

DDS- Planning & Zoning: Plan Review Application



Submission date: **28 February 2022, 1:52PM**
Receipt number: **647**
Related form version: **2**

Application Type

Check all that apply: **Site Plan Review**
Variance

Property Information

Property Address: **923 Maple Avenue No coordinates found**
Zoning District: **MS-3**
Parcel ID: **210-754-081**
Property Owner: **A Broad Street, LLC**
Address of Property Owner: **831 Maple Avenue, Hartford, Connecticut 06114**
Email: **foodland@aol.com**

Applicant

Name of Applicant: **John Bailey Kennelly**
File Date: **02/28/2022**
Address: **484 Farmington Avenue, Hartford, Connecticut 06105**
No coordinates found
Phone: **860-202-9705**

Email:

john@kennellyassociates.com

Primary Point of Contact

Name:

John B. Kennelly

Phone:

860-202-9705

Email

john@kennellyassociates.com

Project Narrative

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

The application is to increase from one to four fueling pumps at 923 Maple Avenue. This will require a variance from Section 4.20.4F as to the location of the pumps. The applicant will also be increasing tree cover and reducing impervious surface to bring it into conformance with regulations. The applicant will also eliminate a curb cut.

Zoning Map Change Application

Proposed Zone:

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

Reason for this request:

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:

Site Pan and Variance Application 923 Maple Avenue Section 4C 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. The parcel in question is irregular in shape and dimensions. It is utilized as a gas station and a food mart. Section 4.20.4F requires that the fueling pumps be located in the side or rear of the building. This is impossible due to the shape of the lot and the existing layout of the fueling system. Compliance with this regulation would require the applicant to raze the building in question and reorient it and the pumps in relation to Maple Avenue. These are conditions unique to this building and parcel and requiring that the building be leveled to conform with the regulations constitutes an unusual hardship. Further, this use as a gas station is in accordance with the MS-3 zone and other work as a part of this application will bring the use into further conformance. Specifically, the applicant will be increasing the tree canopy cover to conform to City regulations. Second, the applicant will be eliminating one of its four curb cuts and additional landscaping with comply with the minimum percentage of commercial building impervious surface requirements. The Board and staff should note to create the additional greenspace will require that we eliminate a neighboring parcel's use of the applicant's land for driveway access. If staff does not want us to eliminate that driveway access, the applicant will also need a variance for impervious cover. If the applicant utilizes its land which the neighbor has been accessing the rear of its building, the applicant achieves a 70% impervious cover. If the neighbor is allowed to continue to use the driveway access, then

the applicant can only achieve 74% impervious cover and would be seeking a variance on these grounds as well. It is important for the Board to note that the variance application will not substantially affect Hartford's comprehensive zoning plan. The accepted formulation for allowance of a variance is: (1) the variance does not substantially affect the comprehensive plan of zoning, and (2) adherence to the strict letter of the zoning regulation is shown to cause an unusual hardship unnecessary to the carrying out of the general purposes of the zoning plan. *Smith v. ZBA*, 174 Conn. 373 (1978). Requiring the demolition of the existing building to comply with back or side yard location of the fuel system does cause an unusual hardship which is unnecessary to achieve the purpose of our city's zoning plan. In fact, allowing this variance is directly in conformance with the existing goals of the MS-3 zone i.e. "vehicle-oriented services and uses."

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.

[Fully executed Variance Site Plan Application.pdf](#)

[Site Plan 1 of 2.pdf](#)

[Site Plan 2 of 2.pdf](#)

Signatures

Signature of Applicant



[Link to signature](#)

Printed Name of Applicant:

John B. Kennelly

Date:

02/28/2022

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

[Zoning Board of Appeals.docx](#)

Date:

02/28/2022



**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: 923 Maple Ave. City: Hartford State: CT Zip Code: 06114
 Parcel ID: 210-754-081 Zoning District: (<http://assessor1.hartford.gov/default.asp>) M5-3, Main St. Zone
 Property Owner: A Broad St. LLC
 Property Owner's Address: 831 Maple Ave City: Hartford State: CT Zip Code: 06114
 Phone: 860-538-4077 Email: FoodLand@aol.com

2. APPLICANT

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

Name of Applicant: John B. Kennelly, Esq. File Date: 2/28/22
 Address: 484 Farmington Ave City: Hartford State: CT Zip Code: 06105
 Phone: 860-202-9705 Email: john@kennellyassociates.com

3. PRIMARY POINT OF CONTACT:

Name: John B. Kennelly, Esq.
 Phone: 860-202-9705
 Email: john@kennellyassociates.com

4. PROJECT NARRATIVE

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

This application is to replace and expand the existing gas pumps at 923 Maple Ave. The owner wishes to increase the number of pumps from one to four. As a part of the project, the owner will increase landscaping to comply with commercial building imperious surface requirements (Sec. 47.2) and increase tree canopy cover to comply with City regulations. The increase in the number of pumps requires a variance from Sec. 4.20.4F. Due to the shape of the lot and the configuration of the pumps, the potential compliance with Sec. 4.20.4F. Further, the applicant will eliminate one of four curb cuts to make the parcel's use less non-conforming.

**** 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: _____

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 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.)

Please see attached.

*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):

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 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: John B. Kennelly Date: 2/25/22

Printed Name of Applicant: John B. Kennelly

Property Owner Signature (REQUIRED): Paul Alamo Date: 2/28/22

Printed Name of Property Owner: Paul Alamo

Site Plan and Variance Application 923 Maple Avenue Section 4C

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.

The parcel in question is irregular in shape and dimensions. It is utilized as a gas station and a food mart. Section 4.20.4F requires that the fueling pumps be located in the side or rear of the building. This is impossible due to the shape of the lot and the existing layout of the fueling system. Compliance with this regulation would require the applicant to raze the building in question and reorient it and the pumps in relation to Maple Avenue. These are conditions unique to this building and parcel and requiring that the building be leveled to conform with the regulations constitutes an unusual hardship.

Further, this use as a gas station is in accordance with the MS-3 zone and other work as a part of this application will bring the use into further conformance. Specifically, the applicant will be increasing the tree canopy cover to conform to City regulations. Second, the applicant will be eliminating one of its four curb cuts and additional landscaping with comply with the minimum percentage of commercial building impervious surface requirements. The Board and staff should note to create the additional greenspace will require that we eliminate a neighboring parcel's use of the applicant's land for driveway access. If staff does not want us to eliminate that driveway access, the applicant will also need a variance for impervious cover. If the applicant utilizes its land which the neighbor has been accessing the rear of its building, the applicant achieves a 70% impervious cover. If the neighbor is allowed to continue to use the driveway access, then the applicant can only achieve 74% impervious cover and would be seeking a variance on these grounds as well.

It is important for the Board to note that the variance application will not substantially affect Hartford's comprehensive zoning plan. The accepted formulation for allowance of a variance is: (1) the variance does not substantially affect the comprehensive plan of zoning, and (2) adherence to the strict letter of the zoning regulation is shown to cause an unusual hardship unnecessary to the carrying out of the general purposes of the zoning plan. Smith v. ZBA, 174 Conn. 373 (1978). Requiring the demolition of the existing building to comply with back or side yard location of the fuel system does cause an unusual hardship which is unnecessary to achieve the purpose of our city's zoning plan. In fact, allowing this variance is directly in conformance with the existing goals of the MS-3 zone i.e. "vehicle-oriented services and uses."

Zoning Board of Appeals
City of Hartford
500 Main Street
Hartford, Connecticut 06103

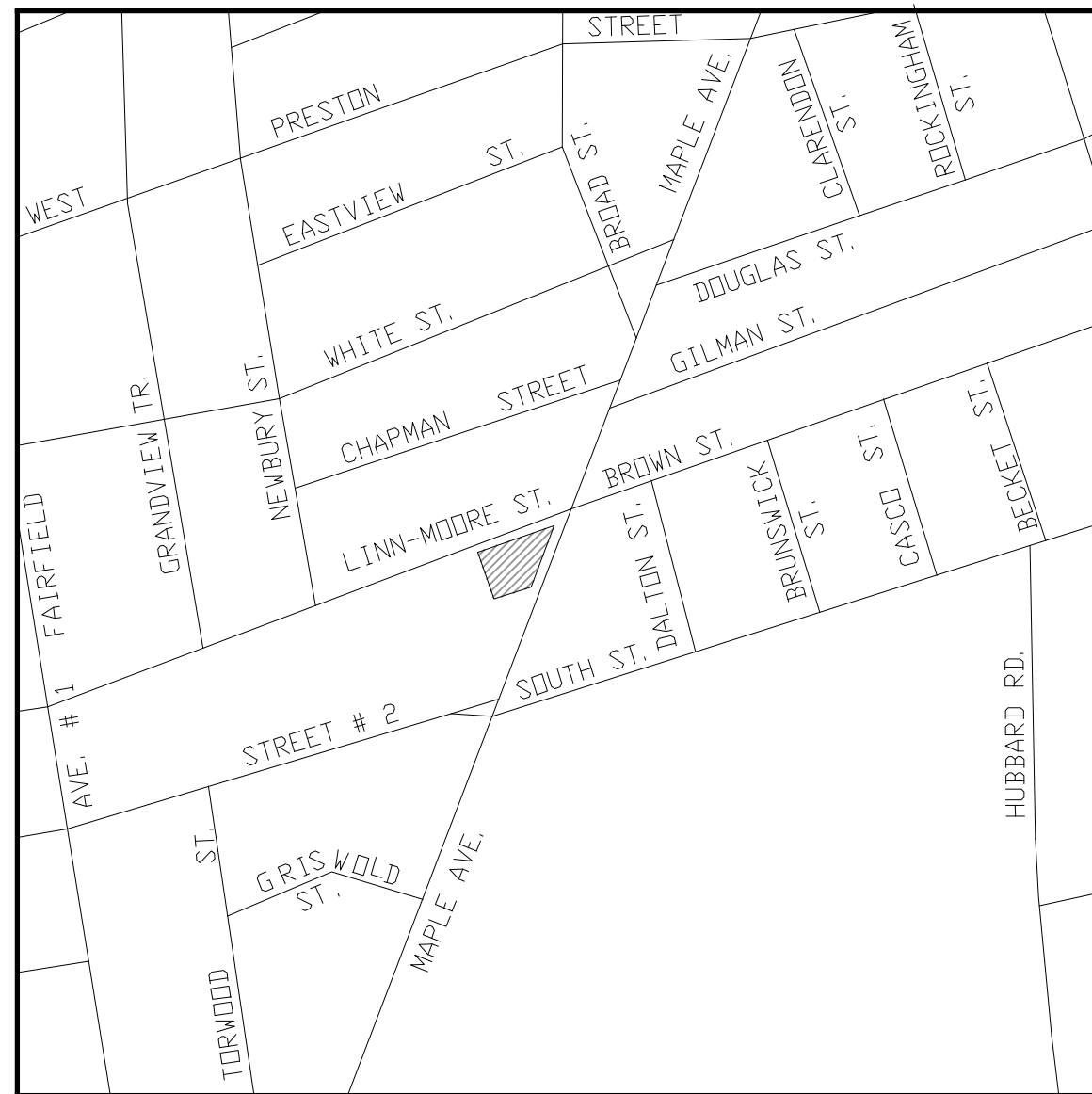
Zoning Board of Appeals:

John B. Kennelly and Kennelly & Associates has the authority to represent me and my company, A Broad Street, LLC in its application for a Site Plan and Variance regarding 923 Maple Avenue, Hartford, Connecticut 06114.

Sincerely,

Nurul Amal

Enclosure



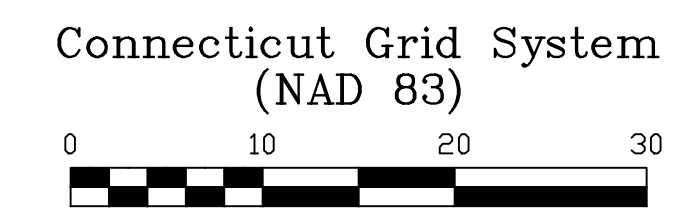
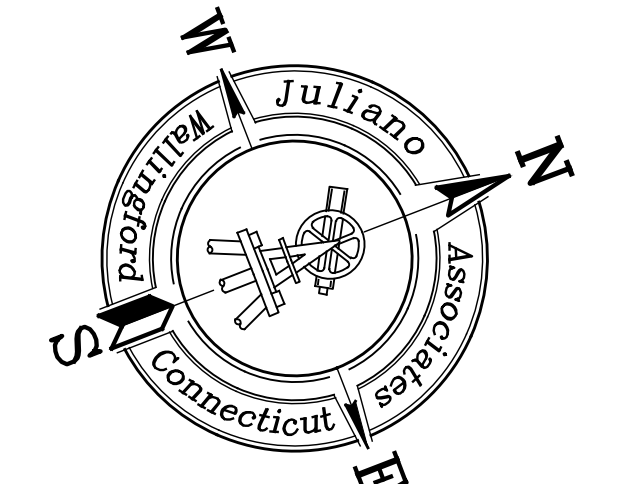
Site Location Plan
Scale: 1" = 500'

LOT COVERAGE DATA			
	Required	Existing	Proposed
Total Lot Area	16,966.4 SQFT	16,966.4 SQFT	16,966.4 SQFT
Primary Building	2,060.5 SQFT	2,060.5 SQFT	2,060.5 SQFT
Fuel Canopy	399.5 SQFT	1,706.6 SQFT	2,222.2 SQFT
Total Building Coverage	50.0 % Max	14.5 %	22.2 %
Impervious (Roads/Walks)	11,784.5 SQFT	8,115.3 SQFT	8,115.3 SQFT
Total Impervious	70.0 % Max	84.0 %	70.0 %
Green/Landscaped Space	2,721.9 SQFT	5,084.1 SQFT	5,084.1 SQFT
Total Open Space	30.0 % Min	16.0 %	30.0 %

n/f
Delores Palmer & Lewis McCoy
#17-#19 Linnmoore Street
Hartford, CT
PID: 210-754-082

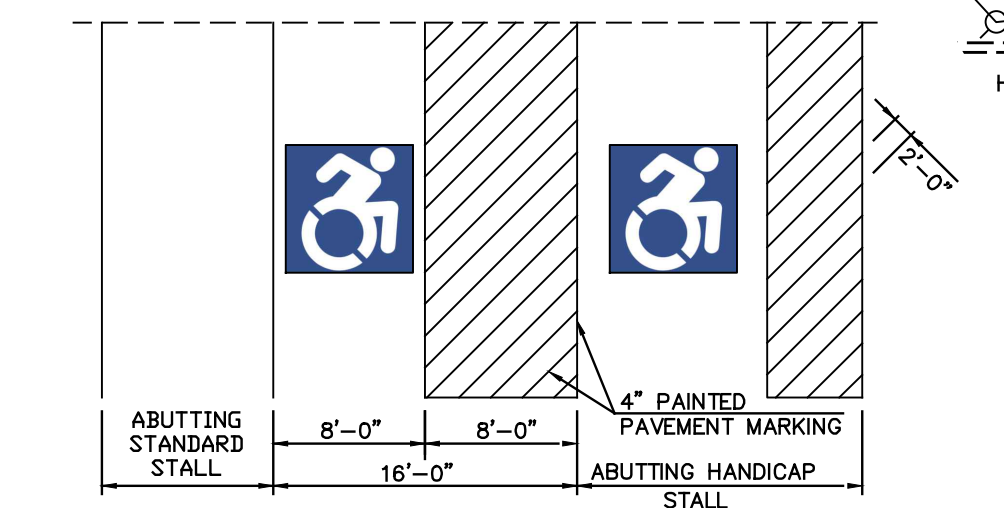
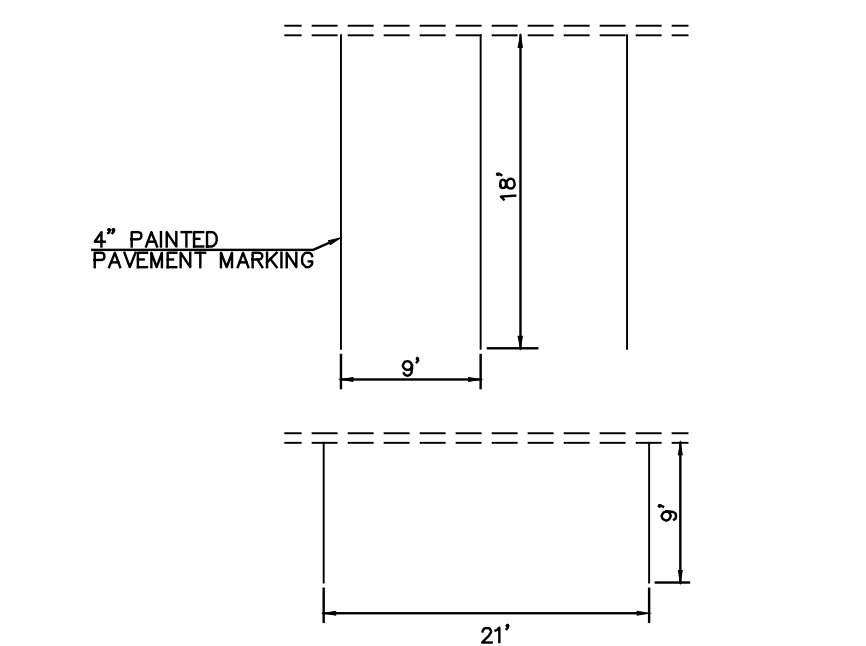
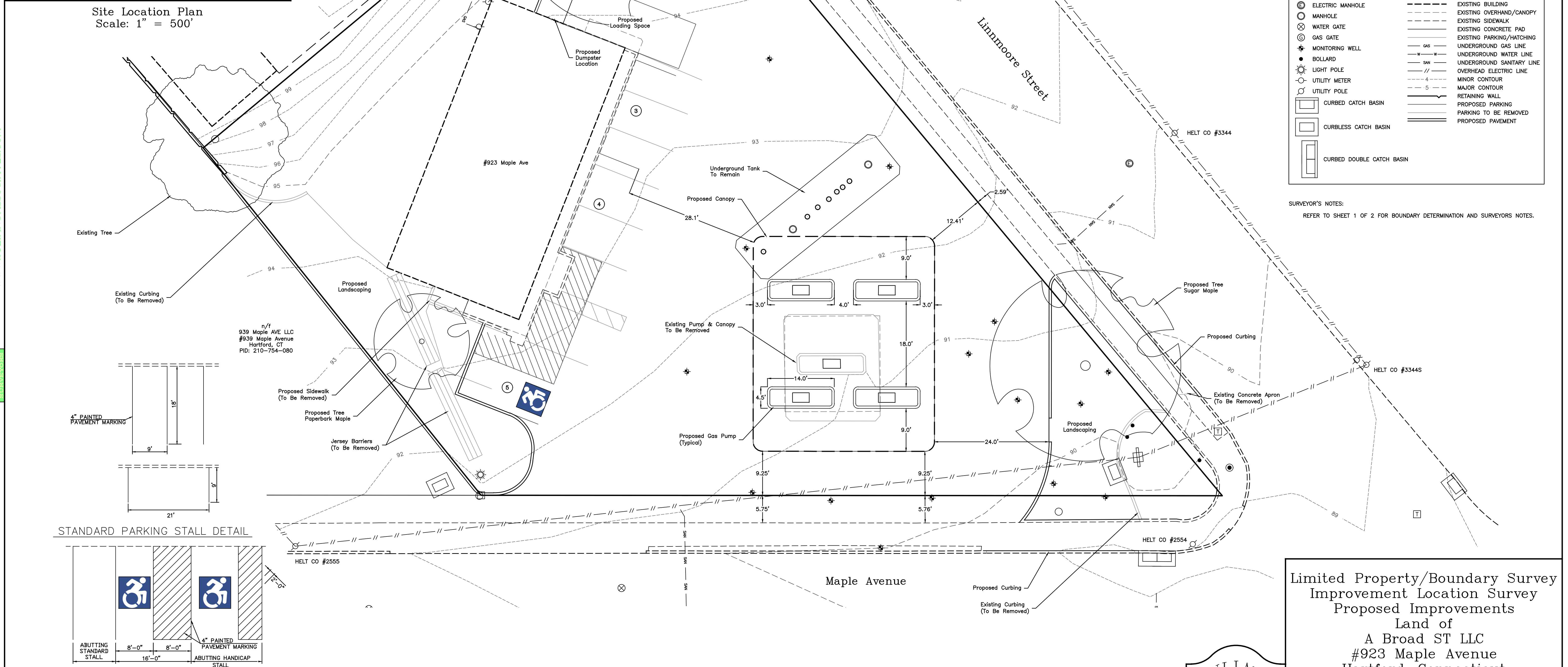
n/f
939 Maple AVE LLC
#939 Maple Avenue
Hartford, CT
PID: 210-754-080

REQUIRED TREE CALCULATIONS:
ZONE MS-3 REQUIRES 15% OF THE SQUARE FOOTAGE OF A LOT BE PROVIDED IN CANOPY COVER.
REQUIRED CANOPY COVER= LOT AREA X 15%
= 16,966.4 SQFT X 0.15
= 2,545.0 SQFT
EXISTING TREES COUNT AS CANOPY CREDIT BASED ON SIZE. THERE IS ONE LARGE TREE OF UNVERIFIED CALIPER ON SAID LOT, AS SUCH MOST CONSERVATIVE CREDIT WILL BE CLAIMED.
EXISTING CANOPY CREDIT = TREE SIZE X TREE COUNT
= (SMALL) 300 SQFT X 1
= 300 SQFT
NEW TREES AND THEIR CLASSIFICATION FOR THE PROPOSED CANOPY COVER SHALL BE CONSISTENT WITH FIGURE 6.4-D IN THE ZONING REGULATIONS.
PROPOSED TREE
SUGAR MAPLE (ACER SACCHARUM) LARGE 1,000 SQFT
PAPERBARK MAPLE (ACER GRISEUM) SMALL 300 SQFT
PROPOSED CANOPY COVER = (2 X SUGAR MAPLE) + (1 X PAPERBARK MAPLE)
= (2 X 1,000 SQFT) + (1 X 300 SQFT)
= 2,000 SQFT + 300 SQFT
= 2,300 SQFT
REQUIRED CANOPY COVER ≤ EXISTING CANOPY CREDIT + PROPOSED CANOPY COVER
2,545 SQFT ≤ 300 SQFT + 2,300 SQFT
2,545 SQFT ≤ 2,600 SQFT



LEGEND	
○ IRON PIN/PIPE FOUND	— PROPERTY LINES
□ MONUMENT FOUND	- - - EASEMENT
● DRILL HOLE FOUND	- - - SETBACKS
⊠ TRAFFIC BOX	▨ EXISTING PAVEMENT
⊞ ELECTRIC MANHOLE	▨ EXISTING PAVEMENT CURBED
⊞ MANHOLE	▨ EXISTING BUILDING
⊞ WATER GATE	▨ EXISTING OVERHAND/CANOPY
⊞ GAS GATE	▨ EXISTING SIDEWALK
⊞ MONITORING WELL	▨ EXISTING CONCRETE PAD
● BOLLARD	▨ EXISTING PARKING/HATCHING
● LIGHT POLE	— GAS
○ UTILITY METER	— SAN
○ UTILITY POLE	— UNDERGROUND WATER LINE
□ CURBED CATCH BASIN	— UNDERGROUND GAS LINE
□ CURBLESS CATCH BASIN	— UNDERGROUND SANITARY LINE
□ CURBED DOUBLE CATCH BASIN	— UNDERGROUND WATER LINE
	— OVERHEAD ELECTRIC LINE
	— MINOR CONTOUR
	— MAJOR CONTOUR
	— RETAINING WALL
	▨ PROPOSED PARKING
	▨ PARKING TO BE REMOVED
	▨ PROPOSED PAVEMENT

SURVEYOR'S NOTES:
REFER TO SHEET 1 OF 2 FOR BOUNDARY DETERMINATION AND SURVEYORS NOTES.



ENGINEERS NOTE:
PROPOSED CANOPY AND FUELING STATIONS SHOWN ON THIS PLAN ARE DEPICTED PER THE LAND OWNERS EXPRESS DESIRES. THESE PLANS MAY NOT COMPLY TO REGULATED SETBACK.

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

Christopher S. Juliano PELS #19725

This document is valid only if it bears an original signature and embossed seal of the designated licensed professional. If this document is stamped with a colored ink seal it has been issued for land use permitting purposes and is not to be used for any other purpose. Any alterations render this document null and void.

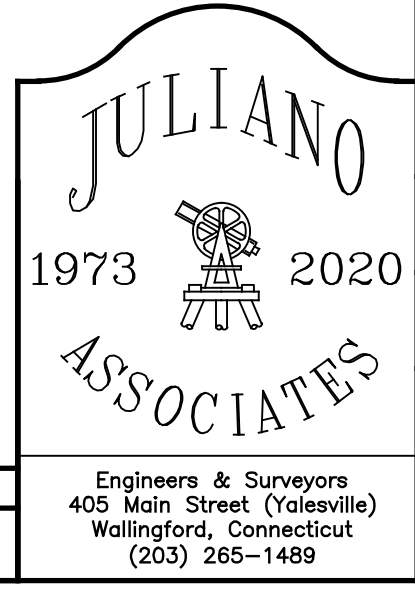
NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE

THIS DOCUMENT HAS BEEN PREPARED AS PART OF THE CITY OF HARTFORD (I.W.C. T.P.Z. OR Z.B.A.) APPLICATION PROCESS AND CAN NOT BE CONSIDERED FINAL NOR USED FOR CONSTRUCTION PURPOSES UNTIL ALL NECESSARY APPROVALS HAVE BEEN ATTAINED.

Christopher S. Juliano PELS #19725
Matthew M. Niski PE #31777
James V. DiMeo PE #32551

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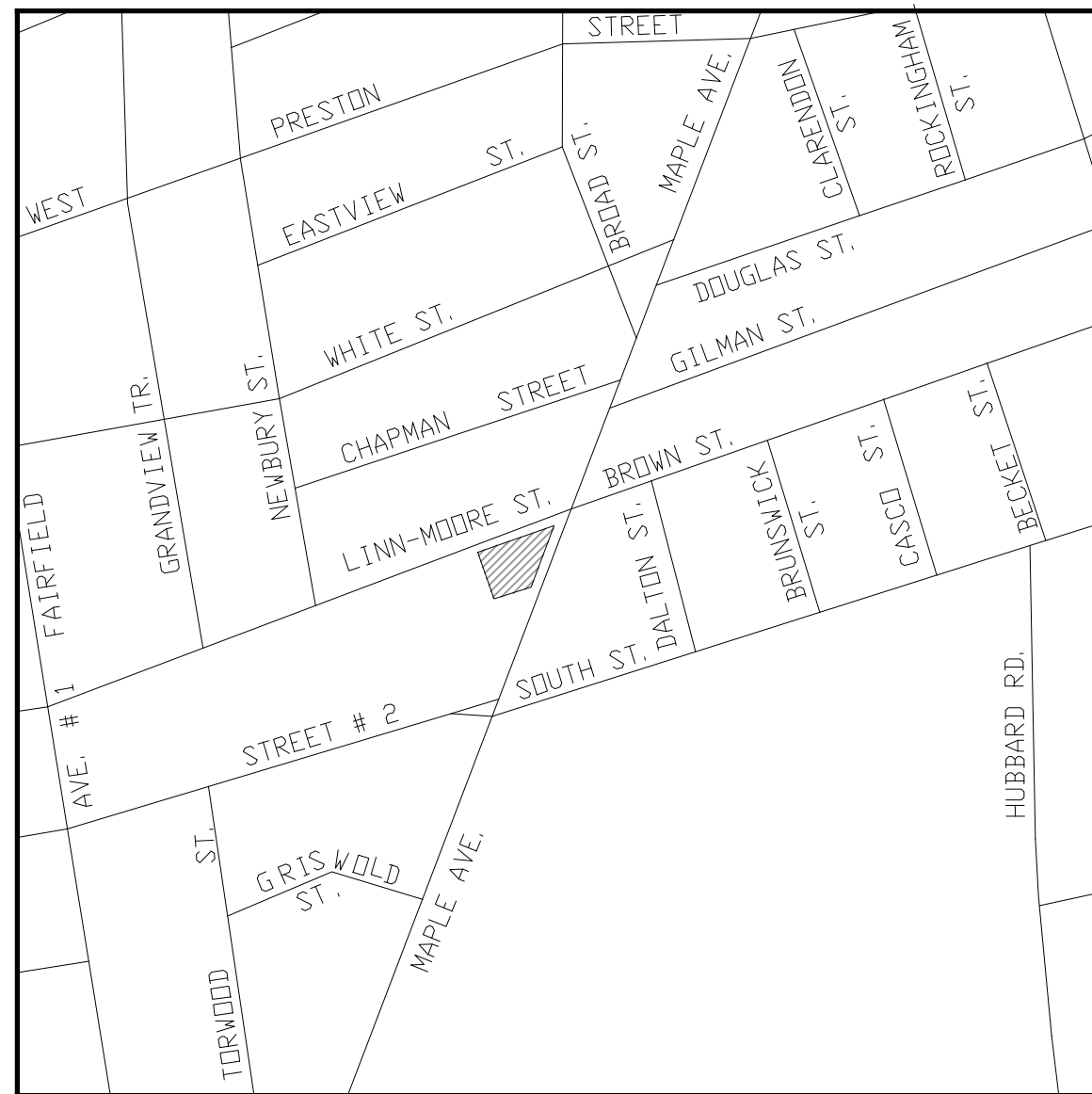
DATE	DESCRIPTION
02/25/22	PER TOWN COMMENTS
	REVISIONS



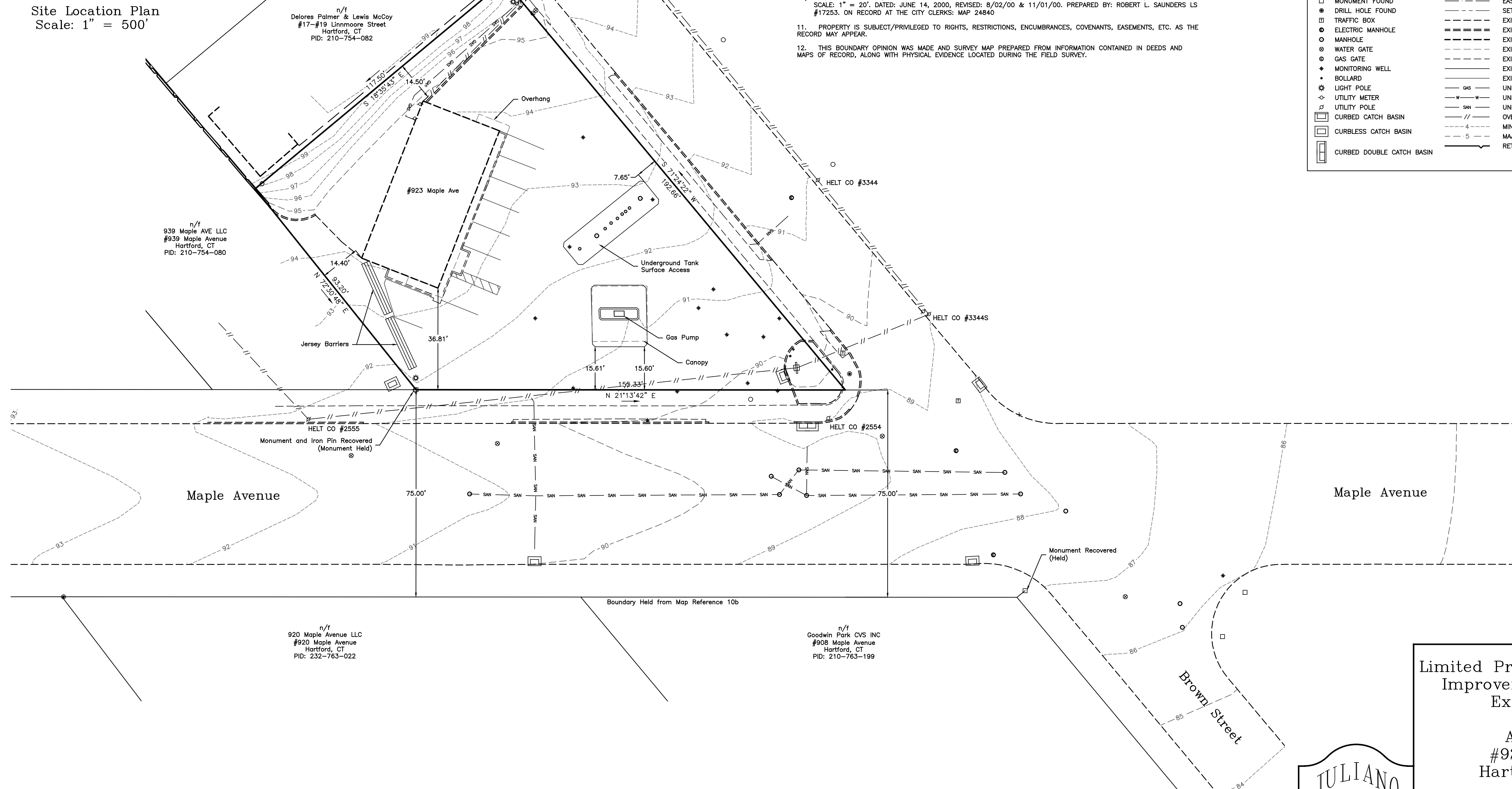
Limited Property/Boundary Survey
Improvement Location Survey
Proposed Improvements
Land of
A Broad ST LLC
#923 Maple Avenue
Hartford, Connecticut

Drawn: ZGEORGINA	Date: 05/01/2020	Scale: 1" = 10'
Designed: ZGEORGINA	Project no.: 20-112	Sheet: 2 of 2
Checked: JDIMEO	Revision: A	
Released: JDIMEO		

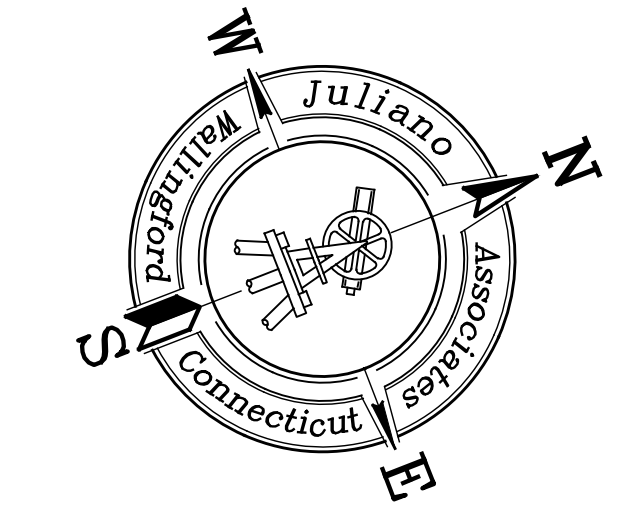
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M:\Working\2020\112002-2-Adwg 2/24/2022 10:37 PM ZG



Site Location Plan
Scale: 1" = 500'



- SURVEYOR'S NOTES:**
- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20, AS REVISED.
 - THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION SURVEY AND IS INTENDED TO DEPICT OR NOTE THE POSITION, HORIZONTALLY AND, WHERE REQUIRED, VERTICALLY, BETWEEN PARTICULAR EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS. THE PURPOSE OF THIS TYPE OF SURVEY IS TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REQUIREMENTS. NO OTHER IMPROVEMENTS OR FEATURES NEED BE DEPICTED.
 - THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY BASED UPON SURVEY WORK PERFORMED DURING THE PREPARATION OF THE MAPS REFERENCED IN NOTE 10.
 - THIS SURVEY CONFORMS TO A HORIZONTAL ACCURACY STANDARD OF CLASS A-2 AND A TOPOGRAPHIC ACCURACY STANDARD OF CLASS 1-2.
 - AZIMUTHS AND COORDINATES ARE BASED UPON CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD 83). ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BOTH DATUMS ESTABLISHED BY GPS.
 - THE PROPERTY IS LOCATED WITHIN A MS-3 MAIN STREET ZONE.
 - THE AREA OF THE PROPERTY IS 16,966± SQUARE FEET (0.39± ACRES).
 - THE PROPERTY IS CURRENTLY OWNED BY A BROAD ST LLC, AND THE PROPERTY ADDRESS IS 923 MAPLE AVENUE, HARTFORD, CONNECTICUT 06114. THE PROPERTY IS DESIGNATED ON THE HARTFORD ASSESSOR'S RECORDS AS PARCEL 210-754-081.
 - THE PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE: OTHER AREAS ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEPICTED ON FLOOD INSURANCE MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 0900300502F DATED SEPTEMBER 26, 2008.
 - REFERENCE IS MADE TO THE FOLLOWING MAP(S):
a) PLAN OF LAND IN HARTFORD, CONN. SURVEYED FOR STANDARD OIL CO OF NEW YORK, SCALE: 1 INCH = 20 FEET, DATED: AUGUST 1928, PREPARED BY: H. S. FREEMAN CIVIL & CONSULTING ENGINEER, HARTFORD, CONN. ON RECORD AT THE CITY CLERK'S: MAP 9801
b) PROPERTY LINE PLAN, KONOVER DEVELOPMENT CORPORATION, MAPLE AVE. AND BROWN ST. HARTFORD, CONNECTICUT. SCALE: 1" = 20'. DATED: JUNE 14, 2000, REVISED: 8/02/00 & 11/01/00. PREPARED BY: ROBERT L. SAUNDERS L.S. #17253. ON RECORD AT THE CITY CLERK'S: MAP 24840
 - PROPERTY IS SUBJECT/PRIVILEGED TO RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS THE RECORD MAY APPEAR.
 - THIS BOUNDARY OPINION WAS MADE AND SURVEY MAP PREPARED FROM INFORMATION CONTAINED IN DEEDS AND MAPS OF RECORD, ALONG WITH PHYSICAL EVIDENCE LOCATED DURING THE FIELD SURVEY.



Connecticut Grid System
(NAD 83)

LEGEND

○ IRON PIN/PIPE FOUND	—●— PROPERTY LINES
□ MONUMENT FOUND	— EASEMENT
● DRILL HOLE FOUND	--- SETBACKS
□ TRAFFIC BOX	--- EXISTING PAVEMENT
○ ELECTRIC MANHOLE	--- EXISTING PAVEMENT CURBED
○ MANHOLE	--- EXISTING BUILDING
○ WATER GATE	--- EXISTING OVERHAND/CANOPY
○ GAS GATE	--- EXISTING SIDEWALK
● MONITORING WELL	--- EXISTING CONCRETE PAD
● BOLLARD	--- EXISTING PARKING/HATCHING
○ LIGHT POLE	--- GAS
○ UTILITY METER	--- UNDERGROUND GAS LINE
○ UTILITY POLE	--- UNDERGROUND WATER LINE
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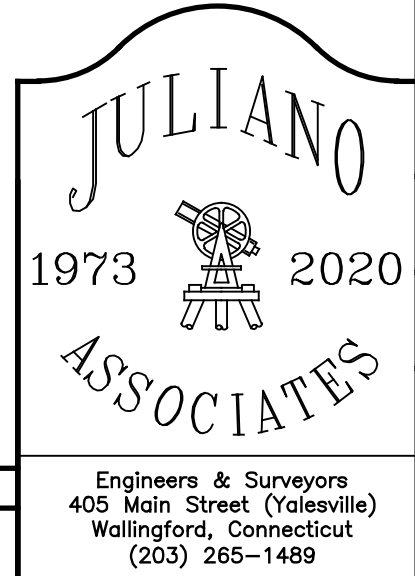
Limited Property/Boundary Survey
Improvement Location Survey
Existing Conditions
Land of
A Broad ST LLC
#923 Maple Avenue
Hartford, Connecticut

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

David W. Juliano PELS #08033
Christopher S. Juliano PELS #19725

NOT VALID WITHOUT
ORIGINAL SEAL AND SIGNATURE

DATE	DESCRIPTION



Drawn: ZGEORGINA	Date: 05/01/2020	Scale: 1" = 20'
Designed: ZGEORGINA		
Checked: CJULIANO	Project no.: 20-112	Sheet: 1 of 2
Released: CJULIANO		Revision: 0

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