

DDS- Planning & Zoning: Plan Review Application





Submission date: 13 August 2020, 8:46AM

Receipt number: 19

Question	Response
Application Type	
Check all that apply:	Zoning Map Change
Property Information	
Property Address:	86 Oakland Terrace, Hartford, CT 06112, USA Map (41.7811419, -72.6942339)
Zoning District:	N2-3
Parcel ID:	176-200-143
Property Owner:	Pheonix Communities Incorporated
Address of Property Owner:	53-55 Acton ST Hartford, CT 06120
Email:	b.stepherson@gmail.com
Applicant	
Name of Applicant:	Bakari Stepherson
File Date:	08/13/2020
Address:	PO Box 585 New London, CT 06320 No coordinates found
Phone:	6785511253
Email:	b.stepherson@gmail.com
Primary Point of Contact	
Name:	Bakari Stepherson
Phone:	6785511253
Email:	b.stepherson@gmail.com
Project Narrative	
Please describe your application action(s) and provide as much detail as possible. Attach additional pages if necessary:	Annex to adjacent property zone
Zoning Map Change Application	
Proposed Zone:	MS1
Describe the existing use of land and buildings in the zone change area:	Mixed Used Area Permitting multi family dwellings
Reason for this request:	Provide more affordable housing to those in need
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:	
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.	86 Oakland terrace site View, Albany Ave.png subject property.png 86 oakland terrace project narrative.docx
Signatures	

Signature of Applicant	 Link to signature
Printed Name of Applicant:	b.stepherson@gmail.com
Date:	08/13/2020
Signature of Property Owner:	 Link to signature
Printed Name of Property Owner:	Pheonix Communities Incorporated
Date:	08/13/2020

Project Narrative

86 Oakland terrace, at 4262sq ft, is a oversized 3-Family apartment building constructed approximately 1910. It is located in a historic district and has been vacant for years. The area is improving and the property owner intends on removing the eyesore on the neighboring homes and renovate the property to be on par with neighboring homes. It is located on Oakland Terrace where heavy renovations are taking place and Albany Ave, a mixed use district experiencing area beatification by the city. The property is adjacent to a church that is Zoned MS1 and across from a combination Store-Apartment Building facing Albany Ave, also Zoned MS-1. (See picture) Plans for the property will remain the same, a multifamily apartment building with outside appearance unchanged.

Currently the 1st and 2nd floors have 4 bedrooms each and the 3rd floor has 3.

The intent is splitting the (2) 4-bedroom apartments into (4) 2-bedroom apartments.

The large floor plan permits such a change while the large yard at approximate 12000 sq ft is adequate for parking.

This change will permit the owner to provide low income housing to majority or renters; either, single person or most common family unit(mom,dad,child) which support a 1 or 2 bedroom. This change would make housing cost more affordable which would reduce the homelessness in the area, support income based housing, provide additional housing for those in need and is inline with the City of Hartford intent of cleaning up Albany Ave.

86-88 Oakland Terrace



86 Oakland Terrace

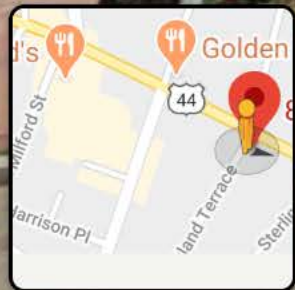
Hartford, Connecticut



Google

Street View

Neighboring Property



Google

Unofficial Property Record Card - Hartford, CT

General Property Data

Parcel ID **176-200-143**
 Prior Parcel ID
 Property Owner **PHEONIX COMMUNITIES
INCORPORATED**
 Mailing Address **53-55 ACTON ST**
 City **HARTFORD**
 Mailing State **CT** Zip **06120**
 ParcelZoning **N2-3**

Account Number
 Property Location **86-88 OAKLAND TER**
 Property Use **THREE FAMILY**
 Most Recent Sale Date **9/30/2019**
 Legal Reference **07532-0148**
 Grantor **STEPHERSON BAKARI**
 Sale Price **10**
 Land Area **11,985.000 acres**

Current Property Assessment

Card 1 Value Building Value **20,300** Xtra Features Value **0** Land Value **4,515** Total Value **24,815**

Building Description

Building Style **Three Family**
 # of Living Units **3**
 Year Built **1910**
 Building Grade **Average**
 Building Condition **N/A**
 Finished Area (SF) **4262.5**
 Number Rooms **12**
 # of 3/4 Baths **0**

Foundation Type **Concrete**
 Frame Type **Wood Frame**
 Roof Structure **GABLE/HIP**
 Roof Cover **Asphalt**
 Siding **Wood Frame**
 Interior Walls **PLASTER**
 # of Bedrooms **6**
 # of 1/2 Baths **0**

Flooring Type **COMBINATION**
 Basement Floor **CONCRETE**
 Heating Type **Warm Air**
 Heating Fuel **Gas**
 Air Conditioning **0%**
 # of Bsmt Garages **0**
 # of Full Baths **3**
 # of Other Fixtures **4**

Legal Description

Narrative Description of Property

This property contains 11,985.000 acres of land mainly classified as THREE FAMILY with a(n) Three Family style building, built about 1910 , having Wood Frame exterior and Asphalt roof cover, with 0 commercial unit(s) and 3 residential unit(s), 12 room(s), 6 bedroom(s), 3 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.