



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:

- | | | |
|--|---|---|
| <input type="checkbox"/> Zoning Appeal | <input type="checkbox"/> Approval of Location | <input checked="" type="checkbox"/> Historic Review |
| <input checked="" type="checkbox"/> Zoning Permit:
Signage/ Use/Accessory | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Lot Combination |
| <input type="checkbox"/> Site Plan | | <input type="checkbox"/> Liquor Permit |
| <input type="checkbox"/> Subdivision/Lot Line Revision | <input type="checkbox"/> Zoning Map Change | <input type="checkbox"/> Special Permit |

Receiving Federal Funds:

☐ Yes ☐ No

☐ Demo ☐ Add. ☐ Repair

Recent photos are required for **all** Historic Apps

1. PROPERTY INFORMATION

Property Address: 280-290 Garden Street City: Hartford State: CT Zip Code: _____
Parcel ID: _____ Zoning District :(<http://assessor1.hartford.gov/default.asp>) _____
Property Owner: RF 280-290 Garden LLC
Property Owner's Address: 190 Shadow Lake RD City: Hartford State: CT Zip Code: _____
Phone: 203-417-8586 Email: andrew@grhusaproperties.net

2. APPLICANT

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

Name of Applicant: Andrew Hussain File Date: 7-7-21
Address: 190 Shadow Lake RD City: Ridgefield State: CT Zip Code: 06877
Phone: 203-417-8586 Email: andrew@grhusaproperties.net

3. PRIMARY POINT OF CONTACT:

Name: Andrew Hussain
Phone: 203-417-8586 - 203-770-9432
Email: Andrew@grhusaproperties.net

4. PROJECT NARRATIVE

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

Convert 6 units into 12 units with two
hour separation between dwelling units. Replacing
100% windows with new pressure treated 2x4
groud exterior aluminum wrapping on 60 windows

**** 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>)

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:
(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: _____

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: _____

Date: 7-7-21

Printed Name of Applicant: Andrew Hussain

Property Owner Signature (REQUIRED): RB 280-290 Garden LLC

Date: 7-7-21

Printed Name of Property Owner: Andrew Hussain



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION
Administrative Review: Historic Review

BY: Aaron Borngraber, Senior Planner
T: 860-757-9083; Email: Aaron.Borngraber@hartford.gov

PROJECT: 280 Garden Street
Parcel ID: 221-271-054
P&Z-ADMIN-2021-2146

ZONE/DISTRICT: NX-1; Clay Hill Historic District

TYPE: Historic Review

APPLICANT: RG 280-290 GARDEN LLC

OWNER: ANDREW HUSSAIN

BACKGROUND INFORMATION

The subject site is 280 Garden Street, located within the Clay Hill Historic District consists of an apartment structure. The applicant proposes to replace the windows.

FINDING OF FACTS

- The applicant is proposing to replace the existing wood windows with Liberty L300 Wood Double-hung windows on the front and sides (excluding rear addition) elevations.
- The applicant is proposing to replace the existing mix of windows with Vinyl windows on the sides (addition) and rear elevation, which are exempt per the Historic Preservation Ordinance.

ANALYSIS

The applicant proposes an in-kind replacement of the windows as authorized by the Historic Preservation Ordinance (HPO).

STAFF RECOMMENDATION

Staff administratively approves the application with the following condition(s):

1. All exterior finishes shall be wood.
2. All windows shall be sized to fit the original window within the frame opening and match the placement and depth of the original windows. Where the framing has been removed, the existing wood windows shall be used to indicate the placement.
3. The replacement mullion shall match the existing wood mullion width and placement.


AARON BORNGRABER, SENIOR PLANNER

9/1/21
DATE


AIMEE CHAMBERS, DIRECTOR OF PLANNING

9/1/21
DATE



Liberty Series

L300

All Wood • For Remodeling And New Construction • Double Hung Window

PRODUCT SPECIFICATIONS

FRAME

- Head, jamb and sill frame parts are constructed of kiln dried ponderosa pine, treated with a water repellant preservative to protect from rot and insects. Optional mahogany available.
- Brickmould, blindstop, sill, exterior grilles and optional screenstop are also available in cPVC in addition to pine (standard) or mahogany.
- Head and jamb wood joints are tenoned, glued and nailed.
- Frame thickness: $1\frac{1}{16}$ " at jamb and head.
- Standard jamb depth: $4\frac{5}{8}$ "; (With optional screenstop: $5\frac{1}{8}$ ")
- Sill is 1" thick on a 9 degree angle and is designed for remodeling or new construction installation.
- Available with optional $\frac{3}{8}$ " foam wrap for air tight installation.
- A continuous sill (up to 120") is used on mulled units.

SASH

- Sashes are of kiln dried ponderosa pine, treated with a water repellant preservative. Optional mahogany available.
- Sash joints are tenoned, glued and nailed from the interior.
- Silicone glazed from the interior for a positive water tight seal.
- Overall finish sash thickness: $1\frac{7}{16}$ " (standard), optional $1\frac{3}{4}$ " sash available.
- Sash profile widths are: stiles ($1\frac{3}{4}$ "), top rail ($2\frac{5}{8}$ "), meeting rails ($1\frac{7}{16}$ ") and bottom rail ($3\frac{1}{4}$ "). Optional 4" bottom rail available.
- Unequal sash heights can be specified.
- Top and bottom operating sashes with locking pivot shoe tilt-in and can be removed for finishing or cleaning.

EXTERIOR FINISH

- Standard factory primed white in pine (standard) or mahogany.
- Available in unfinished natural wood or prefinished white in pine (standard) or mahogany. Contact Trimline dealer for custom color details.
- Brickmould, blindstop, sill, exterior grilles and optional screenstop are also available in cPVC in addition to pine (standard) or mahogany. Sash are of pine (standard) or mahogany.

INTERIOR FINISH

- Standard in unfinished natural wood in specified species (pine (standard) or mahogany) which can be painted or stained.
- Available factory primed or prefinished white in pine (standard) or mahogany. Contact Trimline dealer for custom color details.

HARDWARE

- Sash lock and keeper are surface mounted cam action style.
- Recessed E-Z tilt sash release latches for top and bottom sash tilting; top sash fixed.
- Dual lock/lifts standard on units over 28" wide; triple locks standard on units over 50" wide. Sash lifts standard at bottom rail.
- All hardware components are of zinc alloy in matching finish available in: almond, white or bronze powder coat finish; antique brass, oil rubbed bronze or polished chrome and bright brass plated finish also available.

BALANCE SYSTEM

- Concealed block and tackle system for smooth and effortless operation with locking cam action pivot shoes that never needs adjusting. AAMA 902-07 tested for over 28,000 cycles without failure.
- Vinyl jambliner available in almond or white.

WEATHERSTRIPPING

- Head, meeting rails and bottom rail are weather-sealed with Q-Lon® almond color compression seal foam; Fin-Seal® at the sill dam; dual Fin-Seal® and Q-Lon® at the vertical stiles/jambliner, Fin-Seal® at the sill dam and Fin-Seal® dust plugs at the meeting rails for low air infiltration.

GLASS

- Standard clear $1\frac{1}{16}$ " thick insulating glass, consisting of "double strength" 3 mm annealed glass, $\frac{7}{16}$ " air space using Tremco's EnerEDGE® warm-edge, dual-seal silicone foam spacer, hermetically sealed with hot melt butyl.
- All insulating glass units meet IGMA and NFRC 706 requirements for seal durability and gas retention per ASTM E2190, E2188-10 & E2189-10.

- Other glazing options Comfort E and Comfort E Plus Low E with argon gas, obscure, tempered, laminated, bronze or grey tint. Decorative glass also available.

INSECT SCREENS

- Standard full screen of .019" thick roll-formed aluminum.
- Optional half screen of .019" thick roll formed aluminum.
- Optional interior sliding half screen of .050" thick extruded aluminum. (Requires 4 7/8" jamb pocket.)
- Standard colors available: white, bronze, earthtone, beige, black and hunter green. Custom colors also available.
- Charcoal fiberglass screen cloth (18 x 16 mesh) standard; optional screen mesh available in charcoal or aluminum color wire or Better View™ high transparency screening in charcoal fiberglass cloth only.

GRILLES

- Simulated Divided Lites (SDL)** in a classic putty glazed 5/8", 7/8", 1", 1 1/4" or 1 1/2" wood (optional cPVC) muntin profile permanently applied to exterior of the insulated glass. Double faced tape is used to apply muntin to the glass which first is prepared with a saline type glass bonding and coupling agent before muntin is applied to help ensure lasting adhesion. An optional between the glass dark bronze shadow bar is available for an authentic true divided lite look. Interior wood in pine (standard) or mahogany matching the interior wood species in either permanent or removable style 5/8" or 7/8" wide divided lite patterns only. Removable style not available in 1", 1 1/4", 1 1/2" widths.
- True Divided Lites (TDL):** Available in 1 1/8" width in pine only. TDL bar has the look of historically accurate true putty glazing.
- Removable wood grilles** available in 5/8" or 7/8" wide classic double stepped profile matching window interior wood species in pine (standard) or mahogany in a wide array of standard or custom divided lite patterns only.
- In-glass aluminum "GBG"** (Grille Between the Glass) muntins are available in 5/8" flat profile or 7/8" sculptured profile in all standard exterior cladding color finishes for dust free easy cleaning. Available in either divided lite or diamond patterns.
- Combo wood-aluminum:** 5/8" flat or 3/4" sculptured in-glass aluminum muntin with either permanently applied (see SDL) or removable wooden interior wood grille in pine (standard) or mahogany.

ACCESSORIES

- Brickmoulds available in over a dozen different profiles.
- A standard zero clearance mullion is used for factory mulling of windows without increasing the combined unit dimension of the windows mulled.
- Interior wooden mullion covers in pine (standard) or mahogany are provided loose.
- 1 1/16" interior wooden jamb extension in pine (standard) or mahogany are factory applied to the perimeter of the window and are available in custom sizes to provide an overall jamb depth up to 9".
- Optional 1 3/4" historic sill.

WARRANTY

- Limited 10 year.
- 20 years non-prorated on insulating glass.
- Non-square, decorative/leaded glass 5 years.

PERFORMANCE

Thermal Ratings

Glazing	U-Value	R-Value	SHGC	VT	CRF
Comfort E	.28	3.57	.28	.50	58
Comfort E Plus	.25	4.00	.27	.48	48

Comfort E – 3mm RLE CS-36 (#2) / Clear / Argon

Comfort E Plus – 3 mm RLE CS-36 (#2) / CS-72 (#4) / Argon

SHGC = Solar Heat Gain Coefficient

VT = Visible Transmittance

Structural Ratings

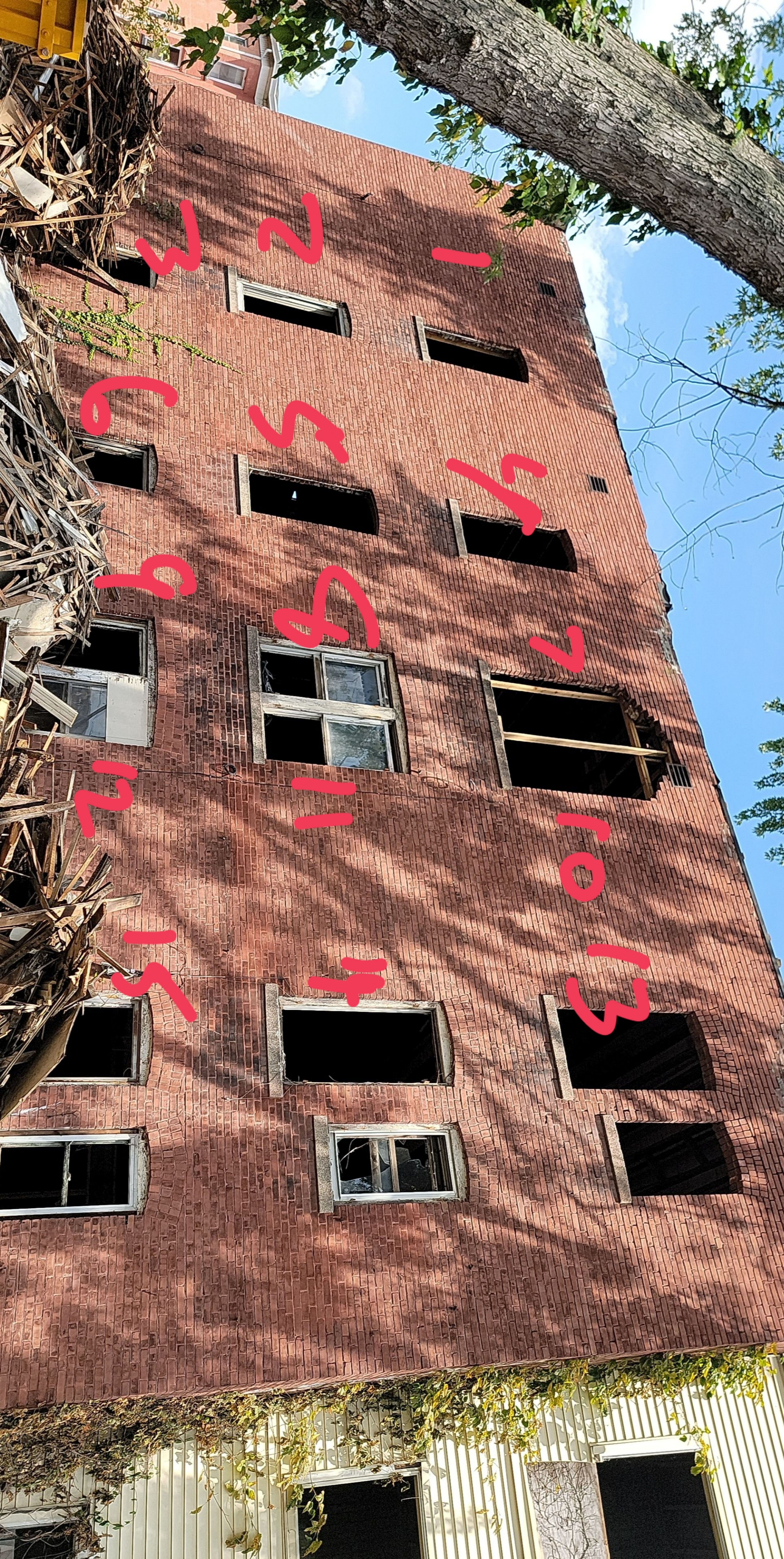
Test Speciman	Air Infiltration	Performance Class-Grade
44.0" x 75.75" (1118 mm x 1924 mm)	.14 cfm/ft^2	LC-40

TEST STANDARDS

- NFRC certified: meets or exceeds rating and labeling requirements as per NFRC 100, 200 and 500 test procedures.
- AMMA/WDMA/CSA 101/I.S.2/A440-05
- ENERGY STAR® certified



$2\frac{4}{6}2\frac{1}{2}$









3 1/6 2 1/2

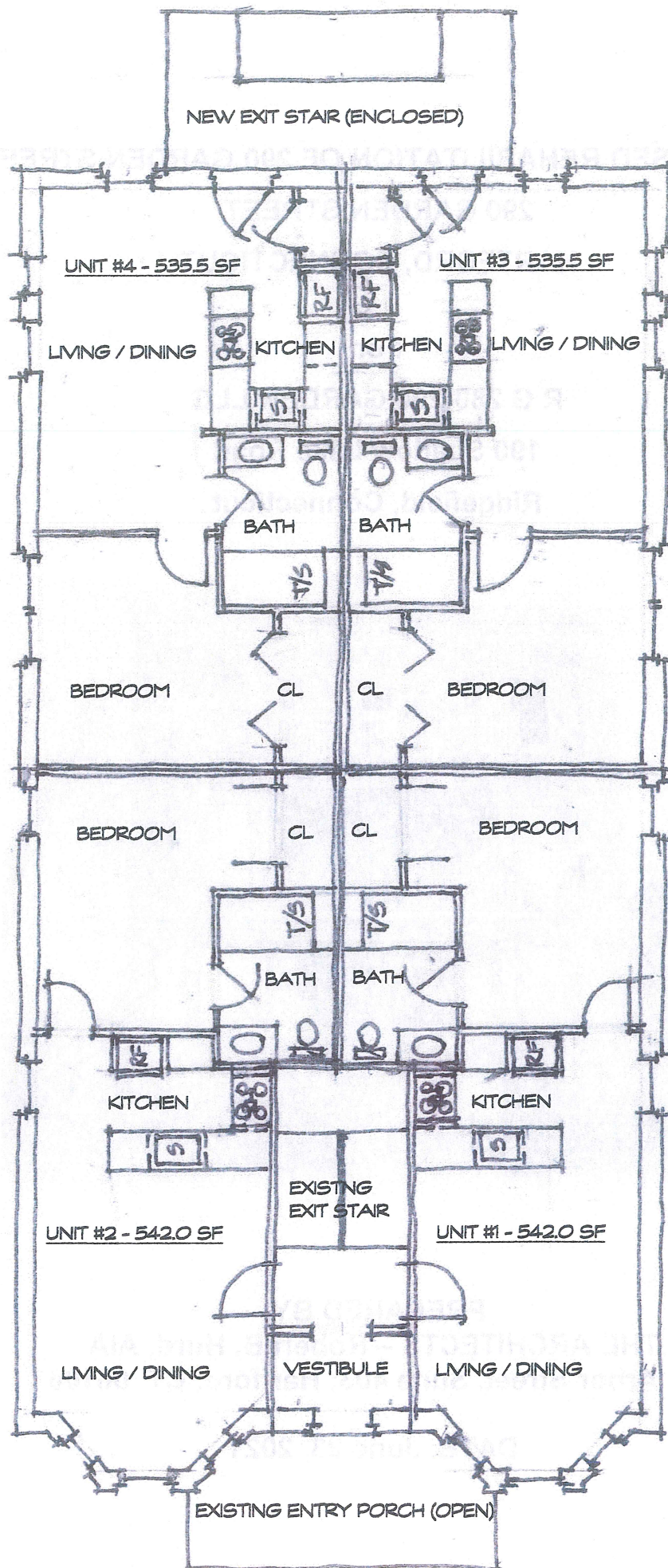
**PROPOSED REHABILITATION OF 290 GARDEN STREET
290 GARDEN STREET
HARTFORD, CONNECTICUT**

**For
R G 280-290 GARDEN LLC
190 Shadow Lake Road
Ridgefield, Connecticut**



**PREPARED BY:
THE ARCHITECTS – Robert B. Hurd, AIA
56 Arbor Street, Suite 403; Hartford, CT 06106**

DATE: June 23, 2021





Energy LLC

9/1/2021

Scope of Work:

are low-e Argon Energy Star rated windows with a u-value of .25. Windows for the front & Side of the building will be supplied by Trimline model L300 meet current historical standards.

area	Quantity	type	width	height	Material	Labor	Lead Charge	total price
Exterior	12	double hung Wood	24	64	\$ 11,520.00	\$ 1,200.00	\$ -	\$ 12,720.00
Exterior	6	double hung Wood	36	64	\$ 5,760.00	\$ 600.00	\$ -	\$ 6,360.00
Exterior	30	double hung Wood	30	64	\$ 28,800.00	\$ 3,000.00	\$ -	\$ 31,800.00
Exterior	6	double hung Wood	24	48	\$ 5,760.00	\$ 600.00	\$ -	\$ 6,360.00
Exterior	6	double hung Wood	24	36	\$ 5,400.00	\$ 600.00	\$ -	\$ 6,000.00
Exterior	2	double hung Vinyl	36	48	\$ 484.32	\$ 200.00	\$ -	\$ 684.32
Exterior	6	2 panel slider Vinyl	48	46	\$ 1,452.96	\$ 600.00	\$ -	\$ 2,052.96
Exterior	6	2 panel slider Vinyl	70	46	\$ 1,802.74	\$ 600.00	\$ -	\$ 2,402.74
Permit	1		0	0	\$ -	\$ 1,750.00	\$ -	\$ 1,750.00
0	0		0	0	\$ -	\$ -	\$ -	\$ -
						subtotal		\$ 70,130.02
						Sales Tax		\$ 469.90
						total cost		\$ 70,599.92

JT Energy LLC proposes to furnish the aforementioned material and/or labor in accordance with the above conditions for the sum of 70599.916 Dollars().

Proposed price shall remain in effect for a period of 3 months from the date of acceptance. Any work required under this proposal after this date is not covered within the scope of this proposal.

Payment Schedule: Payment Schedule: JT Energy requires Half of the total cost of the job upfront and the remaining cost upon completion of the job, or upon approval from the financing agency if the corresponding loan is approved.

Payments to be made as listed above. Payments not received by invoice due date shall be considered past due. Past due accounts will be charged an interest charge at the rate of 1.5% per month until the balance is paid in full. No release of lien shall be signed unless all payments are paid in full.

JT Energy LLC. Signed By: Thomas Marchand

Date:

9/1/2021

This is your authorization to complete the work as outlined above according to conditions on the front and reverse sides of this proposal.

Acceptance Signed By: _____ Date: _____

Print name: _____

When both parties sign this proposal, this instrument constitutes a legal and binding contract between the parties.

This proposal may be withdrawn if not accepted within Ninety (90) days from date of submission.

Window #	Existing Window Type	Existing Material	Proposed Window Type	Proposed Material	Proposed Window size	Glass Type
1-30	Double Hung	Wood	Double hung	Wood	30/62 1/2	Glass
30-42	Double Hung	Wood	Double Hung	Wood	24/62 1/2	Glass
42-46	Double Hung	Wood	Double Hung	Wood	36/62 1/2	Glass
48-54	Double Hung	Wood	Double hung	Wood	24/46	Glass
54-62	Single Hung Horizontal Roller	Wood	Single hung	Wood	33/17	Glass

Hiskes, Rachel

From: Hiskes, Rachel
Sent: Monday, November 8, 2021 2:05 PM
To: andrew@grhusaproperties.net
Cc: Hartford Planning Division
Subject: 280 Garden St. : Historic Commission meeting info

Good afternoon,

Please join Hartford's Historic Preservation Commission meeting to comment on your application for the above address. The meeting will be held online next Wednesday, November 17th at 4pm. You can access the WebEx meeting at <https://tinyurl.com/ddshPC2021>

Thanks,

Rachel Hiskes, AICP MSW
Junior Planner
City of Hartford – Department of Development Services
Planning & Zoning Division
260 Constitution Plaza, 1st Floor
Desk: 860-757-9081

She/Her/Hers ([What's this?](#))

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