

DDS- Planning & Zoning: Plan Review Application



Submission date: **2 March 2022, 7:45PM**
Receipt number: **649**
Related form version: **2**

Application Type

Check all that apply: **Zoning Map Change**
Variance

Property Information

Property Address: **246-250 Barbour Street, Hartford Ct, 06112 No coordinates found**

Zoning District: **MS-2**

Parcel ID: **239116140**

Property Owner: **BP General Services LLC**

Address of Property Owner: **120 Edgewood Street, Hartford CT 06112**

Email: **Sandra.leepalmer@yahoo.com**

Applicant

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

Name of Applicant: **Sandra Palmer**

File Date: **03/01/2022**

Address: 120 Edgewood Street Hartford CT, 06112 No coordinates found

Phone: 413-695-3047

Email: Sandra.leepalmer@yahoo.com

Primary Point of Contact

Name: Sandra Palmer

Phone: 413-695-3047

Email: Sandra.leepalmer@yahoo.com

Project Narrative

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

BP General Services LLC's Property located at 246-250 Barbour Street is a warehouse style property that is primarily composed of brick and has a large garage style door in the front of the building. The intended use of this building is for Automobile service/car wash or light industry use, which fall under the zoning category of CX-1/CX-2. Presently, the businesses surrounding 246-250 Barbour street are zoned as MS-2, CX-2, NX-1, NX-2, and MX-2. The particularities of the building design makes this property less ideal for its intended zoning of MS-2. The building has no storefront or windows which would create an unnecessary hardship for any business owner attempting to attract customers.

Zoning Map Change Application

Proposed Zone: CX-1/CX-2

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

Presently, the businesses surrounding 246-250 Barbour street are zoned as MS-2, CX-2, NX-1, NX-2, and MX-2. Some of these businesses are grocery stores, liquor stores, post office, laundry mat, and churches.

Reason for this request:

The particularities of the building design makes this property less ideal for its intended zoning of MS-2. The surrounding area already has many business with the exception of a legitimate automotive business. This type of service business would be of benefit to the residents in this area where no other light mechanic shop exists while also creating job opportunities. BP General Services LLC is requesting that the city grant this zoning change throughout the duration of ownership of 246-250 Barbour Street.

Zoning Appeal Application

Are you an aggrieved party?

Permit or Violation Number:

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

Variance Application

Please state the particular hardship* or unnecessary difficulty that prompts this application and the site the section of the zoning regulations that you are seeking relief from:

The building has no storefront or windows which would create an unnecessary hardship for any business owner attempting to attract customers. Changing the style of this building to suit the zoning would be financially unfeasible.

Subdivision Application

Number of lots to be created:

Area of each lot in square feet:

Street frontage of each of the new lots in feet:

Lot Combination Application

Addresses of lots to be combined

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

Liquor Permit Application

Please upload a copy of your State of CT Liquor Permit below.

Sign Permit Application

1. Is this sign proposed outside of the building line?

Maximum extension from building line:

2. Is this sign proposed outside of the street line?

Maximum extension from the Street line

3. Is the sign luminated?

4. Engineer Name (if any):

Phone:

Address:

5. Minimum distance from lowest point to the sidewalk:

6. Maximum height of sign from lowest point of established grade:

7. Distance from the nearest outdoor sign:

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

9. Wording of the sign (include all words):

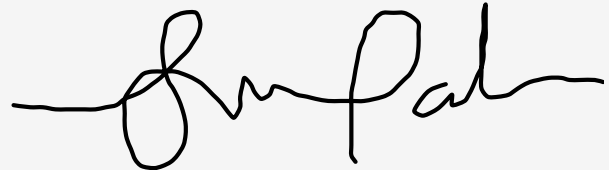
Description of work (upload additional files if necessary)

Upload any supporting materials below.

[BP general.pdf](#)

Signatures

Signature of Applicant



[Link to signature](#)

Printed Name of Applicant:

Sandra Palmer

Date:

03/01/2022

If you are not the property owner, you must attach a Letter of Authorization from the property owner to apply.

Letter of Authorization from Property Owner

Date:

03/01/2022



Jan 2022