

DDS- Planning & Zoning: Plan Review Application



Submission date: **22 September 2021, 9:02AM**
Receipt number: **427**
Related form version: **2**

Application Type

Check all that apply: **Special Permit**

Property Information

Property Address: **70 Allen Place, Hartford CT 06106 No coordinates found**
Zoning District: **NX-2**
Parcel ID: **227-543-030**
Property Owner: **Trustees of The George Beach Home Inc**
Address of Property Owner: **70 Allen Place, Hartford CT 06106**
Email: **pmgreen76@gmail.com**

Applicant

Name of Applicant: **ARTfx Signs**
File Date: **09/22/2021**
Address: **27 Britton Drive, Bloomfield CT 06002 No coordinates found**
Phone: **860-242-0031**

Email:

lynda@artfxsigns.com

Primary Point of Contact

Name: Lynda Laureano

Phone: 860-242-0031

Email: lynda@artfxsigns.com

Project Narrative

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

Special Permit Application per Sec. 8.2-A Permitted Sign Types by District, to permit a monument sign type in a property located within the Neighborhood Mix Districts (NX-2)

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:

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.

[70_Allen_PI_SP_Application_9-22-21.pdf](#)

Signatures

Signature of Applicant



[Link to signature](#)

Printed Name of Applicant:

Lynda Laureano

Date:

09/22/2021

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

[70_Allen_PI_Owners_Authorization.pdf](#)

Date:

09/22/2021



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

Owner Consent Form: Sign Installation and Permits

I, PETER M. GREEN as authorized signatory of

GEORGE BEACH HOME INC., the owner of the property located at

70 ALLEN PLACE, HARTFORD, CT 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: Peter M. Green

Printed Name: PETER M. GREEN

Date: SEPT 7, 2021



Monument Sign

Monument Profile

Unofficial Property Record Card - Hartford, CT

General Property Data

Parcel ID	227-543-030	Account Number	
Prior Parcel ID		Property Location	70 ALLEN PL
Property Owner	TRUSTEES OF THE GEORGE BEACH HOME INC	Property Use	CHARITABLE
Mailing Address	70 ALLEN PL	Most Recent Sale Date	8/29/1969
City	HARTFORD	Legal Reference	01211 0715
Mailing State	CT	Zip	06106-3261
Parcel Zoning	NX-2	Grantor	
		Sale Price	0
		Land Area	25,400.000 acres

Current Property Assessment

Card 1 Value	Building Value	673,190	Xtra Features Value	1,750	Land Value	104,930	Total Value	779,870
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Building Description

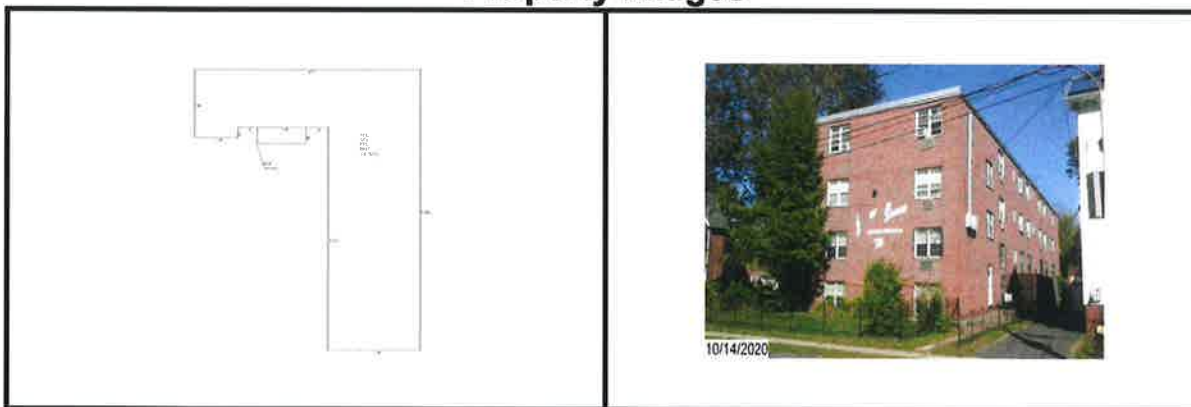
Building Style	APARTMENT	Foundation Type	Concrete	Flooring Type	COMBINATION
# of Living Units	32	Frame Type	Steel	Basement Floor	COMBINATION
Year Built	1969	Roof Structure	FLAT	Heating Type	Hot Water
Building Grade	Average	Roof Cover	Tar & Gravel	Heating Fuel	Gas
Building Condition	N/A	Sliding	Brick	Air Conditioning	0%
Finished Area (SF)	21287.4	Interior Walls	DRYWALL	# of Bsmt Garages	0
Number Rooms	96	# of Bedrooms	32	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	0	# of Other Fixtures	0

Legal Description

Narrative Description of Property

This property contains 25,400.000 acres of land mainly classified as CHARITABLE with a(n) APARTMENT style building, built about 1969, having Brick exterior and Tar & Gravel roof cover, with 0 commercial unit(s) and 32 residential unit(s), 96 room(s), 32 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images

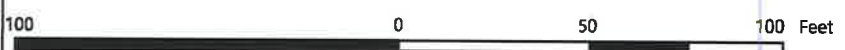
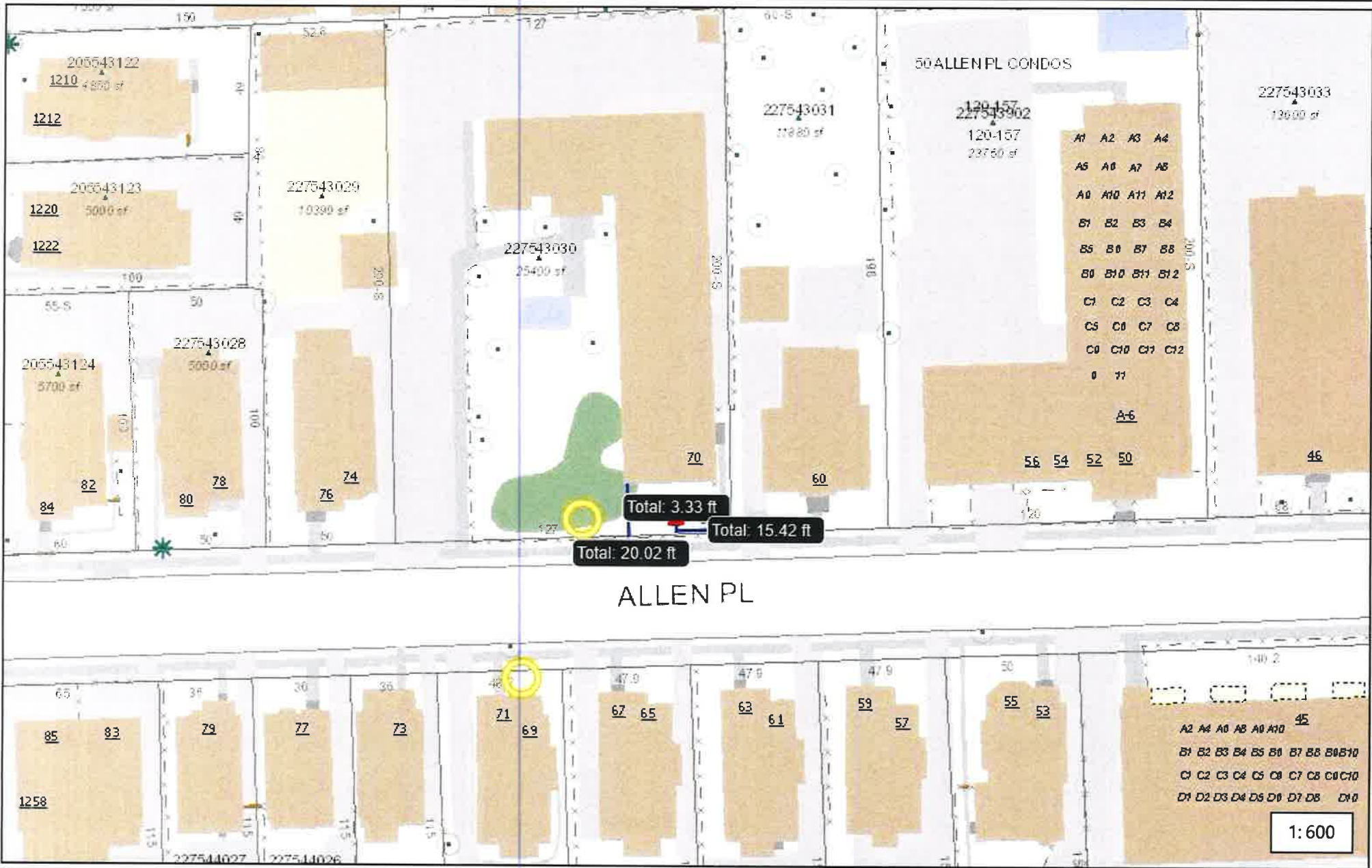


Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



City of Hartford - Property Map

70 Allen Place, sign location -



The planimetric and topographic information depicted on this map was compiled by The Sanbor 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 liability responsibility for the information contained in this data. THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY





70 Allen Place, existing condition.