

PZ-REZONE-23-000002

Menu Reports Help

File Date: [04/06/2023](#)

Application Status:

Assigned To: [Erin Howard](#)

Description of Work: [Proposed Zone change for the historic Flatiron building and vacant lot to the south \(529 & 525 Ann Uccello Street\) from its current NX-1 zone to DT-3.](#)

Application Detail: [Detail](#)

Application Type: [Map Amendment](#)

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	2021-0105 - Zone Chang...	PLNG_REZONE	Map Amendment		application/pdf	Uploaded	04/06/2023
	2021-0105 Arrowhead Re...	PLNG_REZONE	Owners Authoriz...	Place holder, Owner...	application/pdf	Uploaded	04/06/2023
	Flatiron Owner Letter ...	PLNG_REZONE	Owners Authoriz...		application/pdf	Uploaded	05/12/2023
	Show all						

Address: [529 ANN UCCELLO ST, HARTFORD, CT 06103](#)

Owner Name: [SGS 529 ANN UCCELLO LLC](#)

Owner Address: [2362 NOSTRAND AVE, BROOKLYN, NY 11210](#)

Application Name:

Parcel No: [244285056](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Daniel Jameson	Daniel H. Jameson	Engineer	Mailing, 36 John Stree...	Active
	Eric Polinsky	Eric M. Polinsky	Developer	Mailing, 200 Pratt Str...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$1,500.00](#)

Total Fee Invoiced: [\\$1,500.00](#)

Balance: [\\$0.00](#)

Custom Fields: PLNG_REZONE_CF

GIS Information

Zoning District	Zoning Overlay	FEMA Flood Zone	Land Use Per Assessor
NX-1	-	-	PRIMARILY APARTMENT WITH COMMERCIAL
NRZ	Neighborhood	Local Historic District	
-	DOWNTOWN	-	
Historic District	Historic Landmark/Site	State Historic District	
-		-	
Dispersion met?	Identify Dispersion	National Historic District	
No	-	Downtown North	

General Project Information

Existing Use	Proposed Zoning District	Existing Building Type
General Retail	DT-3	Downtown Storefront

Proposed Use Proposed Building Type
Household Living. Downtown Storefront
Multi-Unit
Dwelling.
(4+Units)

Zoning Enforcement Case ID #

-

Adjacent Land Uses	Reason for Rezoning	Property History
<u>Existing historic Arrowhead</u>	<u>These lots are to be</u>	-
<u>Cafe building is located to the</u>	<u>combined to accommodate a</u>	
<u>west of the parcel. High</u>	<u>proposed renovation and</u>	
<u>Street Police station is</u>	<u>associated site</u>	
<u>located to the south west of</u>	<u>improvements. The proposed</u>	
<u>the parcel.</u>	<u>development will provide</u>	
	<u>commercial space on the</u>	
	<u>first floor and residential</u>	
	<u>units above.</u>	

Total Number of Parcels Being Changed	Is this application a result of a violation notice?
<u>2</u>	<u>No</u>

Other Payment Requirement

Green Infrastructure Fund	Amount
	-

Complete Streets Fund	Amount
	-

City Tree Fund	Amount
	-

Describe Reason for Payments

-

Recommendations

Consistency with POCD	Adverse Impacts on Neighboring Lands
-	-

Suitability as Presently Zoned	Recommendation
-	-

Dates and Notices

Application Received

-

Decision Deadline

-

Notice sent to NRZ/CRCOG

-

Sign Affidavit Received

-

Open Hearing Deadline

-

Extensions Requested?

-

Legal Ad #1

-

Certificate of Mailings Returned

-

Close Hearing Deadline

-

If yes, describe how the dates above have changed

-

Legal Ad #2

-

Notice of Decision Published

-

Recordation Date	Approval Expiration Date	Sign Deposit Check #
Sign Deposit Date Received	Sign Deposit Check Amount	Public Hearing Date
Public Hearing Time	Meeting Link or Location	Document Link

Certificate of Compliance	Type of Bond	Escrow Account #
As-Built Drawing Date		
Bonding Company Name	Bonding Contact Name	Bonding Primary Phone #
Bonding Email	Reason for Bond request	Drawings Number of Sheets
Drawings Last Revised		

RESOLUTION CLAUSES

Type Comment

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake	Erin Howard			
	Plans Distribution				
	Planning and Zoning Re...				
	NRZ				
	Adjacent Municipalitie...				
	Staff Report				
	Public Notice				
	Planning and Zoning Co...				
	Notice of Decision				
	Appeal Period				
	Recordation				
	Case Complete				

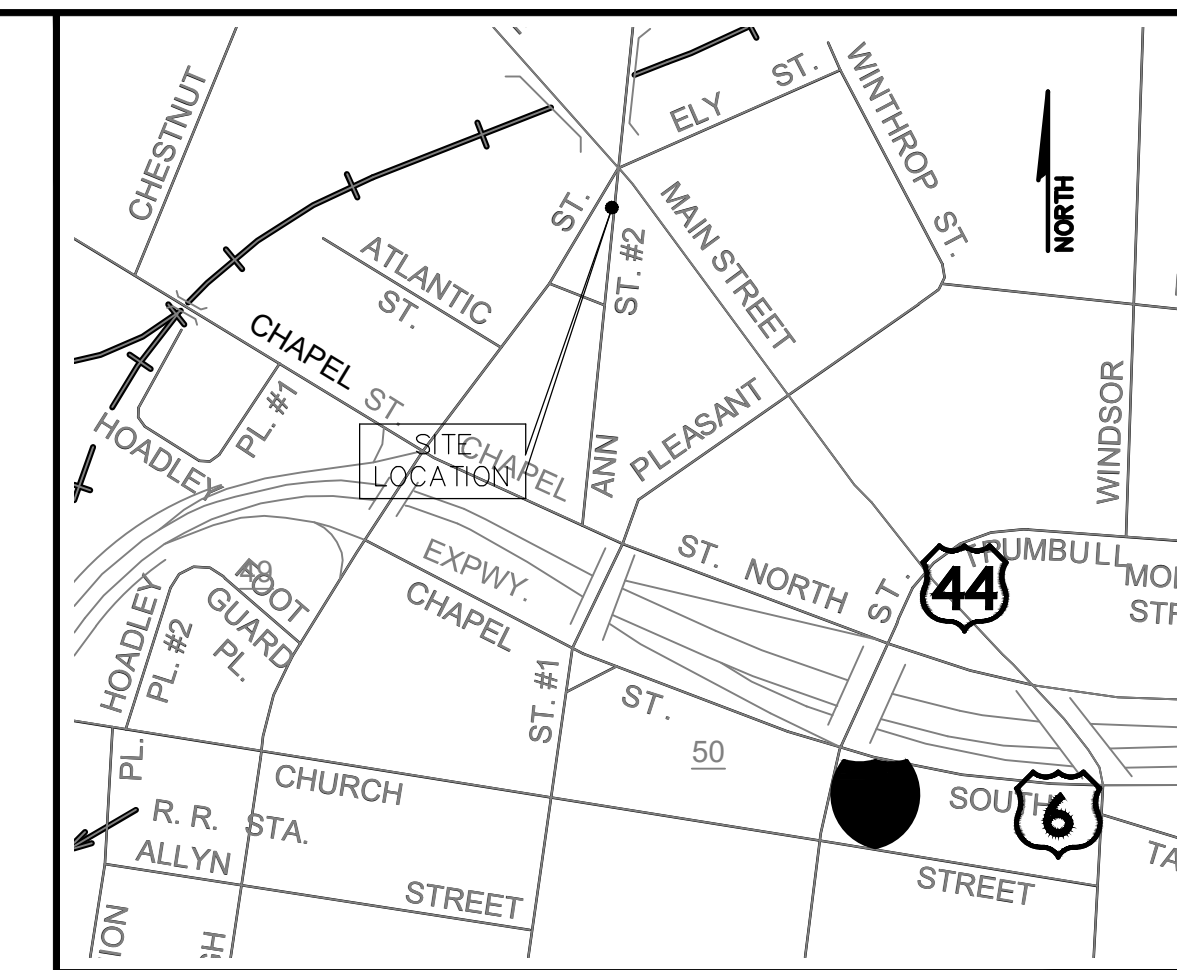
Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Application Comments:	View ID	Comment	Date
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Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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LOCATION MAP

NOT TO SCALE

MAP REFERENCES

1. "LOT CONSOLIDATION PLAN 525 & 529-543 ANN UCCELLO STREET, HARTFORD, CONNECTICUT, SHEET 1 OF 1, DATED 03/09/23 BY FREEMAN COMPANIES."

[illegible]

FREEMAN
COMPANIES

LAND DEVELOPMENT UNDERGROUND STORAGE CONSTRUCTION SERVICES

DBE | SBE | MBE | SBA

LAND DEVELOPMENT
ENGINEERING DESIGN
CONSTRUCTION SERVICES

FREEMAN COMPANIES, LLC

36 JOHN STREET
HARTFORD, CT 06106
WWW.FREEMANCOS.COM
(860)251-9550
FAX: (860)986-7161

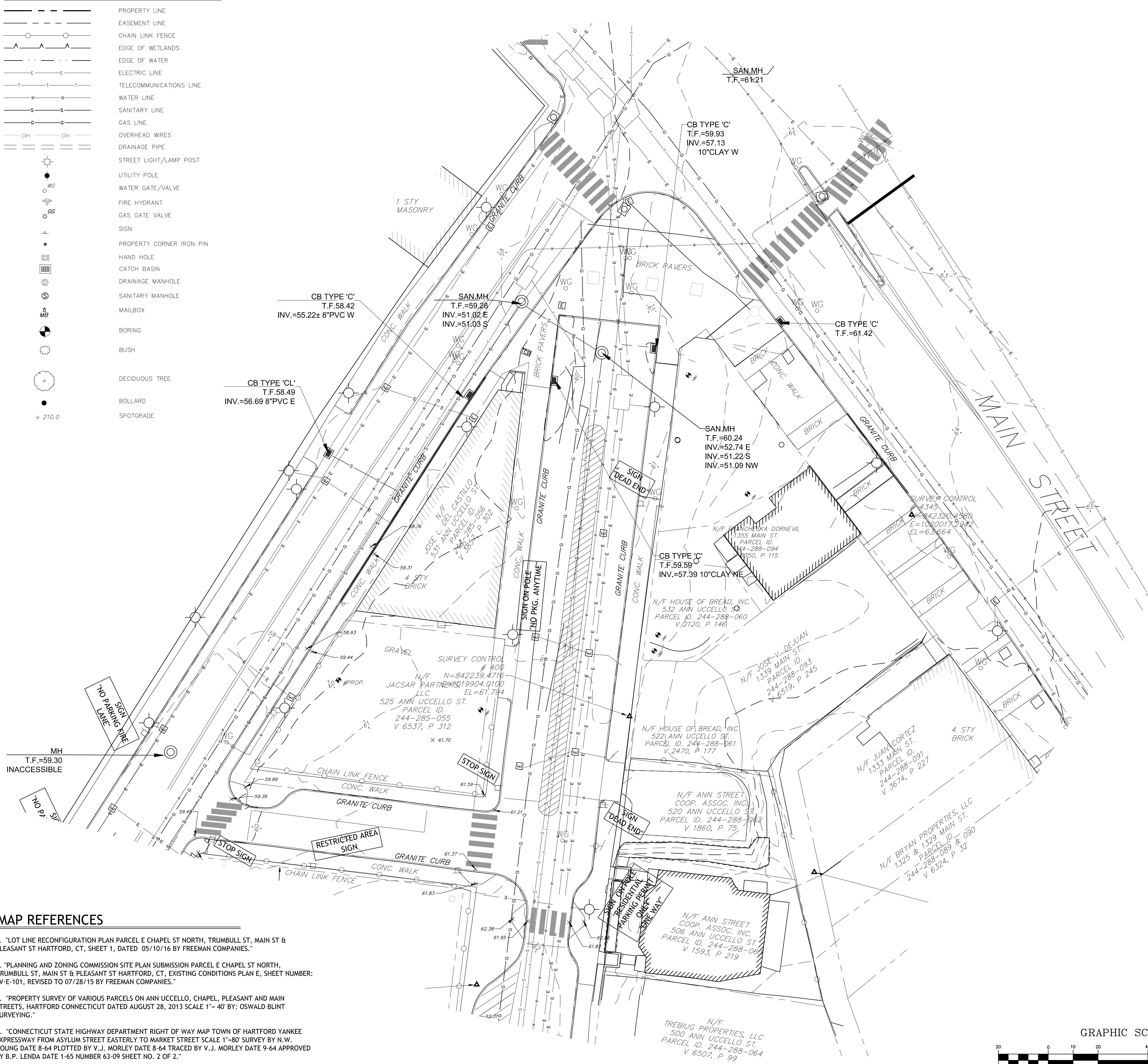
525 & 529-543 ANN UCCELLO STREET
HARTFORD, CONNECTICUT

DESIGNED:	--
DRAFTED:	MIR
CHECKED:	DHJ
APPROVED:	DHJ
SCALE:	AS NOTED
PROJECT NO.:	2021-0105
DATE:	03/31/23
CAD FILE:	2021-0105
TITLE:	

ZONE CHANGE MAP

SHEET NUMBER:
1 OF 1

	PROPERTY LINE
	EASEMENT LINE
	CHAIN LINK FENCE
	EDGE OF WETLANDS
	EDGE OF WATER
	ELECTRIC LINE
	TELECOMMUNICATIONS LINE
	WATER LINE
	SANITARY LINE
	GAS LINE
	OVERHEAD WIRES
	DRAINAGE PIPE
	STREET LIGHT/LAMP POST
	UTILITY POLE
	WATER GATE/VALVE
	FIRE HYDRANT
	GAS GATE VALVE
	SIGN
	PROPERTY CORNER IRON PIN
	HAND HOLE
	CATCH BASIN
	DRAINAGE MANHOLE
	SANITARY MANHOLE
	MAILBOX
	BORING
	BUSH
	DECIDUOUS TREE
	BOLLARD
	SPOTGRADE



NOT TO SCALE

1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AS REVISED AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.
- 1.1. THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2.
- 1.2. THE TYPE OF SURVEY PERFORMED IS A PROPERTY AND TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT EXISTING CONDITIONS.
2. NORTH ARROW AND BEARINGS REFER TO NAD83 AND BASED UPON GPS OBSERVATIONS.
3. ELEVATIONS REFER TO NAVD88 AND BASED UPON GPS OBSERVATIONS.
4. UNDERGROUND UTILITIES, IF DEPICTED HEREIN, ARE APPROXIMATE IN NATURE AND ARE A COMPILATION OF EXISTING RECORDS, AVAILABLE MAPPING AND LOCATION OF VISIBLE EVIDENCE. OTHER UTILITIES MAY EXIST WHICH ARE NOT SHOWN. PRIOR TO ANY DIGGING OR SITE EXCAVATION CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 OR 811.
5. A PORTION OF THE PROPERTY LIES WITHIN FLOOD ZONE X. DEPICTED ON "FIRM FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT, PLANK 368, MAP NUMBER 0900303686, MAP EFFECTIVE DATE SEPT. 16, 2011".

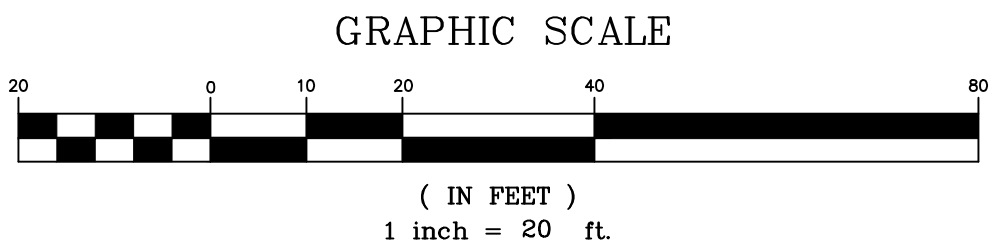
PROGRESS
DATE: February 09, 2023
FOR REVIEW ONLY

1. "LOT LINE RECONFIGURATION PLAN PARCEL E CHAPEL ST NORTH, TRUMBULL ST, MAIN ST & PLEASANT ST HARTFORD, CT, SHEET 1, DATED 05/10/16 BY FREEMAN COMPANIES."
2. "PLANNING AND ZONING COMMISSION SITE PLAN SUBMISSION PARCEL E CHAPEL ST NORTH, TRUMBULL ST, MAIN ST & PLEASANT ST HARTFORD, CT, EXISTING CONDITIONS PLAN E, SHEET NUMBER SV-E-101, REVISED TO 07/28/15 BY FREEMAN COMPANIES."
3. "PROPERTY SURVEY OF VARIOUS PARCELS ON ANN UCCELLO, CHAPEL, PLEASANT AND MAIN STREETS, HARTFORD CONNECTICUT DATED AUGUST 28, 2013 SCALE 1"= 40' BY: OSWALD BLUNT SURVEYING."
4. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF HARTFORD YANKEE EXPRESSWAY FROM ASYLUM STREET EASTERLY TO MARKET STREET 1'-80' SURVEYED BY N.W. YOUNG DATE 8-64 PLOTTED BY V.J. MORLEY DATE 8-64 TRACED BY V.J. MORLEY DATE 9-64 APPROVED BY B.P. LENDA DATE 1-65 NUMBER 63-09 SHEET NO. 2 OF 2."

TO MY KNOWLEDGE AND BELIEF THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.

PETER PARIZO L.S. #14653

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS
MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED
SEAL OF THE ABOVE NAMED LAND SURVEYOR.



PETER PARIZO L.S. #14653

[illegible]

FREEMAN
COMPANIES

LAND DEVELOPMENT • ENGINEERING DESIGN • CONSTRUCTION SERVICES

DBE | SBE | MBE | SBA

LAND DEVELOPMENT
ENGINEERING DESIGN
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FREEMAN COMPANIES, LLC

36 JOHN STREET
HARTFORD, CT 06106
WWW.FREEMANCOS.COM
(860)251-9550
FAX: (860)986-7161

BOUNDARY AND TOPOGRAPHICAL SURVEY
PREPARED FOR
THE CARABETTA COMPANIES
MAIN STREET & ANN UCCELLO STREET
HARTFORD, CONNECTICUT

SURVEYED: RAC/CA
DRAFTED: PP
APPROVED: LK
SCALE: 1" = 20'
PROJECT NO.: 2021-0105
DATE: 12/01/2022
CAD FILE: 2021-0105

EXISTING CONDITIONS PLAN

SHEET NUMBER

EX-1



SHELBOURNE

April 17th, 2023

City of Hartford
Development Services Division
260 Constitution Plaza,
Hartford, CT 06103

Re: Flatiron Building, 525 and 529-543 Ann Uccello Street, Hartford, Connecticut

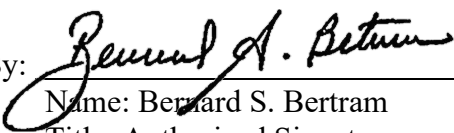
Dear Sir/Madam:

On behalf of SGS 529 Ann Uccello, LLC, the owner of the Flatiron Building, 525 and 529-543 Ann Uccello Street, Hartford, Connecticut, I am acknowledging that I have been informed that Gateway Partnership LLC or its subsidiaries are in the process of submitting Applications to the Historic Preservation Commission and Planning and Zoning Commission for Historic, Site Plan review and zone changes of these properties to convert them from their current NX-1 zone to the DT-3 zone.

SGS 529 Ann Uccello, LLC consents to the submission of these applications and other applications as deemed necessary during the review process, however does not consent to any permanent changes during its ownership of the property.

Sincerely,

SGS 529 ANN UCCELLO, LLC
a Delaware limited liability company

By: 
Name: Bernard S. Bertram
Title: Authorized Signatory