



City of Hartford
Department of Development Services
Planning Division

260, Constitution Plaza, Hartford, Connecticut 06103-1822
Return Form to the Planning Desk Counter or Via Email
860-757-9040 | oneplan@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:

- ☐ Yes ☐ No
☐ Demo ☐ Add. ☐ Repair

Recent photos are required for all Historic Apps

1. PROPERTY INFORMATION

Property Address: 35-37 Hazel St City: Hartford State: CT Zip Code: 06106
Parcel ID: _____ Zoning District: (<http://assessor1.hartford.gov/default.asp>)
Property Owner: Efren Diaz
Property Owner's Address: 84 Amherst City: Hartford State: CT Zip Code: 06106
Phone: 860 205 0530 Email: deazejrenn@gmail.com

2. APPLICANT

☐ Please check if "Applicant" is the same as "Property Owner"

Name of Applicant: Edgar Valencia File Date: 12/15/22
Address: 12 Humphrey St City: Hartford State: CT Zip Code: 06106
Phone: 860 967 1875 Email: vhc-12@hotmail.com

3. PRIMARY POINT OF CONTACT:

Name: _____
Phone: _____
Email: _____

4. PROJECT NARRATIVE

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

Demolish and Rebuild Front porch according with the picture from 2011 and build a dormer to get headroom going from the second floor to the attic.

Will follow suggestions from historic district to complete the job.

**** PLEASE COMPLETE THE FOLLOWING SECTIONS AS THEY PERTAIN TO THE ACTIONS YOU ARE APPLYING FOR.**

DON'T FORGET TO SIGN THE APPLICATION ON THE LAST PAGE!

A. COMPLETE IF APPLYING FOR ZONING MAP CHANGE:

Proposed Zone: front porch

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: House been Rehabilitated.

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 zoning administrator or zoning enforcement officer:

C. COMPLETE IF APPLYING FOR ZONING VARIANCE:

State the particular hardship* or unnecessary difficulty that prompts this application **and** cite the section of the zoning regulations that you are seeking relief from. (Continue this narrative on a separate sheet if necessary.)

*A "hardship" is defined by the Connecticut State Statutes Section 8-6 where by "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 by laws, 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. AFTER HISTORIC APPROVAL APPLICANTS MAY STILL NEED ZONING REVIEW. NO WORK MAY BEGIN UNTIL A BUILDING PERMIT IS ISSUED

****Recent photos AND proposed specifications/cut sheets for material are required to be submitted with this application.**

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

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

Rebuild front porch due to previous owner did work ~~work~~ work to it.

Current materials being repaired/ replaced:

Materials/products being used in work: wood and materials needed to make looks like 2011

F. COMPLETE IF APPLYING FOR A SIGN PERMIT

1. Is this sign proposed outside of the Building line? ☐ Yes ☒ No

Maximum extension from the Building line: _____ ft. _____ in.

2. Is this sign proposed outside of the Street line? ☐ Yes ☒ No

Maximum extension from the Street line: _____ 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 copies of all drawings drawn to scale. Signed 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 Building lines and Property lines.

5. SIGNATURE(S)

By signing below, I certify that all work will be done in strict accordance with the LOCAL, STATE AND FEDERAL BUILDING CODES. Further, all work covered by this application has been authorized by the owner of this property.

I agree that no work shall commence until all determinations have been made and the proper permits have been obtained.

Applicant Signature: _____

Date: 12/15/22

Printed Name of Applicant: Edgar Valenaga

Property Owner Signature (REQUIRED): _____

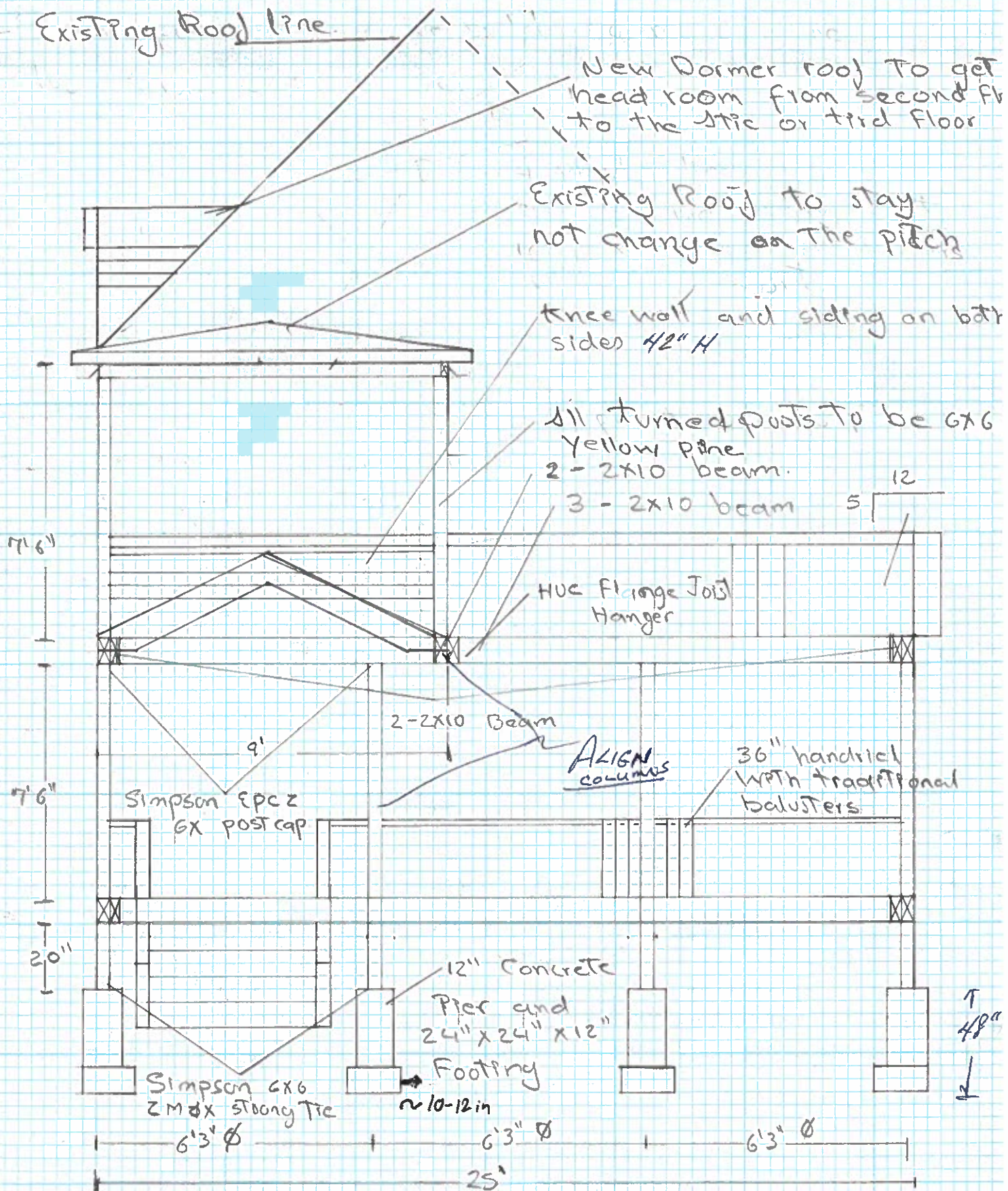
Date: 12-15-2022

Printed Name of Property Owner: E. P. R. D. A. R.

35 Hazel St
Hartford CT 06106

Front porch to be rebuilt to
match the look from 2011 picture

JUL 11 AM 9:



New Dormer Roof

Asphalt roof shingles to match existing
Ice and water protection over entire new roof

1/2" CDX plywood sheathing

2x8 Rafter 16" o.c. attached to existing Rafter with
new leyar board nailed to existin rafters

2x6 ceiling Joist 16" o.c. nailed to rafters.
and Dormer headers if needed.

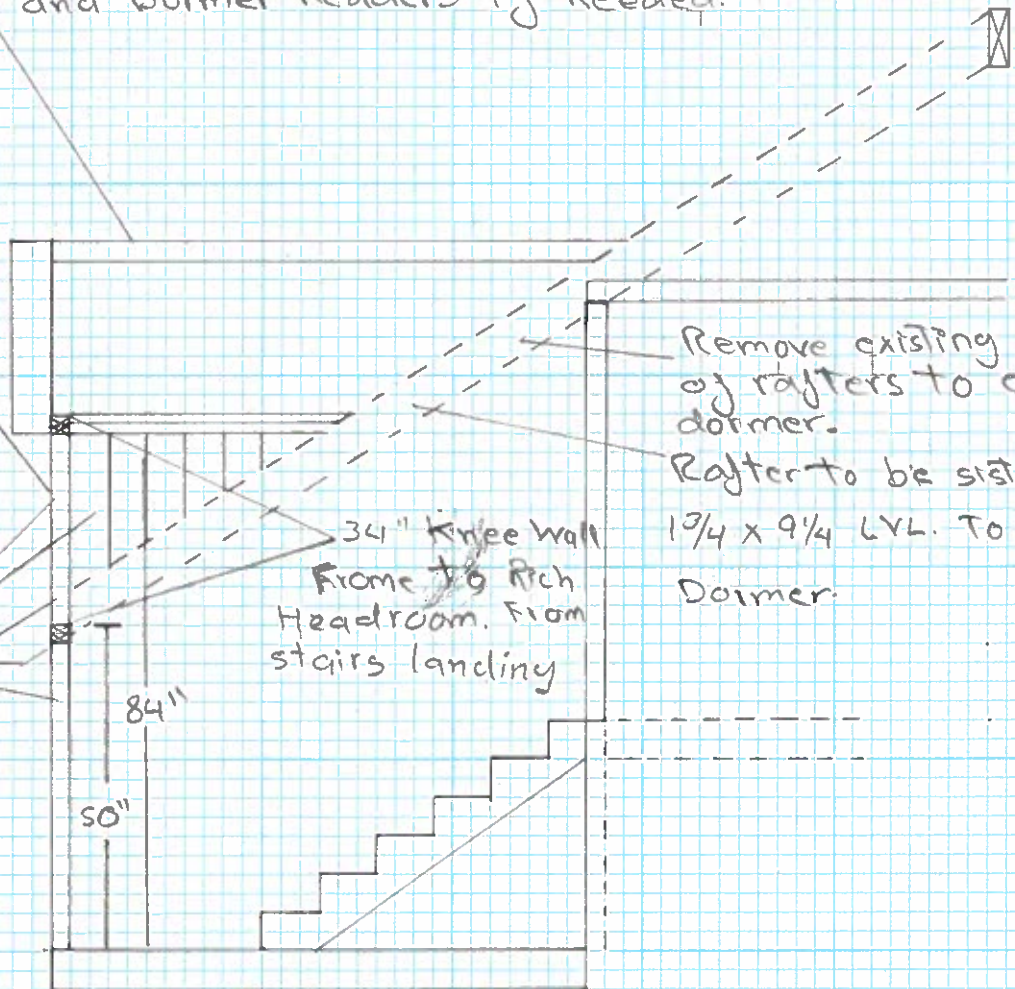
Install
new window
to provide
mor light to
stairs

Provide
insulation on
exterior walls

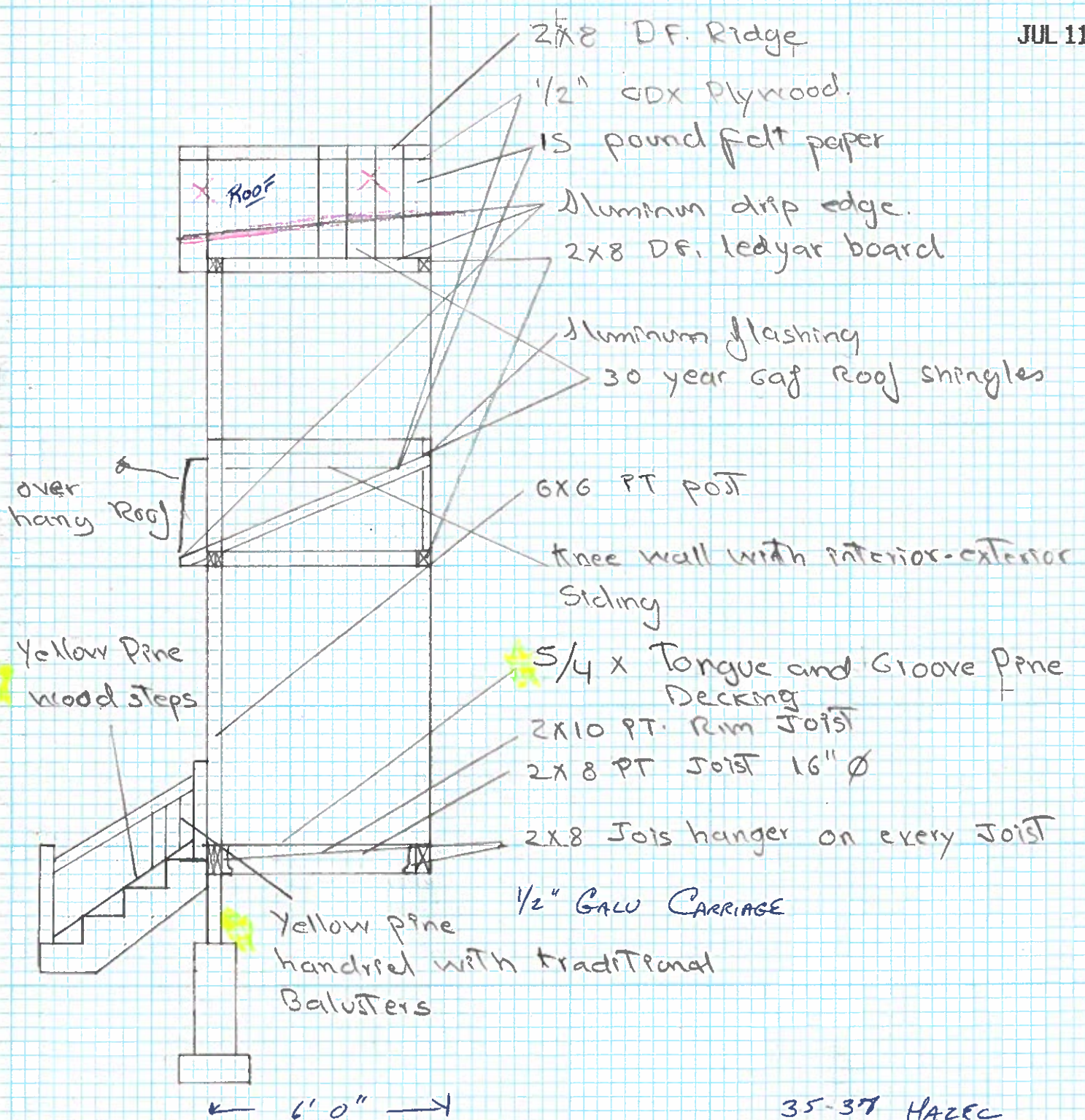
34" knee wall
Frame to Rch
Headroom. from
stairs landing

Remove existing portion
of rafters to create new
dormer.

Rafter to be sister with
1 3/4 x 9 1/4 LVL. To frame
Dormer.



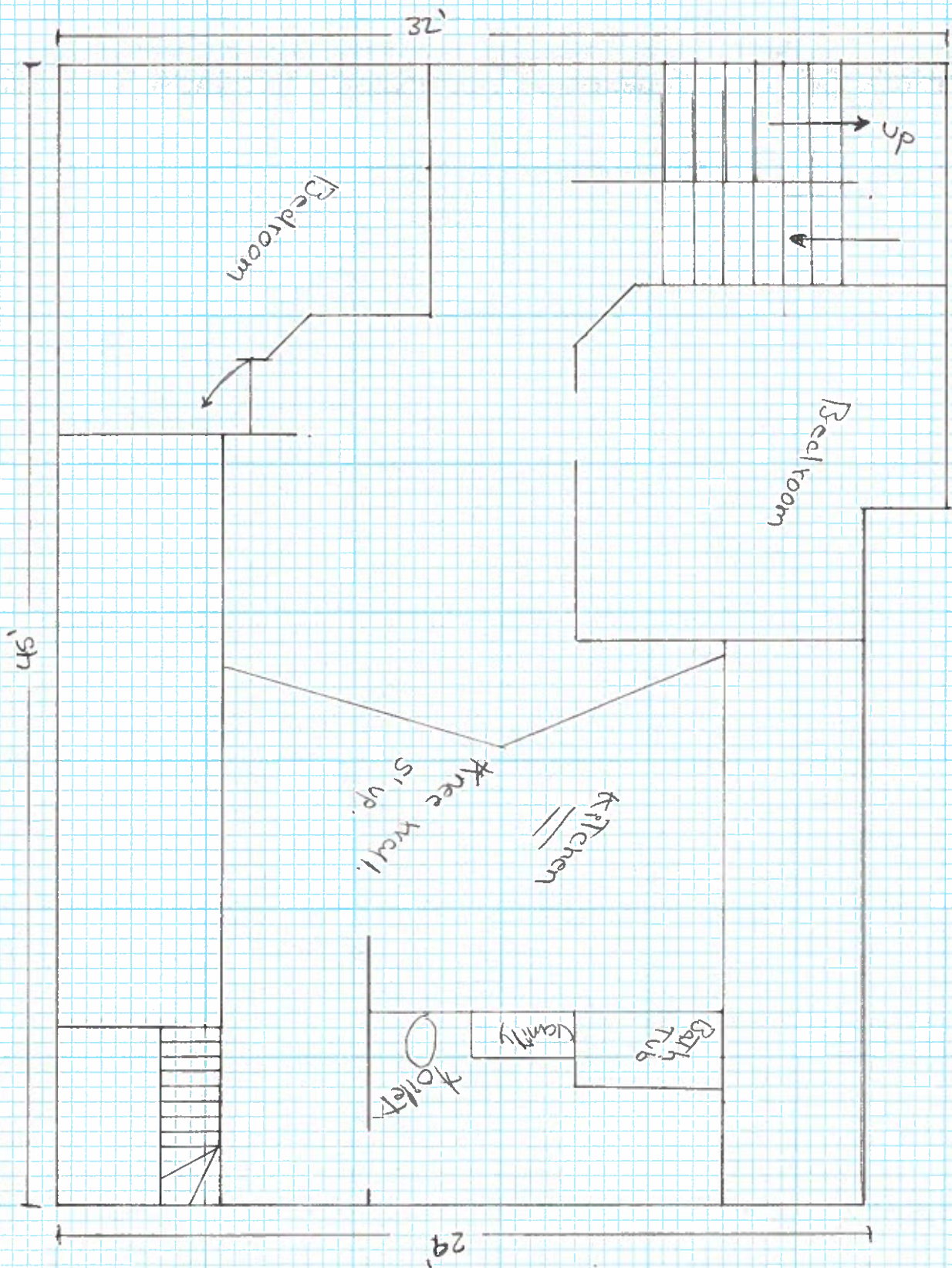
JUL 11 AM 9



35-37 HAZEL
HARTFORD CT

35-37 Hazel St
Hartford CT.

Tree layout





Address: 35 Hazel Street

Owner: DIAZ SIERRA EFREN

Applicant: Edgar Valencia

Description of Work: Applicant requests to remove and replace the front porch/second story deck, and to install a dormer for the second story stairwell.

Work was done in the past by a previous property owner changing the design of the original structure, largely using pressure treated wood. This application is to restore the look of the front façade to the design that existed in 2011.

Application was seen previously at the October HPC meeting, but was denied due to lack of detail regarding the proposed materials for the project. Applicant proposes yellow pine for the decking, railing and balusters



35-37 Hazel St

new propose Dormer
2x10 Rafter 16" ϕ
1/2 cdx plywood
asphalt shingles to match existing
Andersen 200 Series
double-Hung
window
Vinyl siding to
match existing
with J channel around window

