

**City of Hartford
Department of Development Services
Planning Division**

Return Form to the Planning Desk at the
Licenses & Inspections Division Counter
860-757-9239
260 Constitution Plaza
Hartford, Connecticut 06103-1822



For Assistance Contact Planning Division
860-757-9040
250 Constitution Plaza, 4th Floor
Hartford, Connecticut 06103-1822
<http://planning.hartford.gov>

PLANNING AND ZONING APPLICATION

PLEASE CHECK THE ACTION(S) YOU ARE APPLYING FOR:

- Zoning Appeal
- Zoning Permit: Signage/Use/Accessory
- Site Plan
- Subdivision/Lot Line Revision
- Approval of Location
- Zoning Variance
- Zoning Map Change
- Historic Review
- Lot Combination
- Liquor Permit
- Special Permit

Receiving Federal Funds: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Demo <input type="checkbox"/> Add. <input type="checkbox"/> Repair

1. PROPERTY INFORMATION

Property Address: 3 LEWIS STREET City: HARTFORD State: CT Zip Code: 06103
 Zoning District: (<https://www.hartfordct.gov/Government/Departments/Assessor>) _____ Parcel ID: _____
 Property Owner: VODEN LLC
 Property Owner's Address: 3 LEWIS STREET City: HARTFORD State: CT Zip Code: _____ Phone: 860 922 3086
 Email: JSCANNELL @ VSESCORP. COM

2. APPLICANT

Please check if "Applicant" is the same as "Property Owner"
 Name of Applicant: VODEN LLC File Date: 6/28/21
 Address: 3 LEWIS STREET City: HARTFORD State: CT Zip Code: 06103
 Phone: 860 922 3086 Email: JSCANNELL @ VSESCORP. COM

3. PRIMARY POINT OF CONTACT:

Name: JOE SCANNELL
 Phone: 860 922 3086
 Email: JSCANNELL @ VSESCORP. COM

4. PROJECT NARRATIVE

Describe your application action(s) and provide as much detail as possible. Attach additional pages if necessary:

WE HAD A PERMISSIONS ACCESS CHANGE WITH THE RECENT SALE OF ADJACENT PROPERTY (15 LEWIS), WHEREBY MECHANICAL SERVICING OF HVAC SYSTEMS WAS IMPACTED. WE EXTENDED EXISTING STAIRWELL TO PROVIDE ROOF ACCESS. EXISTING ROOF HATCH WAS REPLACED WITH A WALK UP. ONCE WALK UP WAS CONSTRUCTED A SAFETY RAIL WAS NEEDED ALONG THE WEST ROOF LINE (TRUMBULL ST.) (SEE PICTURE "10 TRUMBULL STREET - SUBJECT PROPERTY") THIS APPLICATION SEEK APPROVAL FOR THE MATTE BLACK ANNOYIZED SAFETY RAIL AND CEDAR SIDED WALK OUT.

**** Please complete the following sections as they pertain to the actions you are applying for. **
Be sure to sign the application in Section 5 on the last page.**

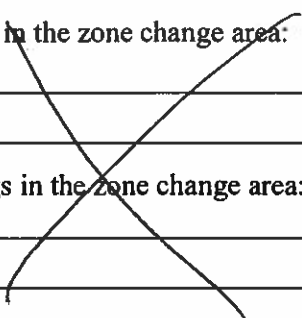
A. COMPLETE IF APPLYING FOR ZONING MAP CHANGE:

Proposed Zone: _____

Describe the existing use of land and buildings in the zone change area:

Describe the proposed use of land and buildings in the zone change area:

Reason for this request: _____

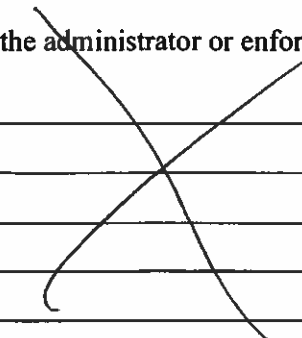


B. COMPLETE IF APPLYING FOR ZONING APPEAL:

Are you an aggrieved party? (Check one): Yes No

Permit or Violation number: _____

State your reason for appealing the decision of the administrator or enforcement officer :



C. COMPLETE IF APPLYING FOR ZONING VARIANCE:

State the particular hardship* or unnecessary difficulty that prompts this application :

**A "hardship" as defined by the Connecticut State Statutes Section 8-6 whereby "with respect to a parcel of land where, owing to conditions especially affecting such parcel but not affecting generally the district in which it is situated, a literal enforcement of such bylaws, ordinances or regulations would result in exceptional difficulty or unusual hardship." Note that "mere financial loss does not constitute hardship warranting granting of variance [unless] loss is so great as to amount to confiscation of applicant's property, [a] variance might be justified."*

D. COMPLETE IF APPLYING FOR SUBDIVISION, LOT LINE REVISION, OR LOT COMBINATION

Lot Subdivision/Lot Line Revision:

Number of new lots to be created: _____ Area of each of the new lots in square feet _____

Street frontage of each of the new lots in feet _____

Lot Combination:

Address of lots to be combined _____

Map/Block/Lot for each property to be combined:
Map _____ Block _____ Lot _____
Map _____ Block _____ Lot _____
Map _____ Block _____ Lot _____

(Map/Block/Lot and address information can be found at <http://gis.hartford.gov/parcelviewer/index.html>)

E. COMPLETE IF APPLYING FOR HISTORIC REVIEW

IMPORTANT: HISTORIC COMMISSION APPROVAL MUST FIRST BE OBTAINED BEFORE ANY BUILDING OR DEMOLITION PERMIT WILL BE ISSUED FOR WORK ON HISTORIC PROPERTIES. NO WORK MAY BEGIN UNTIL A BUILDING PERMIT IS ISSUED

Please check if photographs are included with application (required for certain projects)

Proposed work includes: Repairs Addition New construction Demolition Other (specify)

If proposing demolition, provide reason (attach additional pages if necessary):

Current materials being repaired/replaced: ROOF ACCESS WALKOUT / SAFETY RAILING ≈ 40'
Materials/products being used in work: SELECT CEDAR SIDING, ANNOXIDIZED ALUMINUM RAILING, STEEL FIRE DOOR, VELUX 48" X 48" SKYLIGHT COMMERCIAL

F. COMPLETE IF APPLYING FOR A SIGN PERMIT

1. Is this sign proposed outside of the Buildingline? Yes No
Maximum extension from the Buildingline: _____ ft. _____ in.

2. Is this sign proposed outside of the Streetline? Yes No
Maximum extension from the Streetline: _____ ft. _____ in.

3. Is this sign illuminated? Yes No

4. Engineer Name (if any): _____ Phone: _____
Address: _____

5. Minimum distance from lowest point of sign to sidewalk: _____ ft. _____ in.

6. Maximum height of sign from lowest established grade: _____ ft. _____ in.

7. Distance from the nearest outdoor sign: _____ ft. _____ in.

8. Square feet of surface for one face of the sign: _____ ft. _____ in.


9. Wording on the sign (include all words): _____

Description of work (attach additional pages if necessary):

NOTE: Please submit two copies of all drawings drawn to scale. Sign drawings should include the dimension of the sign. Elevation of building should include the location of proposed and existing signs. Site plans should include the location of proposed and existing signs and their distance from Buildinglines and Propertylines.

5. SIGNATURE(S)

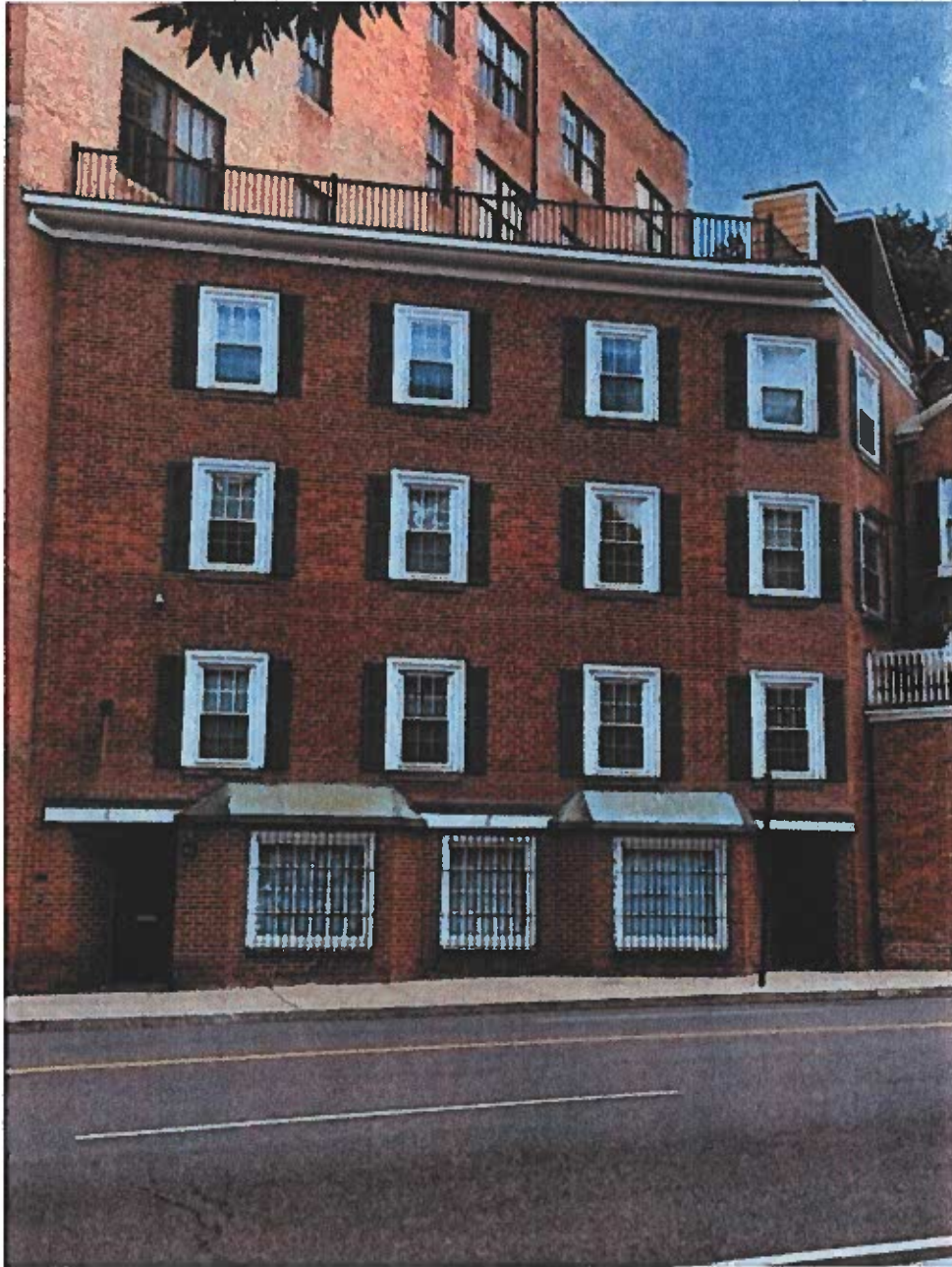
By signing below, I certify that all work will be done in strict accordance with the LOCAL, STATE AND FEDERAL CODES. Further, all work covered by this application has been authorized by the owner of this property. No work shall commence until all determinations have been made and the proper permits have been obtained.

Signature of Applicant:  Date: 6/28/21

 Printed Name of Applicant: JOSEPH SCANNELL

Signature of Property Owner: SAME Date: _____

 Printed Name of Property Owner: _____



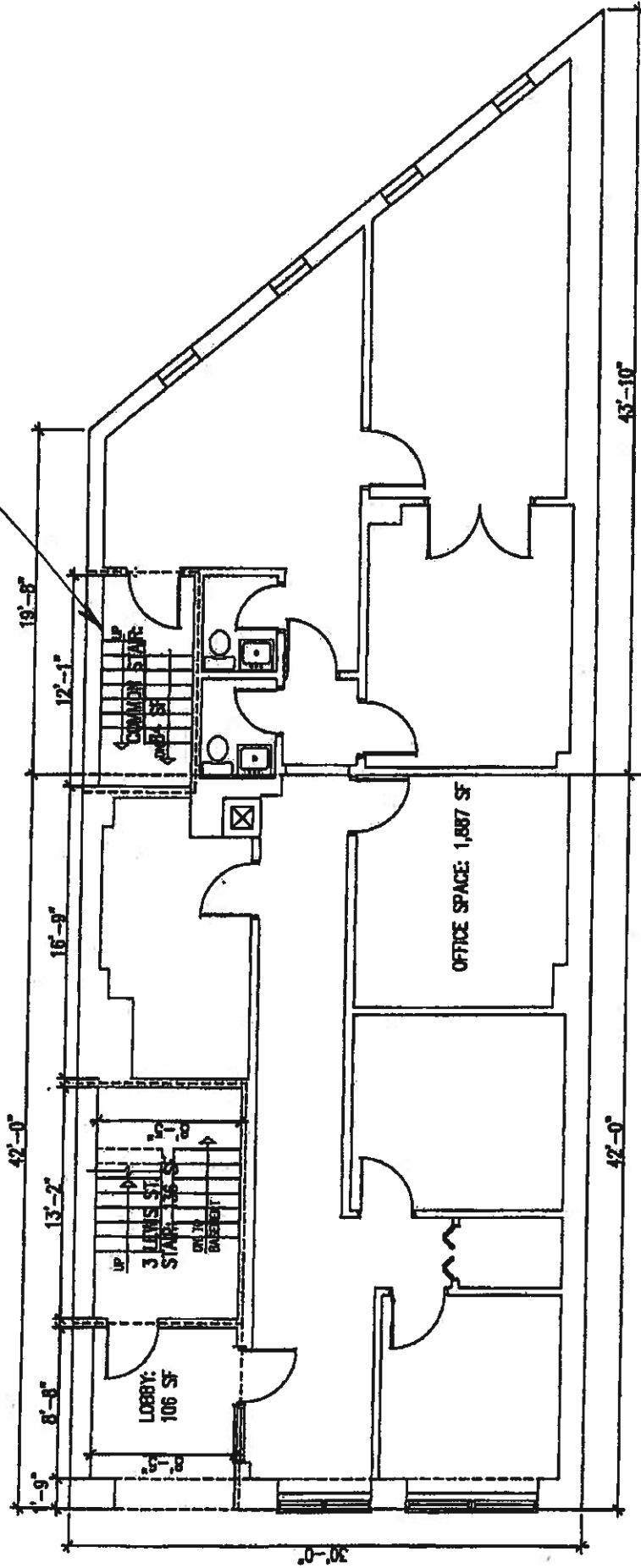
10 TRUMBULL STREET - SUBJECT PROPERTY
LOOKING EAST



LOOKING WEST - NOT VISABLE



SUBJECT STAIRWELL



9 LEWIS STREET

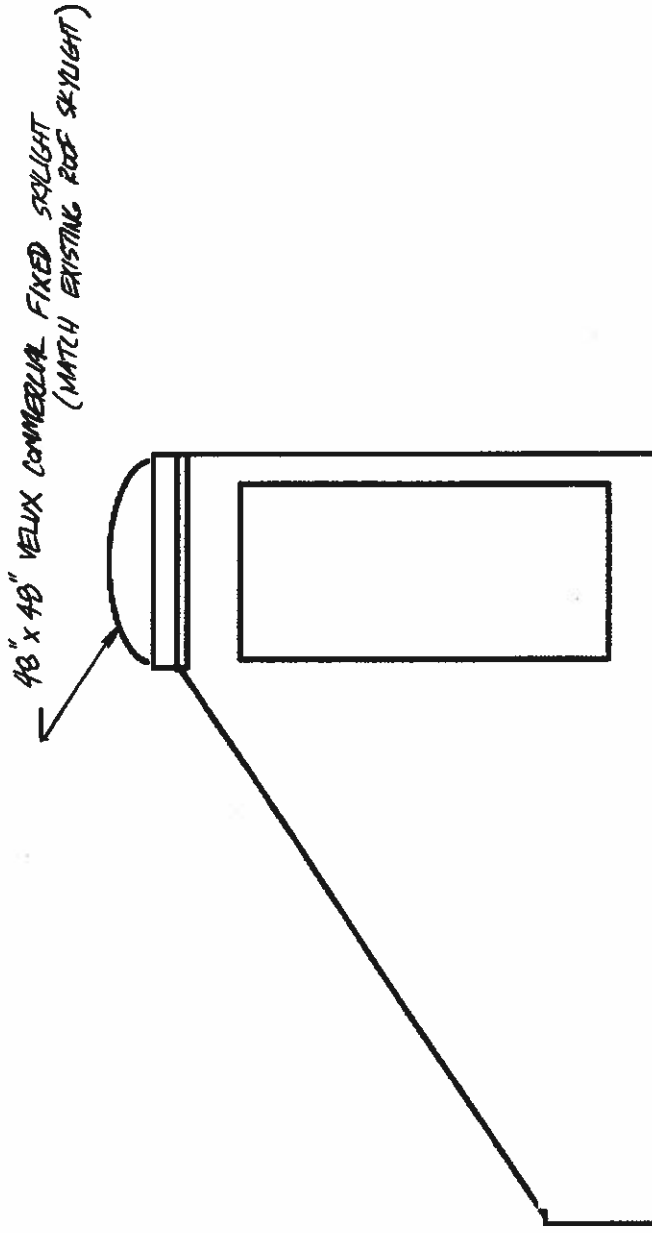
OFFICE SPACE: 1,887 SF

COMMON STAIR: 84 SF

LEWIS STREET LOBBY: 106 SF

3 LEWIS STREET STAIR: 136 SF

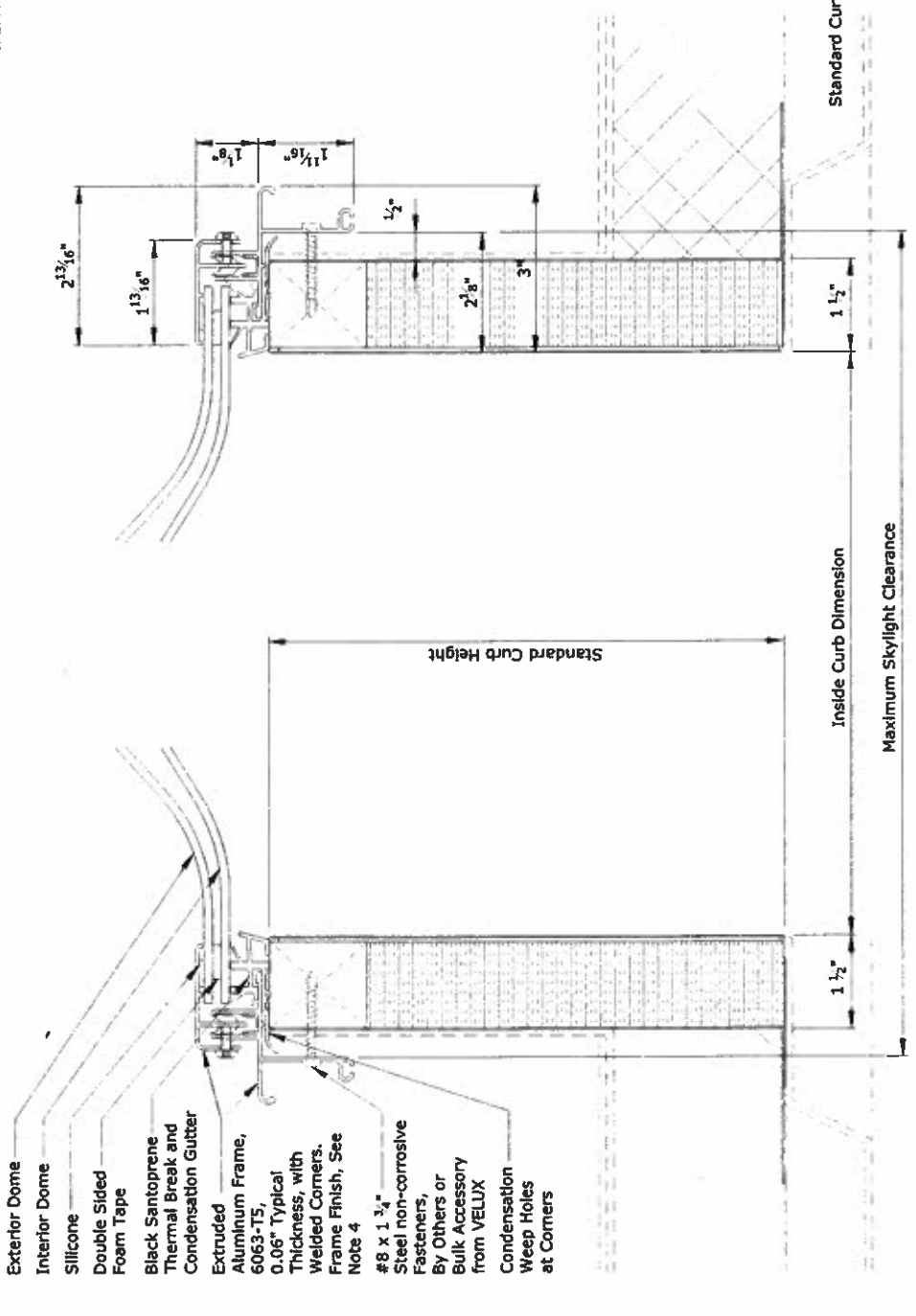
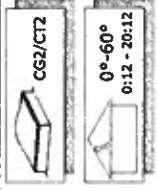
TOTAL FIRST FLOOR PLAN: 2,213 SF



Notes:

1. Outswing 36"x80" steel 2-hr Fire Rated Door with self closing hinges and commercial programmable lockset.
2. Exterior walls constructed on Pressure treated plate with DF 2x4 studs, sheathed with OSB/Ice&Water guard
3. Roof constructed with DF 2x6 rafters, sheathed with OSB/Ice&Water guard, 30-yr roofing shingles.
4. Interface existing roof with flashing to match existing flamedown material.
2. North and West sides of walk out finished with cedar shake. South side color match weatherproofing to brick color.

Special Sizes (available in 1/4" increments)	
Minimum size : 14"x14" (inside curb)	All Dome Types
Maximum size : 60"x96" (inside curb)	All Dome Types with the exception of Polycarbonate Intrinsic Dome, which are 54"x96" (inside curb)
Double Dome Options	
Material:	<ul style="list-style-type: none"> • Polycarbonate • Lustrated Polycarbonate • Acrylic
Outer Dome:	<ul style="list-style-type: none"> • Smooth Clear • Smooth White • Smooth Bronze (Acrylic) • Smooth Clear
Inner Dome:	<ul style="list-style-type: none"> • Intrinsic White • Intrinsic Clear • Smooth White • Smooth Clear
Frame Finish Options	
	<ul style="list-style-type: none"> • Mill Finish (CT2) • Neutral Grey Powder Coat (CG2)
Curb Options	
Standard Curb Types	
	<ul style="list-style-type: none"> • CG2 (Steel, Double Wall Insulated, 18 Ga. & 14 Ga.) • CG6 (Steel, Single Wall Un-insulated, 18 Ga. & 14 Ga.) • CGM (Aluminum, Double Wall Insulated) • CGA (Aluminum, Single Wall Insulated)
Standard Curb Heights	
	<ul style="list-style-type: none"> • 9" • 12" • 15" • 18" (Available for CG2 & CG6 Curb Types only)



General Notes

1. VELUX recommends protecting all skylight openings and skylights in accordance with OSHA fall protection regulations. VELUX offers skylight fall protection accessories that are tested to withstand a minimum 400 pound static load. VELUX recommends that the building owner or manager restrict roof access only to personnel who have been sufficiently cautioned as to the location of skylights, advised that there exists a risk of falling through the skylights, and warned not to sit, step or walk on the skylights. Building owner or manager should provide fall protection around skylight(s) in accordance with OSHA regulations.
2. This drawing emphasizes the VELUX CG2/CT2 Special Dome Skylight. It illustrates a general arrangement layout (plus recommendations) for a VELUX CG2/CT2 installation in a 0-60 degree roof pitch application. The CG2/CT2 skylight installs directly on site built or prefabricated curbs.
3. The architectural/structural design and specifications for the inclusion of a commercial skylight, such as the VELUX CG2/CT2, in any roofing/ceiling application is determined and provided by others. The design criteria includes, but is not limited to design loads, structural configurations, structural framing member sizes and material, architectural finishes and integration with the roofing/ceiling systems of the building. VELUX recommends compliance by all designers and installers with all local and industry specific building codes and guidelines. VELUX assumes no responsibility or liability in the design, construction and performance of a building structure by others.
4. Model CG2 Frame is neutral grey powder coat finish, Model CT2 Frame is mill finish.

This drawing is an instrument of service and is intended for informational use only.

© 2018 VELUX GROUP

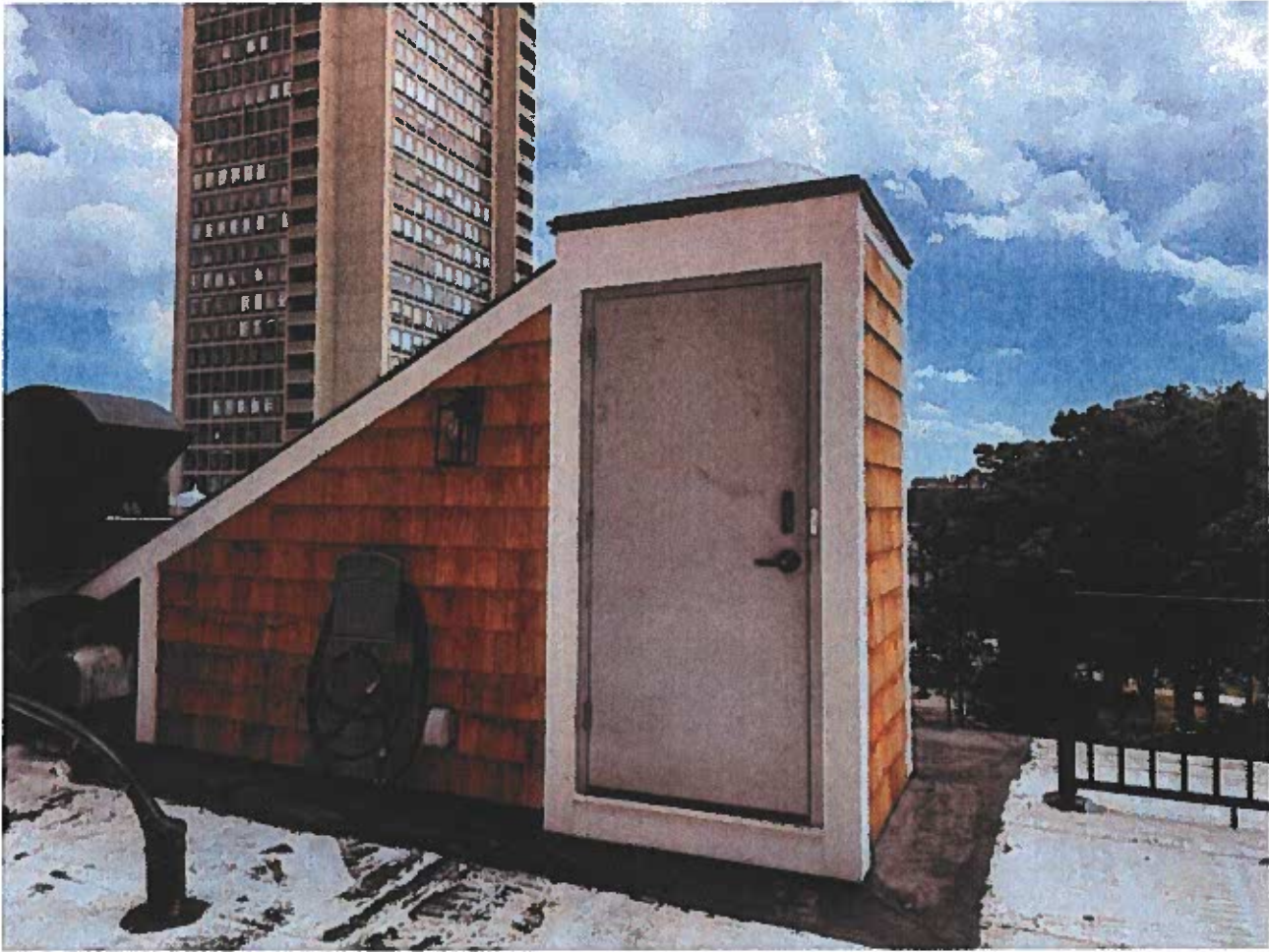


VELUX
1418 Everside Road
Greenville, SC 29619
1-800-89-VELUX
www.VELUXUSA.com

Traditional Double Dome Skylight CG2/CT2

VELUX is a registered trademark

NOTE: SKYLIGHT CANNOT BE SEEN FROM THE STREET

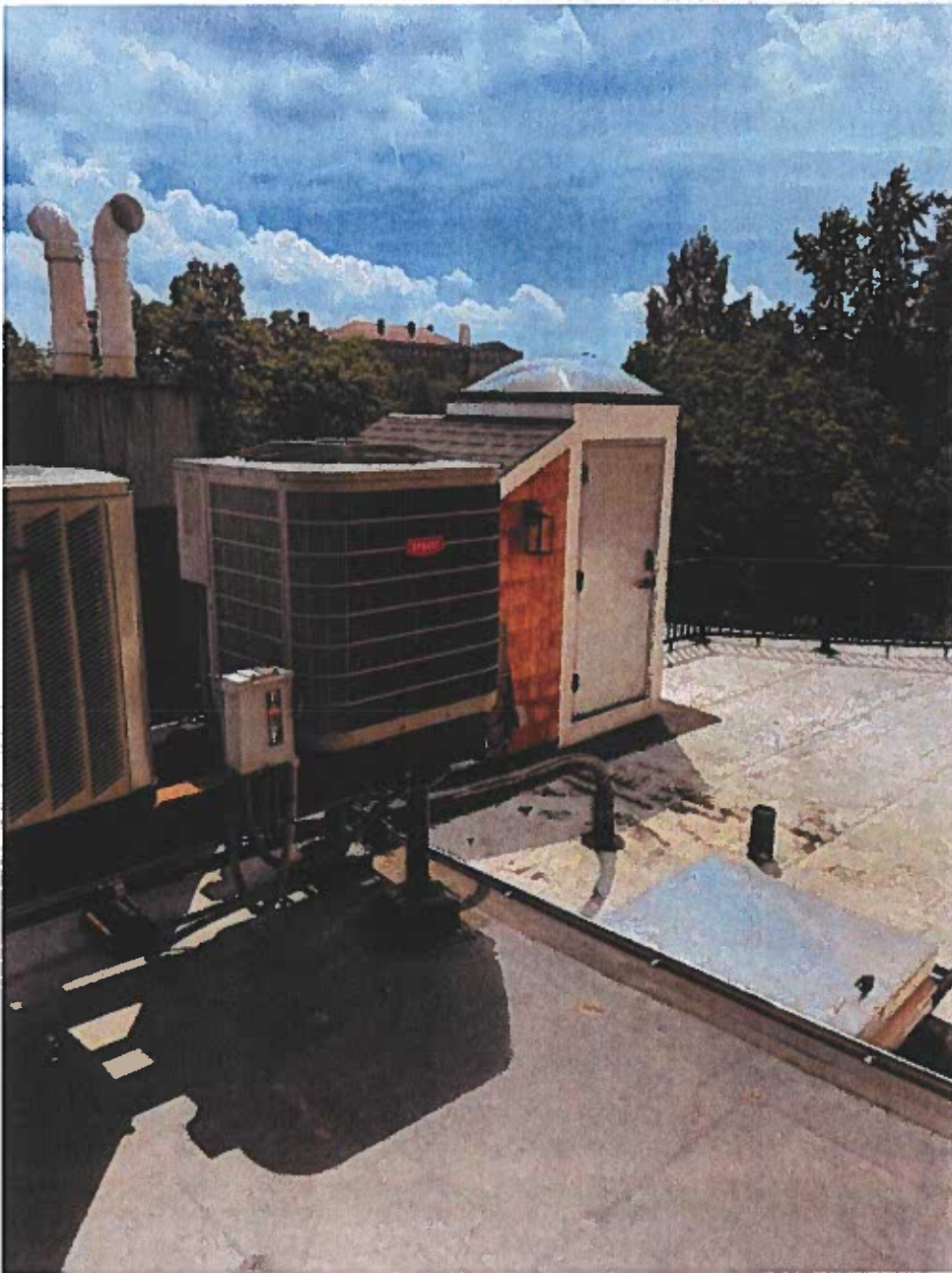


Joseph Scannell
USES Corp.

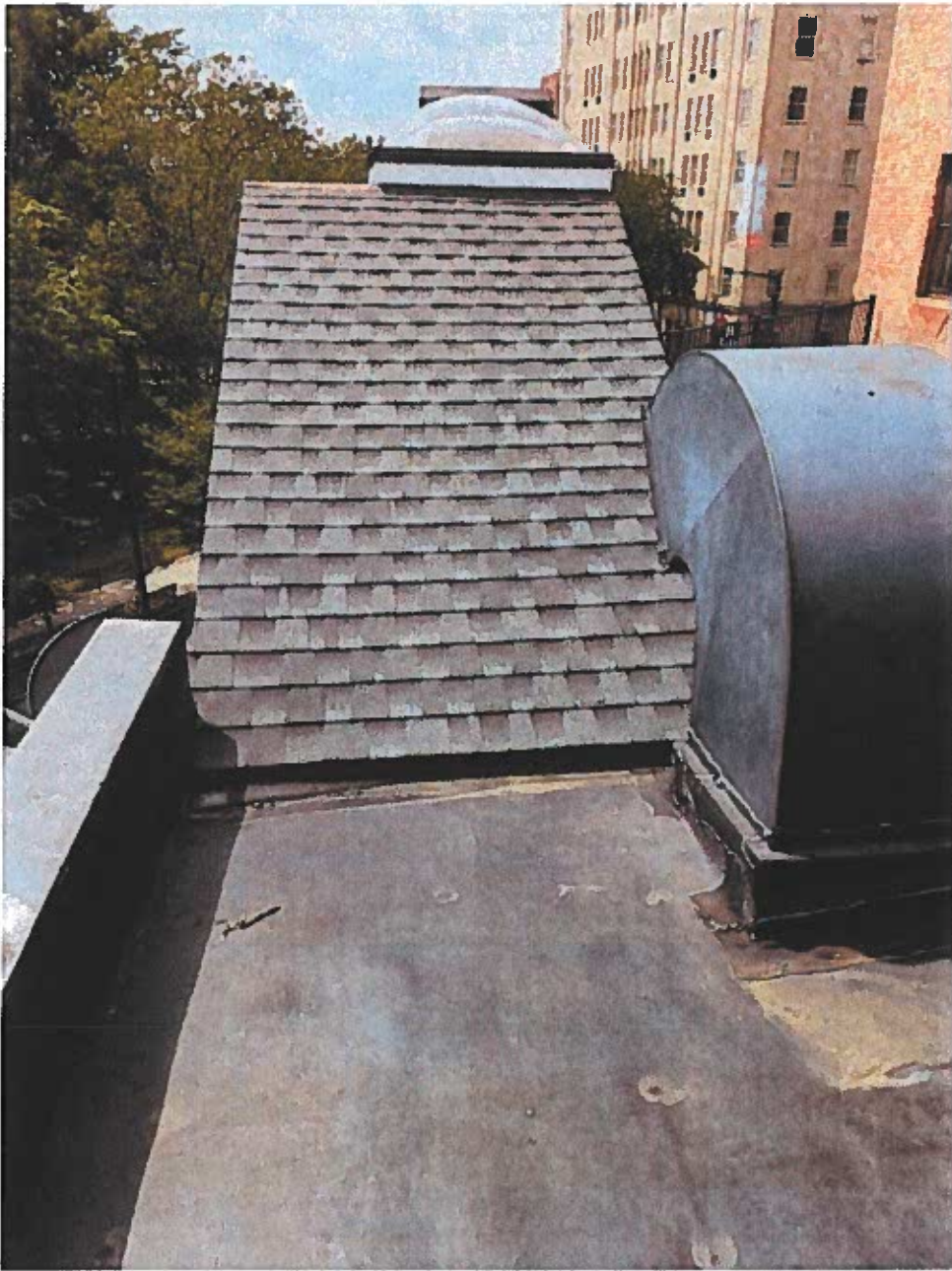
WALKOUT LOOKING SOUTH

Joe Scannell

From: Joe Scannell
Sent: Monday, June 28, 2021 2:34 PM
To: Joe Scannell
Subject: 31



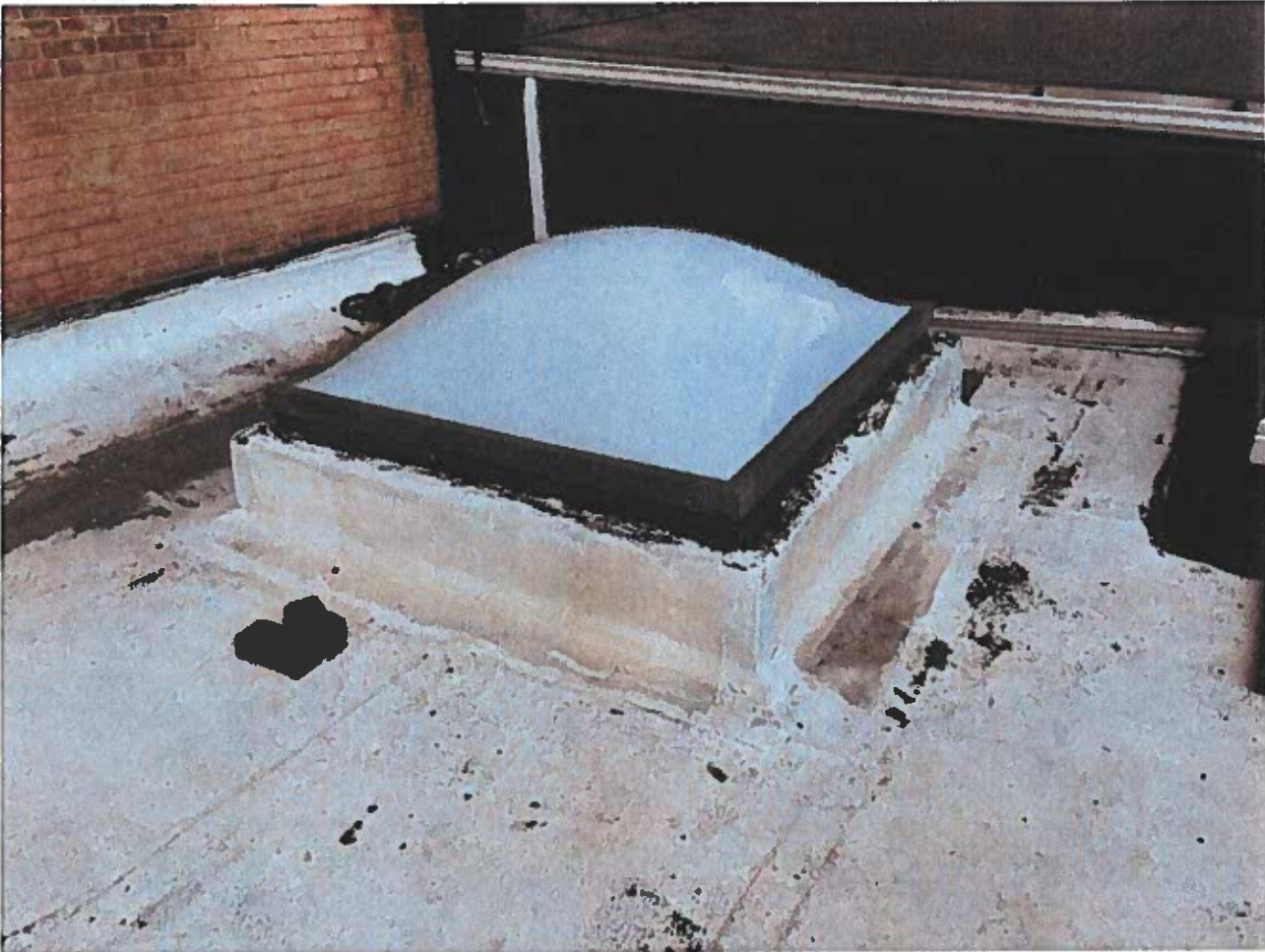
WALK OUT LOOKING WEST-SOUTH WEST



WALK OUT SLOPED ROOF LOOKING WEST

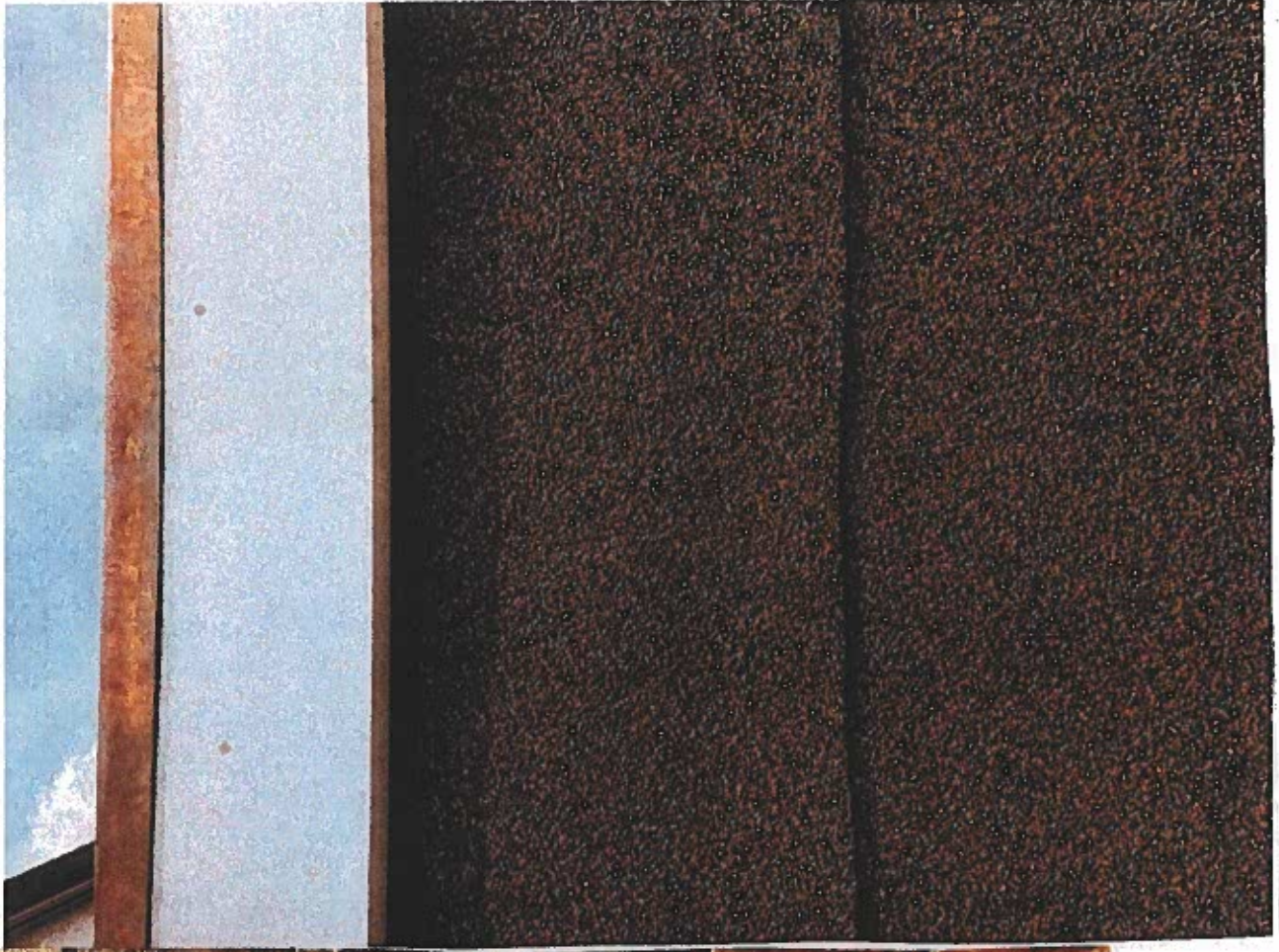
Joe Scannell

From: Joe Scannell
Sent: Monday, June 28, 2021 3:36 PM
To: Joe Scannell
Subject: Sky



EXISTING SKYLIGHT

Joseph Scannell
USES Corp.



SOUTH FACING EXTERIOR FINISH TO MATCH EXISTING BRICK

WATER PROOFING, PVC TRIM, COPPER FLASHING

Railing Selection

Based upon surrounding architecture and railing type selection inspirations

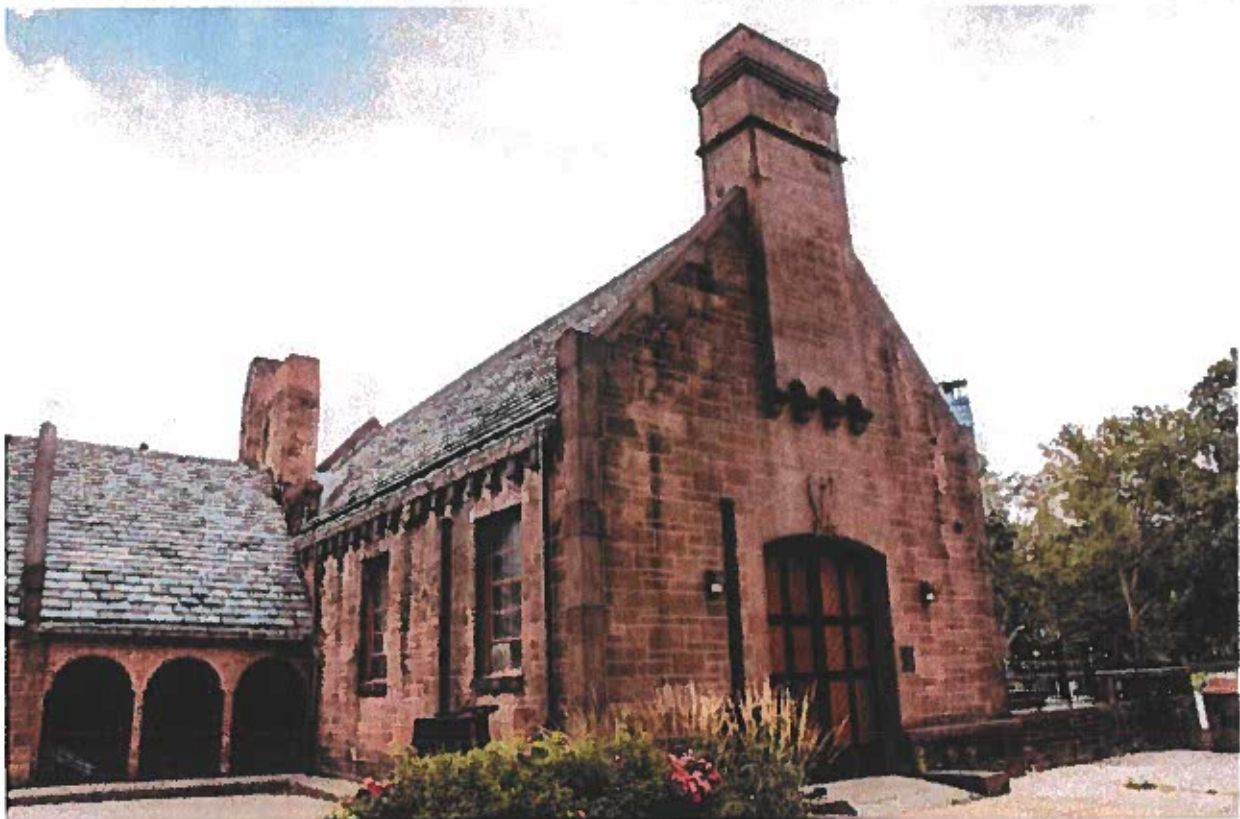


HISTORIC INTEREST - BEACON HILL - BOSTON
- BLACK METAL RAILING / COLONIAL ARCHITECTURE

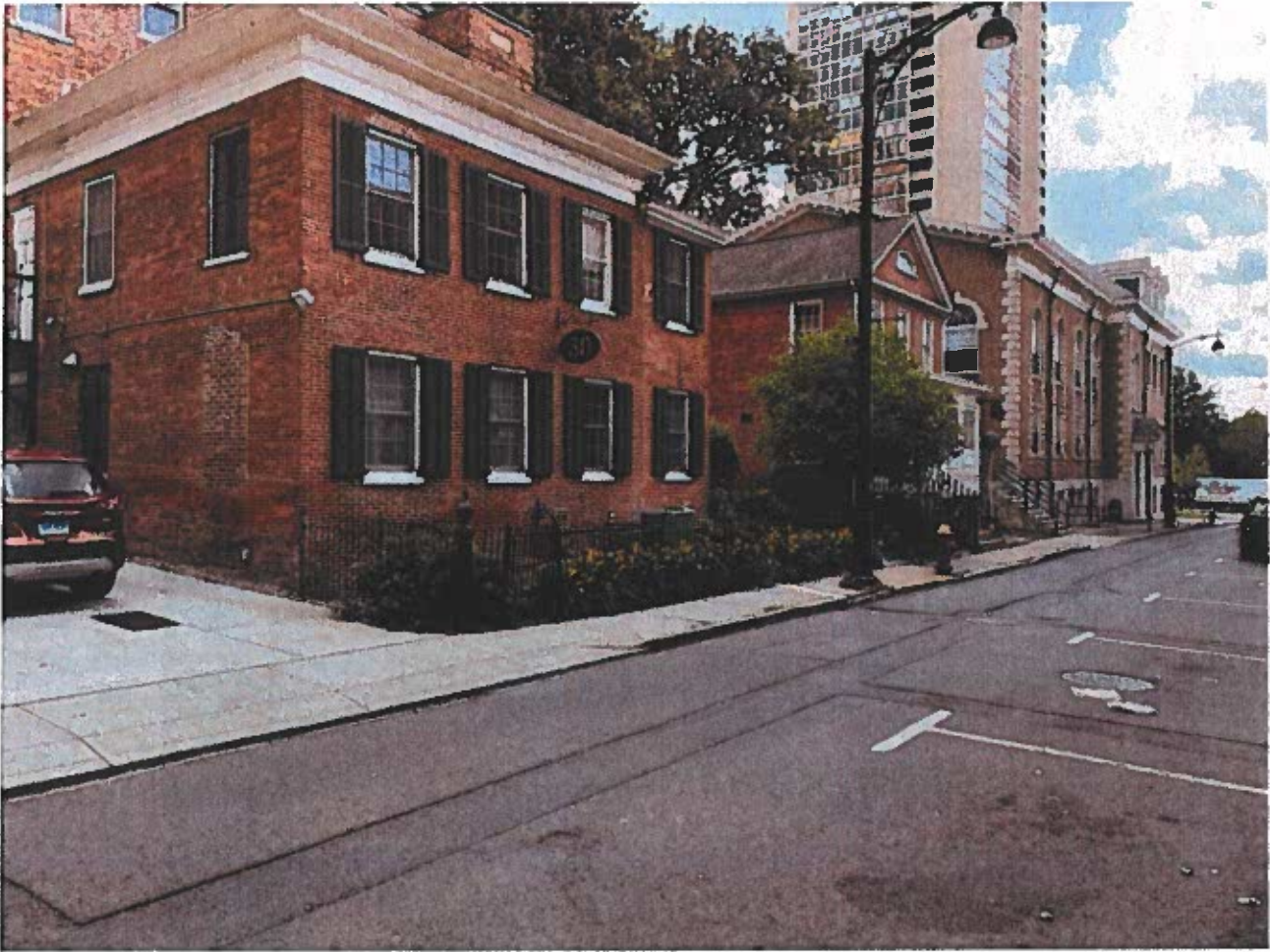


HISTORICAL REFERENCE - STATE HOUSE
- BLACK METAL RAILING -





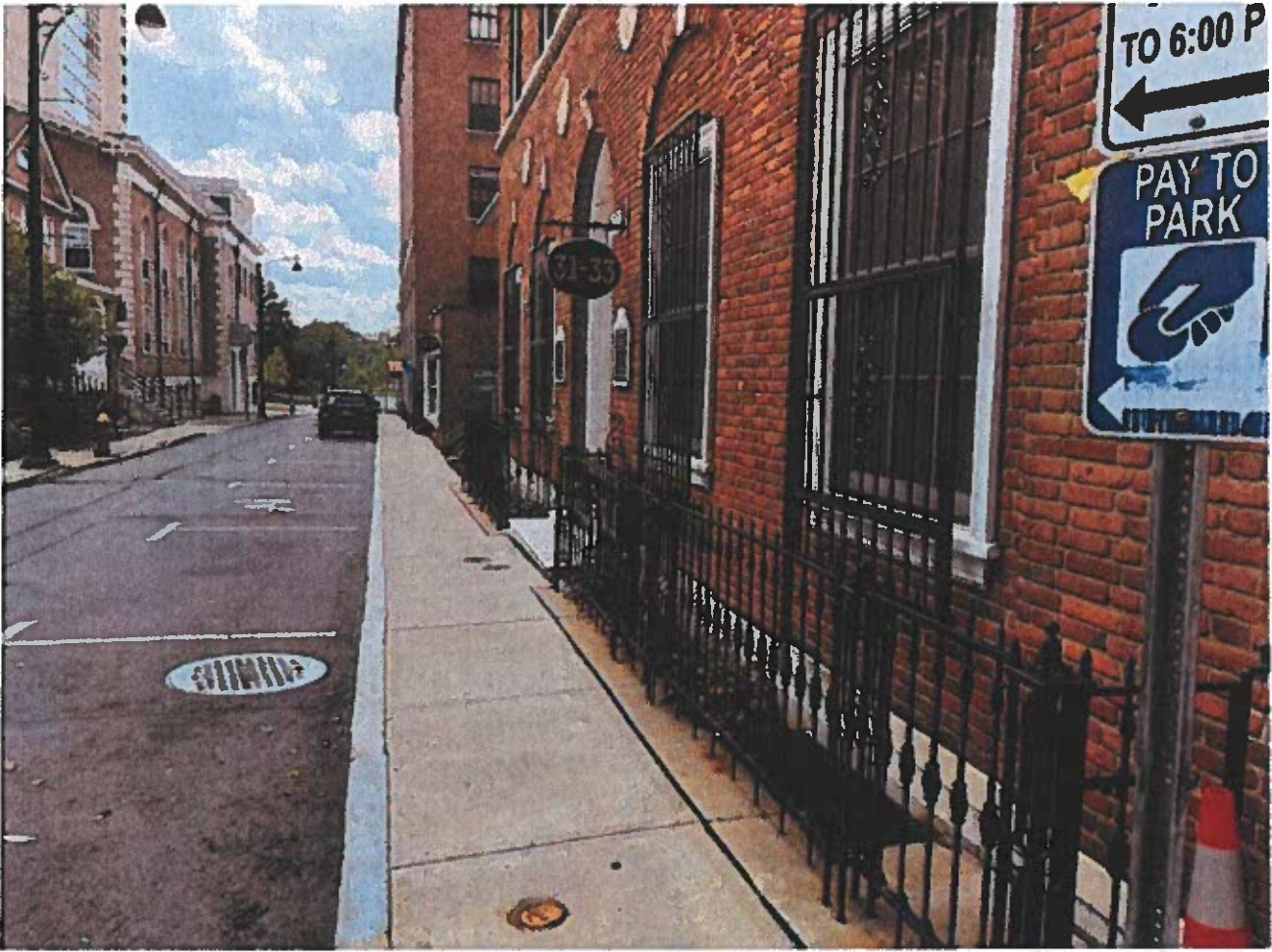
BLACK METAL RAILINGS TYPICAL BUSHNELL PARK

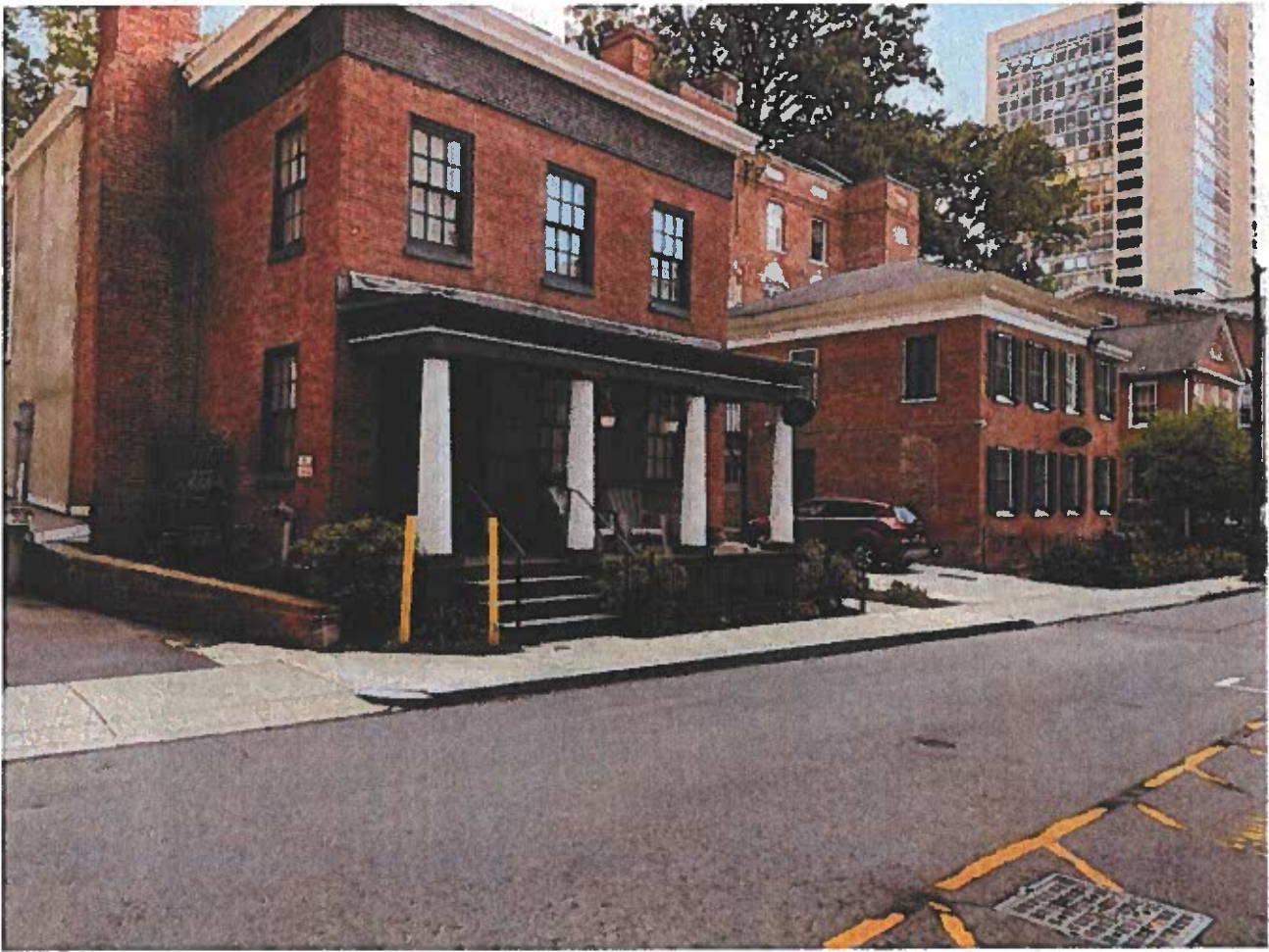


LEWIS STREET BLACK METAL RAILINGS (TYPICAL)



1110 W. 10th St. - 1110 W. 10th St. - 1110 W. 10th St.

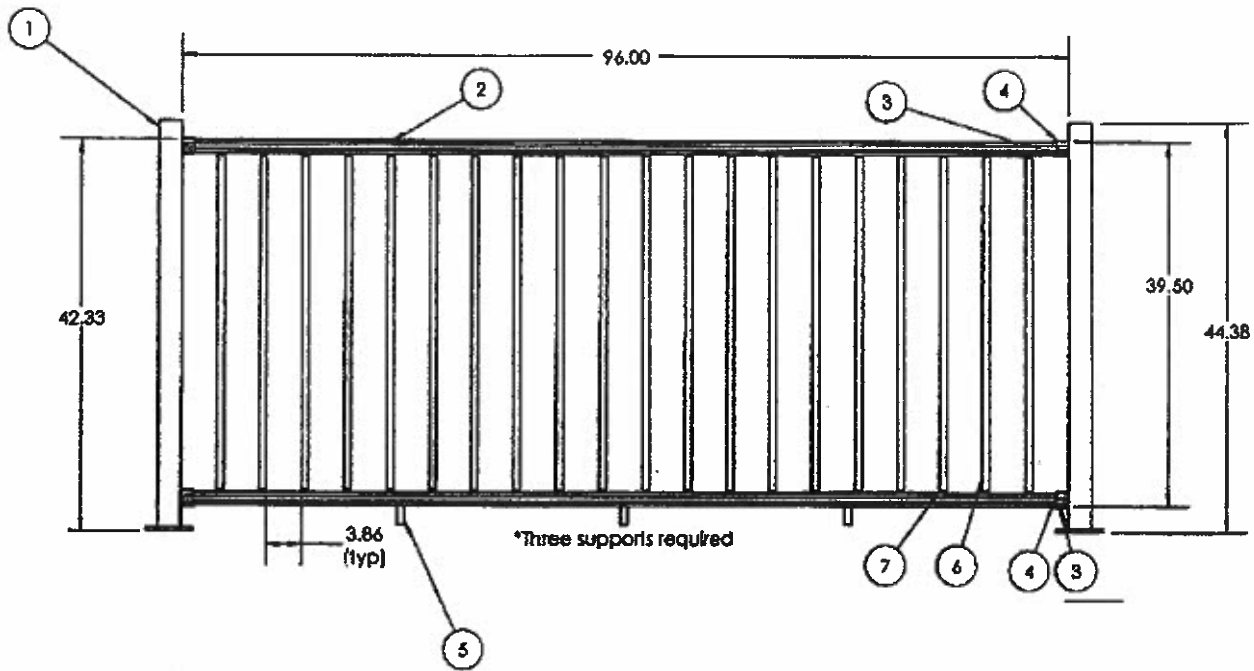




LEWIS STREET RAILINGS (BLACK METAL)



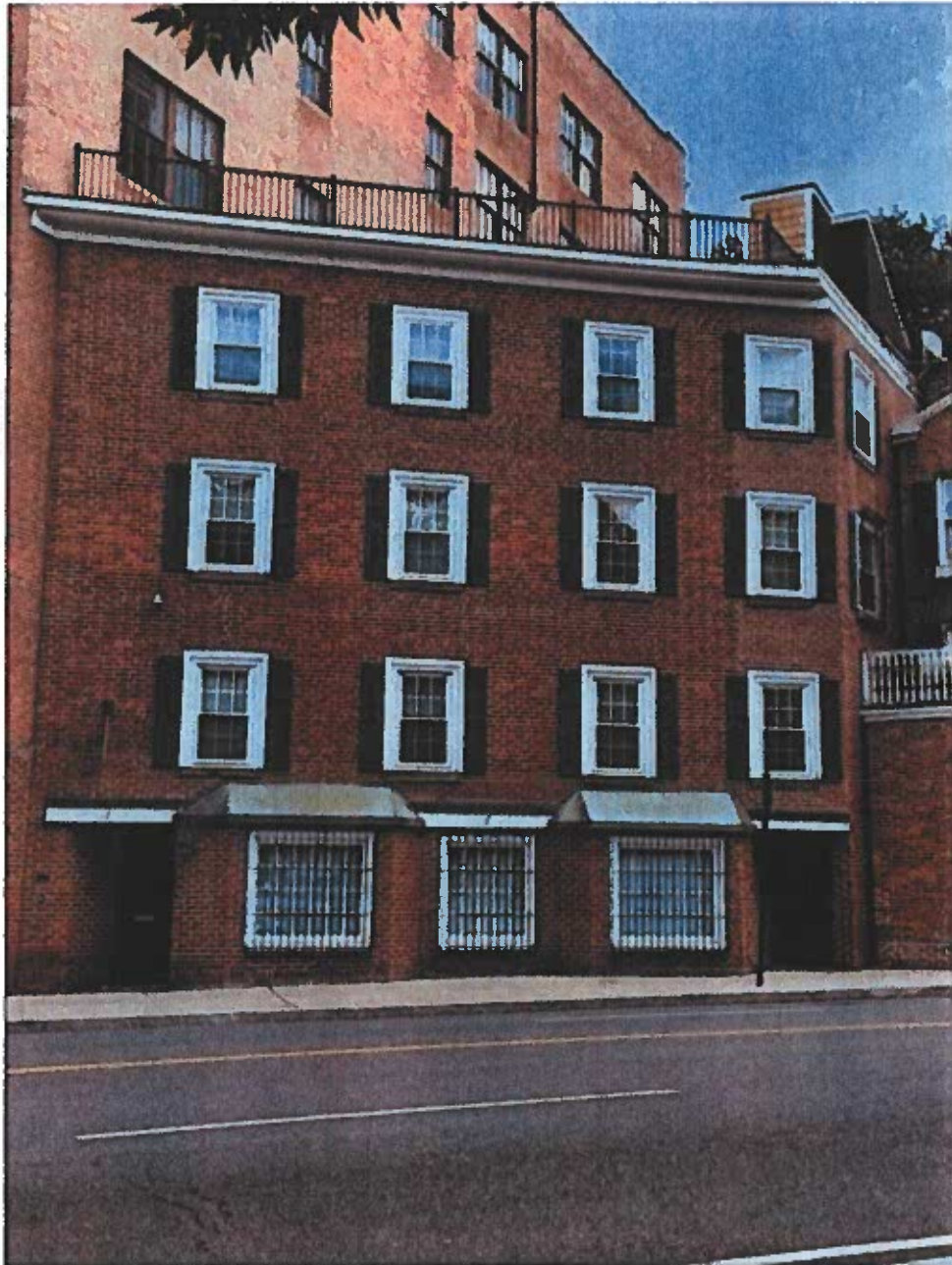
TRUMBULL STREET MEDIAN RAIL
- BLACK METAL RAILING -



ITEM NO.	PART NUMBER	QTY.
1	Post Assembly IN136608	2
2	IN166402 2672-05 8 ft Rail	2
3	IN175001 ALX Bracket Level	4
4	IN166603 ALX Cover Plate Level Bracket	4
5	IN173501 Support	3
6	IN173301 36 in Classic Round Baluster	20
7	IN167705 2 in 1 Baluster Connector	40

FIGURE 9 – 8 FT LEVEL CLASSIC ROUND BALUSTER ASSEMBLY





SUBJECT PROPERTY