



**City of Hartford  
Department of Development Services  
Planning Division**

260, Constitution Plaza, Hartford, Connecticut 06103-1822

Return Form to the Planning Desk Counter | 860-757-9040

# 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: 60 Capen St City: Hartford State: CT Zip Code: 06120  
 Parcel ID: \_\_\_\_\_ Zoning District :(<http://assessor1.hartford.gov/default.asp>) \_\_\_\_\_  
 Property Owner: ZANED, LLC (Jose Salazar)  
 Property Owner's Address: 73 Bushnell St City: Hartford State: CT Zip Code: 06114  
 Phone: (860) 250-6062 Email: jsalazar@roslea.net

**2. APPLICANT**

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

Name of Applicant: \_\_\_\_\_ File Date: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**3. PRIMARY POINT OF CONTACT:**

Name: Jose Salazar  
 Phone: (860) 250-6062  
 Email: jsalazar@roslea.net

X

4. PROJECT NARRATIVE

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

Replace windows for all 3 floor with white vinyl double hung windows, no grills and half screen.

\*\* 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.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*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>)

**X 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) Replacement

If proposing demolition, provide reason (attach additional pages if necessary):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Current materials being repaired/ replaced: old wooden and aluminum windows and storm windows  
Materials/products being used in work: Vinyl windows.

**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.

**X 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:  Date: 04/07/2021

Printed Name of Applicant: Jose Salazar

Property Owner Signature (REQUIRED):  Date: 04/07/2021

Printed Name of Property Owner: Jose Salazar (ZAMED, LLC)



After Recording, Return To:  
MORTGAGE CONNECT, LP  
260 AIRSIDE DRIVE  
MOON TOWNSHIP, PA 15108  
File No. 1413592

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
241-166-050**

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**SPECIAL/LIMITED WARRANTY DEED**

PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC, hereinafter grantor, whose tax-mailing address is 1 Mortgage Way, Mount Laurel, NJ 08054, for \$82,615.00 (Eighty Two Thousand Six Hundred Fifteen Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to Zaned, LLC, hereinafter grantee, whose tax mailing address is 73 Bushnell St., Hartford, CT 06114, the following real property:

**SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

Prior instrument reference: **Official Records Book 7288, Page 313** recorded on 01/16/2018

The grantor warrants against all lawful claims of persons claiming by, through or under the grantor and against no others.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

60-62 CAPEN ST, HARTFORD CT, 06112

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on March 25, 2021:

[Signature]  
PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC

By: Kerry Born

Its: Contract Management Coordinator

Signed in our presence:

[Signature]  
(Witness Signature)

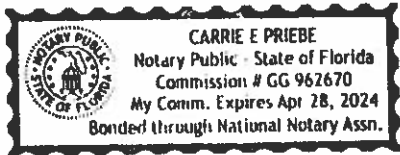
Print Name: Douglas Townsend

[Signature]  
(Witness Signature)

Print Name: Marilyn Solivan

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, on March 25, 2021 by Kerry Born its Contract Management Coordinator on behalf of **PHH Mortgage Corporation successor by merger to Ocwen Loan Servicing, LLC** who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



[Signature]  
Notary Public Carrie E. Priebe

This instrument prepared by:  
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Michelle D. Killion, 998 Farmington Ave., Suite 210, West Hartford, CT 06107; CT Bar Number: 419721.

**EXHIBIT A  
(LEGAL DESCRIPTION)**

A certain piece or parcel of land, with the buildings and all other improvements thereon, situated in the Town of Hartford, County of Hartford and State of Connecticut, being known as No. 60 Capen Street and being more particularly bounded and described as follows, to wit:

**NORTHERLY:** By lands now or formerly of Wilson Roberts and Capen Development Corporation, partly by each, in all, Sixty-One (61) feet :

**EASTERLY:** By land now or formerly of Capen Development Corporation, One Hundred Fifty (150) feet:

**SOUTHERLY:** By Capen Street, Sixty-One (61) feet; and

**WESTERLY:** By land now or formerly of McDonald Kirksey, et al, One-Hundred Fifty (150) feet:



# CRYSTAL SERIES 100

VINYL REPLACEMENT WINDOWS



# CRYSTAL<sup>®</sup>

WINDOW & DOOR SYSTEMS, LTD.

[WWW.CRYSTALWINDOWS.COM](http://WWW.CRYSTALWINDOWS.COM)



**AVAILABLE STYLE:**  
DOUBLE HUNG

### Features

- Mechanical Fastened Frame & Sashes
- Strong Multi-Chamber Construction
- Frame Depth: 3-1/4"
- Insulating Glass Unit Depth: 7/8"
- Low-E Coated Glass
- Argon Filled IGU
- Vitro Intercept "Warm Edge" Spacer
- Tilting Sashes for Easy Cleaning
- Constant-Force Balance System
- Insulating Exterior Foam Wrap
- Dual Ventilation Latches
- Integral Extruded Lift Handle
- Jamb Adjusters
- Half Screen Included
- Lifetime Limited Warranty

### Options

- Special Grid Patterns

**CVD100 THERMAL PERFORMANCE**

**Clear Air Filled IGU**

0.49

0.60

GOOD

**Low-E (Soft Coat) Argon Filled IGU**

0.30

0.37

LEGEND:

U-Value SHGC

**HOW LOW-E GLASS WORKS:**



## Crystal Window & Door Systems, Ltd.

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 CLEVELAND, OH 29299 Clemens Rd. 1-B, Westlake, OH 44145 Tel: 440.871.8694 Fax: 440.871.8690  
 ST. LOUIS, MO 300 Axminster Dr., Fenton, MO 63026 Tel: 636.305.7880 Fax: 636.305.7887  
 CHICAGO, IL 1300 W. 35<sup>th</sup> St. Chicago, IL 60609 Tel: 773.376.6888/888.280.3288 Fax: 773.376.6868  
 RIVERSIDE, CA 1850 Atlanta Ave, Riverside CA 92507 Tel: 951.779.9300 Fax: 951.779.6300

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Crystal Windows Affiliations:



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Have you ever imagined windows can come in so many styles and colors? Here at Crystal, the hardest part is choosing the right style windows made in your favorite color. Crystal Series 200 vinyl windows can be painted with 10 optional two-tone custom colors:

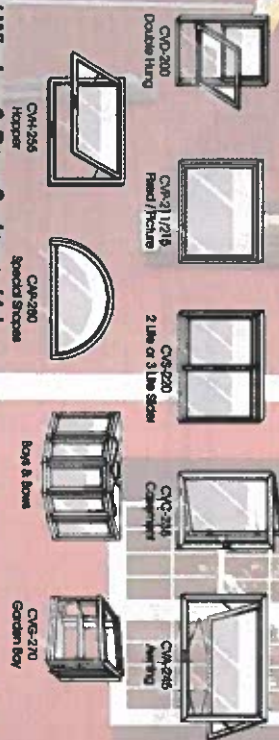
- 1: Blue
- 2: Dark Brown
- 3: Beige
- 4: Dark Green
- 5: Dark Red
- 6: Black
- 7: Baritone
- 8: Grey
- 9: Clay
- 10: Medium Brown

\*Color for illustration purposes only. Actual color may vary slightly.



## The VERSATILE Crystal Series 200 Fully Welded Vinyl Line

is also available in a full collection of styles, sharing many similar features.



**Crystal Window & Door Systems, Ltd.**  
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 CLEVELAND, OH 29279 Channah Rd., Toledo, OH 44115 Tel: 440.871.8694 Fax: 440.871.8690  
 ST LOUIS, MO 300 Kinsdale Dr., Fresno, MO 64026 Tel: 656.305.7880 Fax: 656.305.7881  
 CHICAGO, IL 1300 W. 33<sup>rd</sup> St. Chicago, IL 60607 Tel: 773.576.6668 / 888.280.3288 Fax: 773.276.4666  
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# CRYSTAL

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# CRYSTAL SERIES 200

FULLY WELDED VINYL WINDOWS FOR REPLACEMENT

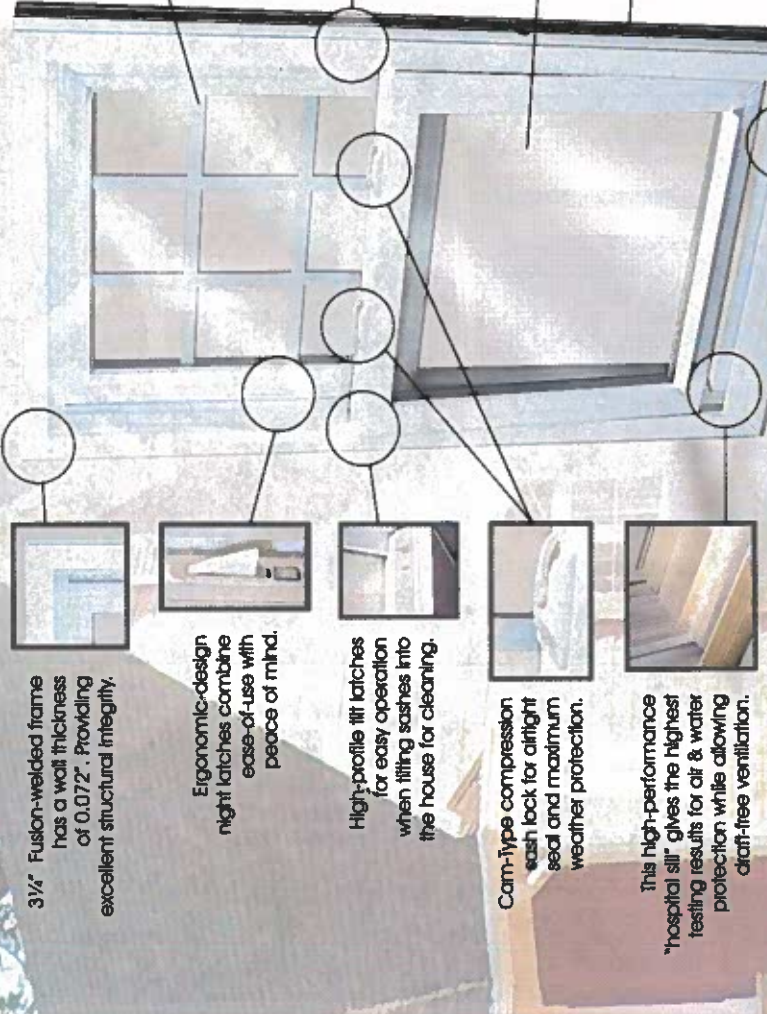


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# CRYSTAL SERIES 200 FULLY-WELDED VINYL WINDOWS

AAMA Rated LC50 / R40



3/4" Fusion-welded frame has a wall thickness of 0.072". Providing excellent structural integrity.

Ergonomic-design night latches combine ease-of-use with peace of mind.

High-profile lift latches for easy operation when tilting sashes into the house for cleaning.

Cam-type compression sash lock for airtight seal and maximum weather protection.

This high-performance "hospital sill" gives the highest testing results for air & water protection while allowing draft-free ventilation.

**CVD200 THERMAL PERFORMANCE**

Option	U-Value	SHGC	Visible Transmittance
Clear	0.46	0.59	0.85
Low-E (Soft Coat)	0.25	0.38	0.78
Low-E (HC <sup>2</sup> Soft Coat)	0.25	0.25	0.78
Low-E Triple Glass 100 (HC <sup>2</sup> Soft Coat)	0.22	0.22	0.78
Low-E Triple Glass 100 (Minimum 1/2" Soft Coat)	0.17	0.19	0.78

**R5**

# Traditional Craftsmanship Meets Today's Technology.

A perfect balance of traditional design and quality is what makes the 200 Series the premier product in the industry. Traditional design appointments from the artistic beveled exterior to the shadow line sash face brings back the feeling of a traditional American home design.

The in-between glass grids for beauty and no maintenance. (optional feature. Many styles and patterns available.)

Window sash operation is made easy with durable constant-force balances.

Durable extruded half-screen comes standard.

Optional custom two-tone finish matches any facade (available in 10 exterior colors)

Beveled exterior frame adds elegance to the exterior of your home.

Heavy Multi-Chamber construction maximizes strength, durability and insulating performance.

7/8" Insulated glass for maximum energy savings

Standard Vitro ULTRA Intercept Spacer optimizes thermal performance \$65 a year.

Dual-wall, full-length, extra-deep lift rail for easy operation.

Once you are able to refocus on performance criteria the technological enhancements make this one of the highest performing windows in the industry. In addition, we have added the strongest warranty in the industry to give you the assurance that you have purchased the very best window for the money.

**ENERGY SAVING TIP:**  
Upgrade Crystal Series 200 Double-Hung Window with Triple Glass with dual Low-E coated glass to maximize R5-qualified performance.  
Page 2 Number 0818 0818





The building is a three-story structure with a dark brown roof and white horizontal siding. It features a central entrance with a small porch and a set of concrete steps leading up to it. The windows are arranged in a grid pattern, with three windows on each floor. The building is surrounded by bare trees and a grassy area.

The entrance is located on the ground floor, featuring a set of concrete steps leading up to a small porch. The porch has a white railing and a dark door. The steps are made of concrete and lead up to the porch.

The building has a grid of windows, with three windows on each floor. The windows are arranged in a grid pattern, with three windows on each floor. The windows are surrounded by a dark frame and a light-colored surround.

The building is surrounded by bare trees and a grassy area. The sky is clear and blue. The building is located on a street corner, with a sidewalk and a grassy area in front of it.





