

Comm-2021-0393

EnerGov App. #: _____

**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:

- 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:	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Demo	<input type="checkbox"/> Add. <input type="checkbox"/> Repair

1. PROPERTY INFORMATION

Property Address: 884-914 Main St (AKA 21 Temple) City: Hartford State: CT Zip Code: 06103
 Zoning District: (<http://assessor1.hartford.gov/default.asp>) DT-2 Parcel ID: 268351015
 Property Owner: LAZ Temple LLC
 Property Owner's Address: 15 Lewis Street City: Hartford State: CT Zip Code: 06103
 Phone: _____ Email: _____

2. APPLICANT

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

Name of Applicant: ARTfx Signs File Date: 04-13-2021
 Address: 27 Britton Drive City: Bloomfield State: CT Zip Code: 06002
 Phone: 860-242-0031 Email: lynda@artfxsigns.com

3. PRIMARY POINT OF CONTACT:

Name: Lynda Laureano
 Phone: 860-242-0031
 Email: lynda@artfxsigns.com

C. COMPLETE IF APPLYING FOR ZONING VARIANCE:

State the particular hardship* or unnecessary difficulty that prompts this application :

**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: Durable Mesh Vinyl Material for banners with a lifespan of 7 to 10 years

4. PROJECT NARRATIVE

Describe your application action(s) and provide as much detail as possible. Attach additional pages if necessary:
Proposal for two (2) 4'-11" H x 30' L, one (1) 3'-6" H x 30' L realstate banners on building facade facing Main Street;
one (1) 3'-4" H x 18' L realstate banner facing Temple Street; and two (2) sign face replacement only on
existing round projecting signs on Main Street and Temple Street as shown in renderings date 03/25/21, prepared by ARTfx

**** 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 :

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 (2 existing projecting signs)

4. Engineer Name (if any): _____ Phone: _____
Address: _____

5. Minimum distance from lowest point of sign to sidewalk: _____ ft. _____ in. See plans

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): Sage Allen Apartments


Description of work (attach additional pages if necessary):

4 Real estate banners and sign face replacement on 2 existing projecting signs

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 Propertylines.

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: 4.15.21

Printed Name of Applicant: Lynda Laureanu

Signature of Property Owner: See Consent Date: _____

Printed Name of Property Owner: _____



27 Britton Drive, Bloomfield, CT 06002 860-242-0031 800-466-4278 F 860-242-2898

artfxsigns.com

Owner Consent Form: Sign Installation and Permits

I, CHRISTOPHER REILLY, authorized representative of the property space located at 21 Temple St that is occupied by SAGE ALLEN APTS do hereby authorize ARTfx to obtain permits and install signage at the above address.

Further, ARTfx agrees that all work will be done in compliance with all applicable laws, codes, and ordinances, and any stipulations or restrictions listed on permits.

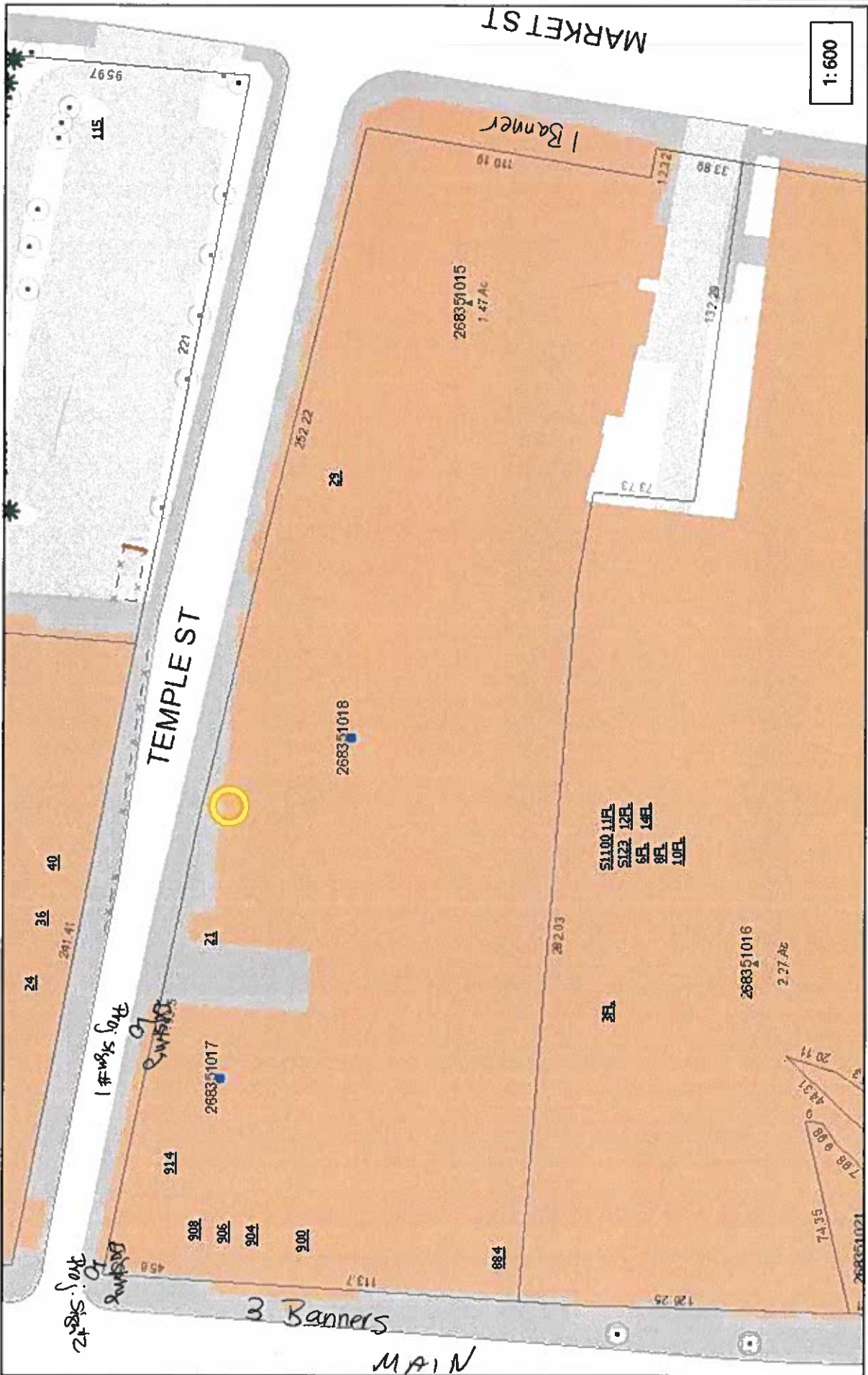
Signature: 

Printed Name: CHRISTOPHER REILLY (authorized representative)

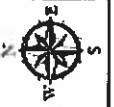
Date: 4/12/2021



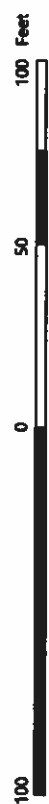
City of Hartford - Property Map



1:600



The planimetric and topographic information depicted on this map was compiled by The Sanborn Map Company and is based on an aerial flight performed in April 2015. In addition, the City's GIS staff has been updating limited planimetric features on a yearly basis. The intent of this map is to depict a graphical representation of real property information relative to the planimetric features for the City of Hartford and is subject to change as a more accurate survey may disclose. The City of Hartford and the mapping company assume no legal responsibility for the information contained in this data. THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY



Unofficial Property Record Card - Hartford, CT

General Property Data

Parcel ID 268-351-015
 Prior Parcel ID
 Property Owner LAZ TEMPLE LLC
 Mailing Address 15 LEWIS ST
 City HARTFORD
 Mailing State CT Zip 06103
 Parcel Zoning DT-2

Account Number
 Property Location 884-914 MAIN ST
 Property Use APART/COMM
 Most Recent Sale Date 12/17/2019
 Legal Reference 07581-0073
 Grantor 18 TEMPLE STREET LLC
 Sale Price 3,037,500
 Land Area 64,075.000 acres

Current Property Assessment

Card 1 Value Building Value 359,766 Xtra Features Value 0 Land Value 770,482 Total Value 1,130,247

Building Description

Building Style MIXED USE
 # of Living Units 78
 Year Built 1935
 Building Grade Good +
 Building Condition N/A
 Finished Area (SF) N/A
 Number Rooms 237
 # of 3/4 Baths 0

Foundation Type Concrete
 Frame Type Steel
 Roof Structure FLAT
 Roof Cover Tar & Gravel
 Siding Concrete
 Interior Walls DRYWALL
 # of Bedrooms 81
 # of 1/2 Baths 0

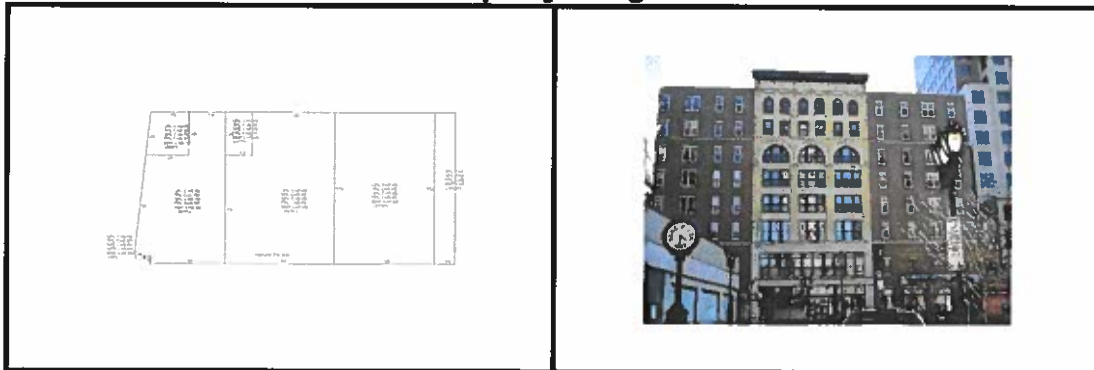
Flooring Type COMBINATION
 Basement Floor CONCRETE
 Heating Type Warm Air
 Heating Fuel Gas
 Air Conditioning 100%
 # of Bsmt Garages 0
 # of Full Baths 0
 # of Other Fbctures 0

Legal Description

Narrative Description of Property

This property contains 64,075.000 acres of land mainly classified as APART/COMM with a(n) MIXED USE style building, built about 1935, having Concrete exterior and Tar & Gravel roof cover, with 0 commercial unit(s) and 78 residential unit(s), 237 room(s), 81 bedroom(s), 0 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.

artfx

Sage Allen Apartments | Building Signage

Presented March 25, 2021

Main Street View

Banner size is 58" x 30'



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Project Name:

Sage Allen Apartments Building Signage

Job#:

57890

Scale:

As noted

Date:

03/25/21

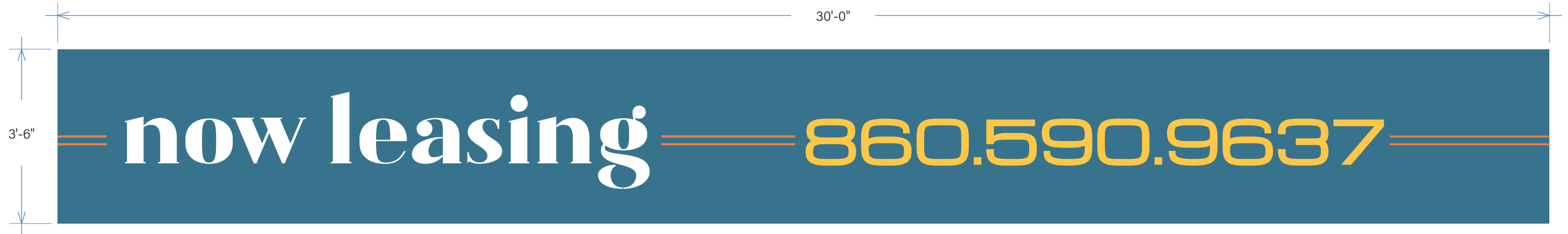
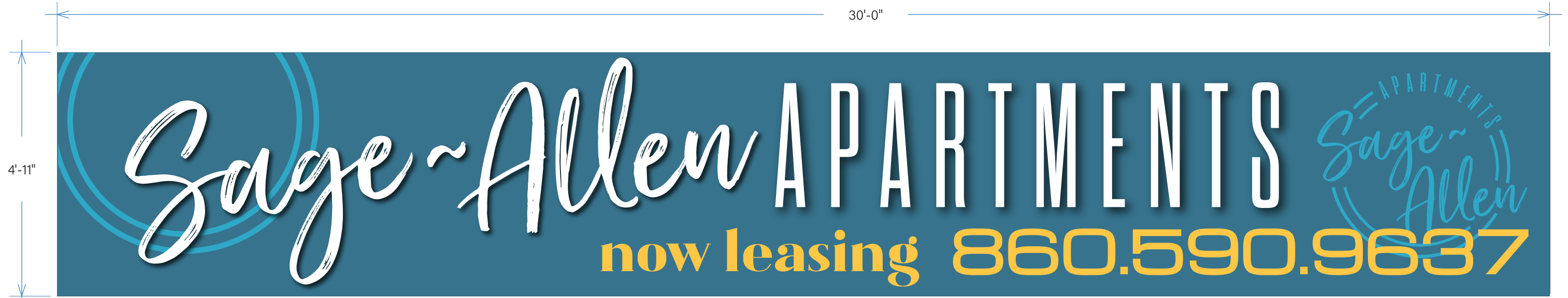
Artist:

PPD

Proofed By:

Page:

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Scale 1/2" = 1'



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Blade Signs



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Parking Garage

Banner size is 40" x 18'



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Artist:

PPD

Proofed By:

Page:

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ADA SIGNS ▪ AERIAL SERVICES ▪ ART & CONSULTING ▪ AWNINGS ▪ BANNERS ▪ BLADE SIGNS ▪ CAD-CAM ▪ CANOPIES ▪ CAST PLAQUES
CHANNEL LETTERS ▪ CORPORATE ART ▪ CRANE SERVICE ▪ CRATING ▪ CUSTOM LIGHTING ▪ CUT METAL LETTERS ▪ CUT PLASTIC LETTERS
DECORATIVE GLASS ▪ DECORATIVE IRONWORK ▪ DISPLAY PRODUCTS ▪ DONOR WALLS ▪ EDGE LIGHTING ▪ ELECTRONIC MESSAGE CENTERS
ETCHED PLAQUES ▪ EXHIBITION GRAPHICS ▪ FAUX FINISHES ▪ FEATURE WALLS ▪ FLAGS ▪ FOUNDATIONS ▪ GLASS SIGNS ▪ GOOSE NECK
LIGHTS ▪ HIGH RISE WORK ▪ LARGE FORMAT PRINTING ▪ LED ARCHITECTURAL LIGHTING ▪ LED RETROFITS ▪ LIGHTING SYSTEMS ▪ LOGOS
MARQUEES ▪ MASONRY WORK ▪ MENUS ▪ MONUMENT SIGNS ▪ MURALS ▪ MUSEUM DISPLAYS ▪ NATIONAL SIGN PROGRAMS ▪ NEON ▪ PAINTING
PARKING LOT LIGHTS ▪ PENNANTS ▪ PERMITS ▪ PRIVACY BANDS ▪ PUSH THROUGH LETTERS ▪ PYLON SIGNS ▪ RENDERINGS ▪ RESTORATION
ROPE LIGHTING ▪ SAND BLASTING ▪ SCULPTURE ▪ SCREEN PRINTING ▪ SHIPPING ▪ SIGN CABINETS ▪ SIGN SERVICES ▪ SIGNAGE SYSTEMS
SPRAY PAINTING ▪ STORE FRONT RENOVATION ▪ STOREFRONT DESIGN ▪ STRUCTURAL ENGINEERING ▪ SURVEYS ▪ TAVERN SIGNS ▪ TIMELINES
VEHICLE GRAPHICS ▪ VIDEO MENUS ▪ VINYL LETTERS ▪ WASH LIGHTING ▪ WAY-FINDING SYSTEMS ▪ WINDOW GRAPHICS ▪ WOODWORK

