMISSION

Modification of approvals granted by the Planning & Zoning Commission
at its Public Hearing on February 22, 2010

Samson Associates, LLC
c/o Atty Raymond Rizio
One Post Road
Fairfield, CT 06824

HEARING: August 30, 2010

CONTINUED to September 27, 2010

Page 1 of 1

FILE: 10-25

147 Davenport St

PLANNING & ZONING COMMISSION

Modification of approvals granted by the Planning & Zoning Commission at its
Public Hearing on February 22, 2010

Samson Associates, LLC
c/o Atty Raymond Rizio
One Post Road
Fairfield, CT 06824

PUBLIC HEARING: August 30, 2010

CONTINUED to September 27, 2010; **NO QUORUM**

PUBLIC HEARING: October 25, 2010

The **withdrawal** was accepted by the Commission.

Page 1 of 1

147 Davenport Street

FILE: OB-1

PLANNING & ZONING COMMISSION

Requesting an extension of time on a Special Permit approved on February 22, 2010 for a Leeds Green Recycling facility.

Samson Associates, LLC
c/o Atty Raymond Rizio
One Post Road
Fairfield, CT 06824

PUBLIC HEARING: February 28, 2011

DECISION: Approved

The new expiration date of the Special Permit has been established as March 7, 2012.

Page 1 of 1

147 Davenport St

PLANNING & ZONING COMMISSION

FILE: 10-06

Seeking a modification of the Conditions of Approval (Conditions 6 & 7)

Samson Assoc., LLC
c/o Quatrella & Rizio, LLC
Attorney Raymond Rizio
One Post Rd
Fairfield, CT 06824

HEARING: Wednesday, March 31, 2010

DECISION: DENIED

Specifically, the main yard of the facility shall be cleared of all vehicles & equipment at the close of the business day. Furthermore, the Commissioners felt the restriction of "Leeds Green Materials only" was in keeping with your request for this use at this location.

147 Davenport Street

PLANNING & ZONING COMMISSION

Seeking modification of conditions approved by the Planning & Zoning Commission on February 22, 2010 for a Leeds Green Recycling facility in an I-L zone.

Samson Associates, LLC
c/o Attorney Raymond Rizio
One Post Road
Fairfield, Ct 06824

PUBLIC HEARING: July 25, 2011

DECISION: Approved

Subject to the previous conditions with modifications to conditions #1, #6, and #7:

Page 1 of 2

1. Only non-perishable including, but not limited to, construction and demolition materials may be processed through this facility. The facility shall recycle in accordance with LEEDS criteria.
6. The special permit approved for the LEEDS recycling does not include any other type of transfer station activity.
7. There shall be no outside storage of materials being processed. Equipment and trucks may only be stored outside in areas designated on the site plan.

The expiration date of the Special Permit, previously established, remains March 7, 2012.

Page 2 of 2

147 Davenport Street**PLANNING & ZONING COMMISSION**

Seeking a modification of an application for a special permit, site plan review, and a soil erosion and sedimentation control review approved on 02/22/10 permitting the construction of a 4,200 sq. ft. Leeds Green Recycling facility increasing the floor area to an additional 8,000 sq. ft. to now total a 12, 200 sq. ft. Leeds Green Recycling facility in an I-L zone.

Samson Associates, LLC
c/o Attorney Raymond Rizio
One Post Road
Fairfield, CT 06824

PUBLIC HEARING: November 1, 2011

DECISION: Approved with Conditions

Page 1 of 3

CONDITIONS:

1. Only non-perishable, including but not limited to, construction and demolition materials may be processed through this facility. The facility shall recycle in accordance with LEEDS criteria.
2. All recycling activity shall be conducted within the confines of the proposed building.
3. The development of the subject premises, including shrubbery, trees, and privacy screening shall be in strict accord with the plan approved by the Commission and held on file in the Zoning Department.
4. The development of the subject premises shall incorporate the recommendations of the City Engineer in his letter dated, 08/30/11.
5. The development of the subject premises shall incorporate the recommendations of the WPCA Engineer in his letter dated, 02/12/10.
6. The Special Permit approved for the LEEDS recycling does not include any other type of recycling or transfer station activity.
7. There shall be no outside storage of materials, equipment or trucks of any kind for any reason.
8. An oil water separator shall be installed in the recycling building to ensure that there is no negative impact on the City sanitary lines.

Page 2 of 3

REASONS:

1. The project as approved complies with the Special Permit and Site Plan Review Standards of Sec. 14-4 and Sec. 14-2-5 of the Zoning
2. Regulations of the City of Bridgeport.
3. As to the Coastal Site Plan Review, the project as approved, does not create any unacceptable adverse impact on the coastal area and complies with the review criteria under Sec. 14-3-5.

The expiration date of the Special Permit, previously established, remains March 7, 2012.

147 Davenport St.

PLANNING & ZONING COMMISSION

Seeking an extension of time for a special permit approved on 02/22/10 for the construction of an 8,000 sq. ft. Leeds Green Recycling facility in an I-L zone.

Samson Associates, LLC
c/o Attorney Raymond Rizio
One Post Road
Fairfield, CT 06824

PUBLIC HEARING: March 26, 2012, continued **April 9, 2012**

DECISION: Approved with Conditions

CONDITIONS:

1. The petitioner shall comply with all recommendations of the City Engineer in his revised letter of 03/20/12.

Page 1 of 2

2. The recommendations of the WPCA manager of 03/05/12 are to be incorporated into the construction plans, paying particular attention to the discharge of rainwater by the leader drains.
3. The petitioner is to file plans and applications for the issuance of a Certificate of Zoning Compliance and a Building Permit.
4. All construction must comply with the Basic Building Code of the State of CT.
5. All conditions of the Zoning Board of Appeals are incorporated into these conditions of approval.
6. A \$5,000 performance or surety bond must be posted simultaneously with the application for the building permit to ensure the paving, striping, and planting prior to the release of the Zoning compliance certificate.

REASON: The project as approved complies with the Special Permit standards of Sec. 14-2-5 and the Site Plan Review standards of Sec. 14-2-1 of the Zoning Regulations of the City of Bridgeport.

The expiration date of the Special Permit approval, as required under Sec. 14-4-5 of the Zoning Regulations of the City of Bridgeport, CT has been established as 04/16/13.

Page 2 of 2

147 Davenport St.

PLANNING & ZONING COMMISSION

Seeking a site plan approval to permit the change from a low impact industrial use to a high impact industrial use in an I-L zone.

SAMSON ASSOCIATES, LLC
C/O ATTORNEY RAYMOND RIZIO
ONE POST ROAD
FAIRFIELD, CT 06824

PUBLIC HEARING: November 19, 2012 (re-scheduled from Oct.29th)

DECISION: Approved with Conditions – 6 in favor and 3 opposed.

Those opposed reasons:

- Additional truck trips will intensify the business activity and result in an overuse of the property.
- A zone change would be more appropriate for this high-impact industrial use.

Page 1 of 2

CONDITIONS:

1. Delivery vehicles shall not be “stacked” on the city streets awaiting the unloading process, as unloading shall be by appointment only.
2. All conditions of previous the ZBA and PZC approvals are also incorporated into this approval.

REASONS:

1. Gives the operator the opportunity to increase the use and to keep up with the demands for this Leeds Green facility.
2. Support of the neighbors and the prospect of additional jobs for area/city residents.

Page 2 of 2

042268
Office of Planning and Zoning - Bridgeport, Connecticut
ZONING COMPLIANCE FIELD CARD

No.: 050158

Date: 11-23-11

Applicant: Sampson Associates llc

Location: **155 Davenport St**
Southwest crn Alex

Dimension of Lot: 176x115

Proposed Construction and/or Use: **42' high, 80'x100' steel building,
landscaping & site improvements inc to DEEP Volume Reduction
Facility**

Notes:

By: *DEB*

PZC 2/22/10, 7/25/11, 11/1/11

Date:

042267
Office of Planning and Zoning - Bridgeport, Connecticut
ZONING COMPLIANCE FIELD CARD

No.: 052374

LI-Zone

Date: 6 - 2 - 2014

649-16

Applicant: Samson Associates LLC

Location: 155 Davenport St.

SW corner of Alice St.

Dimension of Lot: 176' x 115'

Proposed Construction and/or Use: Install in ground 10'x10' scale
incidental to volume reduction facility.

Notes:

By: *DEB*

Date:

042269
Office of Planning and Zoning - Bridgeport, Connecticut
ZONING COMPLIANCE FIELD CARD

No.: 052965

IL-Zone

Date: 11-7-14

649-16

Applicant: Samson Associates

Location: **155 Davenport St.**

SW corner of Alex St.

Dimension of Lot: 115' x 176'

Proposed Construction and/or Use: construct 2.5 story, 20' x 30' 1260 s.f.
scale house incidental to a volume reduction waste recycling facility as
approved by PZC.

Notes:

By: *DEB*

Date:

PETITION TO THE PLANNING & ZONING COMMISSION
CITY OF BRIDGEPORT, CONNECTICUT

SEP 27 11 PM 2:14

SAMSON
~~SAMSON~~ ASSOCIATES, LLC

1. NAME OF PETITIONER

2. Is the Petitioner's name a Trustee of Record? Yes _____ No X

If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.

3. Address of Property 147 Davenport Street
(number) (street)

4. Assessor's Map Information Block No. 649 Lot No. 16B, 20, 19, 18, 17

5. Amendments to Zoning Regulations, indicate Article N/A Section N/A
Attach copies of Amendment.

6. Description of Property (Metes & Bounds) 176' x 115' x 176' x 115'

7. Existing Zone Classification I-LI

8. Zone Classification requested N/A

9. Describe Proposed Development of Property Construction of a new approximately 8,000 sq.ft
industrial building
~~XX~~
~~XX~~

Approval(s) Requested Modification of Approval dated August 1, 2011 so as to permit
the enclosure of an open area and increase the size of the building

Signature [Signature] Date 9/27/11
(print name) RAYMOND RIZIO

If signed by Agent, state capacity (Lawyer, Developer, etc.) Attorney

Mailing Address One Post Road, Fairfield, CT 06824

Phone (203) 255-9928

FAX: (20) 255-6618

Cell: _____

\$ _____ Fee received. Date 20 Clerk _____

THIS PETITION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- | | | | |
|--|---|--|---|
| <input checked="" type="checkbox"/> Completed & Signed Application Form | <input type="checkbox"/> Building Floor Plans | <input type="checkbox"/> Drainage Plan | <input checked="" type="checkbox"/> Building Elevations |
| <input checked="" type="checkbox"/> Completed Site Development Plan | <input checked="" type="checkbox"/> Fee | <input checked="" type="checkbox"/> Cert. Of Incorporation & Organization And First Report | |
| <input checked="" type="checkbox"/> Written Statement of Development and Use | | (Corporations & LLC's) | |
| <input checked="" type="checkbox"/> A-2 Site Survey | | | |
| <input checked="" type="checkbox"/> Property Owner's List | | | |

ENDORSEMENT OF APPLICATION

Teresa A. B. [Signature] Teresa A. B. [Signature] 9/7/11
Print Owner Name Owner's Signature Date

Print Owner Name Owner's Signature Date

**PETITION TO THE PLANNING & ZONING COMMISSION
CITY OF BRIDGEPORT, CONNECTICUT**

1. NAME OF PETITIONER Samson Associates, LLC

2. Is the Petitioner's name a Trustee of Record? Yes No ✓

If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.

3. Address of Property 147 Davenport Street

4. Assessor's Map Information Block No. 649 (number) (street) Lot No. 163, 17-20

5. Amendments to Zoning Regulations, indicate Article n/a Section n/a
Attach copies of Amendment.

6. Description of Property (Metes & Bounds) 176' x 115' x 175' x 115'

7. Existing Zone Classification I-L

8. Zone Classification requested n/a

9. Describe Proposed Development of Property Convert approved recycling facility from low impact use to high impact use (TO PERMIT MORE THAN !) TRIPS PER DAY)

Approval(s) Requested Site Plan Approval

Signature Raymond Rizio (print same)

Date 9/26/12

If signed by Agent, state capacity (Lawyer, Developer, etc.) Attorney

Mailing Address c/o Raymond Rizio, One Post Rd., Fairfield, CT 06824

Phone 203-255-9928

FAX: 203-255-6618

Cell: 203-257-4301

\$ Fee received. Date 20 Clerk

THIS PETITION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- ☒ Completed & Signed Application Form
- ☒ Completed Site Development Plan
- ☒ Written Statement of Development and Use
- ☒ A-2 Site Survey
- ☒ Property Owner's List
- ☒ Building Floor Plans
- ☒ Fee
- ☒ Drainage Plan
- ☒ Cert. Of Incorporation & Organization And First Report (Corporations & LLC's)
- ☒ Building Elevations

ENDORSEMENT OF APPLICATION

Teresa Blach
Print Owner Name

Teresa Blach
Owner's Signature

9/26/12
Date

Print Owner Name

Owner's Signature

Date

File No. 12-18

**PETITION TO THE PLANNING & ZONING COMMISSION
CITY OF BRIDGEPORT, CONNECTICUT**

FEB 7 12 PM 12:57

1. NAME OF PETITIONER SAMSON ASSOCIATES, LLC
2. Is the Petitioner's name a Trustee of Record? Yes _____ No ✓

If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.

3. Address of Property 147 Davenport Street
(number) (street)
4. Assessor's Map Information Block No. 649 Lot No. 16B, 20, 19, 18, 17
5. Amendments to Zoning Regulations, indicate Article n/a Section n/a
Attach copies of Amendment.
6. Description of Property (Metes & Bounds) 176' x 115' x 176' x 115'

7. Existing Zone Classification I-LI
8. Zone Classification requested n/a
9. Describe Proposed Development of Property Construction of a 8,000 sq. ft Leeds Green recycling facility in an I-L zone

Approval(s) Requested Extension of Time for Special Permit, Site Plan Approval and Soil & Sedimentation Control approved 2/22/10, as modified

Signature [Signature] RAYMOND RIZIO Date 2/6/12
(print same)

If signed by Agent, state capacity (Lawyer, Developer, etc.) Attorney

Mailing Address One Post Road, Fairfield, CT 06824

Phone 203-255-9928
FAX: 203-255-6618
Cell: 203-257-4301

\$ _____ Fee received. Date _____ 20 _____ Clerk _____

THIS PETITION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- ☐ Completed & Signed Application Form
- ☐ Completed Site Development Plan
- ☐ Written Statement of Development and Use
- ☐ A-2 Site Survey
- ☐ Building Floor Plans
- ☐ Drainage Plan
- ☐ Building Elevations
- ☐ Property Owner's List
- ☐ Fee
- ☐ Cert. Of Incorporation & Organization And First Report (Corporations & LLC's)

SAMSON ASSOCIATES, LLC
Print Owner Name

ENDORSEMENT OF APPLICATION
[Signature]
Owner's Signature

2/6/12
Date

Print Owner Name

Owner's Signature

Date

File No.

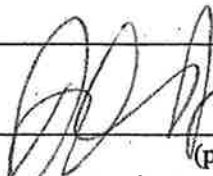
10-06

**PETITION TO THE PLANNING & ZONING COMMISSION
CITY OF BRIDGEPORT, CONNECTICUT**

1. NAME OF PETITIONER SAMSON ASSOCIATES, LLC
2. Is the Petitioner's name a Trustee of Record? Yes _____ No ✓
- If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.
3. Address of Property 147 Davenport Street
4. Assessor's Map Information Block No. 649 (number) (street) Lot No. 16B, 20, 19, 18, 17
5. Amendments to Zoning Regulations, indicate Article n/a Section n/a
Attach copies of Amendment.
6. Description of Property (Metes & Bounds) 176' x 115' x 176' x 115'
7. Existing Zone Classification I-LI
8. Zone Classification requested n/a
9. Describe Proposed Development of Property Construction of a new 4200 sq. foot industrial building

Approval(s) Requested Special Permit, Site Plan Approval and Soil and Sedimentation Control

Signature


(print name) RAYMOND RIZIODate 1/29/2010If signed by Agent, state capacity (Lawyer, Developer, etc.) AttorneyMailing Address One Post Road, Fairfield, CT 06824Phone 203-255-9928FAX: 203-255-6618Cell: 203-257-4301\$ 940 Fee received. Date 20

Clerk _____

THIS PETITION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- | | | | |
|--|--|--|---|
| <input checked="" type="checkbox"/> Completed & Signed Application Form | <input checked="" type="checkbox"/> Building Floor Plans | <input checked="" type="checkbox"/> Drainage Plan | <input checked="" type="checkbox"/> Building Elevations |
| <input checked="" type="checkbox"/> Completed Site Development Plan | <input checked="" type="checkbox"/> Fee | <input checked="" type="checkbox"/> Cert. Of Incorporation & Organization And First Report | |
| <input checked="" type="checkbox"/> Written Statement of Development and Use | | | |
| <input checked="" type="checkbox"/> A-2 Site Survey | | | |
| <input checked="" type="checkbox"/> Property Owner's List | | | |
- (Corporations & LLC's)

ENDORSEMENT OF APPLICATION

Jerusa A. Black

Print Owner Name

[Signature]

Owner's Signature

Date

Print Owner Name

Owner's Signature

Date

JKE

**PETITION TO THE PLANNING & ZONING COMMISSION
CITY OF BRIDGEPORT, CONNECTICUT**

NAME OF PETITIONER SAMSON ASSOCIATES, LLC2. Is the Petitioner's name a Trustee of Record? Yes _____ No ✓

If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.

3. Address of Property 147 Davenport Street

(number) (street)

4. Assessor's Map Information Block No. 649 Lot No. 16B, 20, 19, 18, 175. Amendments to Zoning Regulations, indicate Article n/a Section n/a
Attach copies of Amendment.6. Description of Property (Metes & Bounds) 176' x 115' x 176' x 115'7. Existing Zone Classification I-LI8. Zone Classification requested n/a9. Describe Proposed Development of Property Construction of a new 4,200 square foot industrial building and a 30' x 20' office building for use as a volume reduction facilityApproval(s) Requested Modification of approval dated March 1, 2010

Signature

RAYMOND RIZIODate 4/29/10

(print same)

If signed by Agent, state capacity (Lawyer, Developer, etc.) AttorneyMailing Address One Post Road, Fairfield, CT 06824Phone 203-255-9928FAX: 203-255-6618Cell: 203-257-4301

\$ _____ Fee received. Date _____ 20 _____

Clerk _____

THIS PETITION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- ☒ Completed & Signed Application Form
☒ Completed Site Development Plan
☐ Written Statement of Development and Use modification
☐ A-2 Site Survey ☐ Building Floor Plans ☐ Drainage Plan ☐ Building Elevations
☐ Property Owner's List ☐ Fee ☐ Cert. Of Incorporation & Organization And First Report
(Corporations & LLC's)

ENDORSEMENT OF APPLICATIONTheresa A. Black

Print Owner Name

[Signature]
Owner's Signature4/29/10

Date

Print Owner Name

Owner's Signature

Date

147 Davenport St.

West side of the street about
145' south of Alex St.

(Dimensions: 176' x 115' x 176' x 115')

Seeking a use variance under Sec. 7-1-2 to permit the change from a low impact waste processing and transfer facility to a high impact waste processing facility in an I-L zone.

PUBLIC HEARING: September 11, 2012

DECISION: Granted with Conditions

Page 1 of 2

CONDITIONS:

1. The maximum number of truck trips per day shall not exceed twenty (20) at any time and for any reason.
2. Any truck activity of any type of pick up or delivery is strictly prohibited on Saturday and Sunday.
3. All conditions of approval of the Planning and Zoning Commission of 2/22/10 (modified on 07/25/11 and 11/01/11 are hereby incorporated into these conditions of approval.

REASON:

Area residents, as well as City Council Members gave testimony in support of this petition and use.

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