

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:

- | | | |
|--|---|--|
| <input type="checkbox"/> Zoning Appeal | <input type="checkbox"/> Approval of Location | <input type="checkbox"/> Historic Review |
| <input type="checkbox"/> Zoning Permit:
Signage/Use/Accessory | <input checked="" type="checkbox"/> Zoning Variance | <input type="checkbox"/> Lot Combination |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Zoning Map Change | <input type="checkbox"/> Liquor Permit |
| | | <input type="checkbox"/> Special Permit |
| <input type="checkbox"/> Subdivision/Lot Line Revision | | |

Receiving Federal Funds:

☐ Yes ☐ No

☐ Demo ☐ Add. ☐ Repair

1. PROPERTY INFORMATION

Property Address: 237 Preston City: Hartford State: CT Zip Code: _____

Zoning District: (<https://www.hartfordct.gov/Government/Departments/Assessor>) _____ Parcel ID: _____

Property Owner: Matzutz Property LLC

Property Owner's Address: 65 Prospect Hill Rd City: Windsor State: CT Zip Code: _____ Phone: _____

(860) 883-8476 Email: F.MATZUTZI@GMAIL.COM

2. APPLICANT

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

Name of Applicant: Fiorelia Matzutz File Date: _____

Address: 65 Prospect Hill Rd City: Windsor State: CT Zip Code: 06095

Phone: (860) 883-8476 Email: F.MATZUTZI@GMAIL.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:

Variance to Allow retail sales in a residential only district.
Variance for entire first floor.

**** 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 :

AS AN OWNER I HAVE THIS PROPERTY AS A MIX UNIT
AND I'M NOT ABLE TO RENT FOR A LITTLE OVER THAN 2 YEARS
AND I WANT TO INVEST IN CREATE A RETAIL STORE.
SPACE IS ALREADY A COMMERCIAL.

*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: (Check all that apply)

<input type="checkbox"/> Repairs	<input type="checkbox"/> Addition	<input type="checkbox"/> New construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Other (specify)
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If proposing demolition, provide reason (attach additional pages if necessary):

Current materials being repaired/replaced: _____

Materials/products being used in work: _____

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):

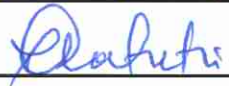
NOTE: Please submit two copies of all drawings drawn to scale. Sign drawings should include the dimension of the sign. Elevation of building should include the location of proposed and existing signs. Site plans should include the location of proposed and existing signs and their distance from Buildinglines and 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 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: 6/22/21

Printed Name of Applicant: FIDEELLA MARZOTZI

✓ Signature of Property Owner:  Date: 6/22/21

Printed Name of Property Owner: FIDEELLA MARZOTZI