



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 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: 479 Farmington Ave City: Hartford State: CT Zip Code: 06105

Parcel ID: _____ Zoning District: (<http://assessor1.hartford.gov/default.asp>) _____

Property Owner: 479 Farmington BSD LLC

Property Owner's Address: 47 South Monsey Road City: Airmont State: NY Zip Code: 10952

Phone: 3479075798 Email: Yaeliwal@hotmail.com

2. APPLICANT

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

Name of Applicant: ELON MUNIZ DE File Date: _____

Address: 681 ALBANY AVENUE City: MARTFORD State: CT Zip Code: 06112

Phone: 860-995-6390 Email: _____

3. PRIMARY POINT OF CONTACT:

Name: _____

Phone: Same as owner
information

Email: _____

4. PROJECT NARRATIVE

EnerGov App.#: _____

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

Mobile store
Only putting up shelves

**** 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:

EnerGov App.#: _____

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):

No renovation

Just putting up shelves

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: 2 ft. 72 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): Shawny G Phone: +1 (860) 578-2124
Address: _____

5. Minimum distance from lowest point of sign to sidewalk: 7 ft. _____ in.

6. Maximum height of sign from lowest established grade: _____ ft. _____ in.

7. Distance from the nearest outdoor sign: 4 ft. _____ in.

8. Square feet of surface for one face of the sign: 9.6 ft. _____ in.

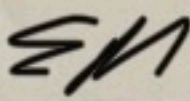
9. Wording on the sign(include all words): Electronics+ fix phones & tablets, sell and buy pho

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.

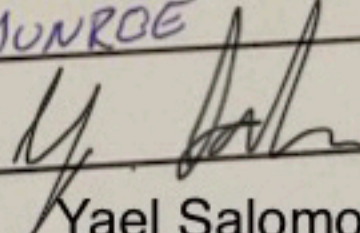
5. SIGNATURE(S)

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.


X Applicant Signature: _____

Date: 10/20/21

X Printed Name of Applicant: ELON MUNROE

X Property Owner Signature (REQUIRED):  _____

Date: 10/20/21

X Printed Name of Property Owner: Yael Salomon

E's
ELECTRONICS+ 
FIX PHONES & TABLETS, SELL & BUY PHONES



~~72~~

20

E's
ELECTRONICS+ 
FIX PHONES & TABLETS, SELL & BUY PHONES

METAL

5ft

9ft

45sft

169sft

13ft

13ft

E

Hiskes, Rachel

From: yaeli walkin <yaeliwal@hotmail.com>
Sent: Monday, November 8, 2021 5:31 PM
To: Hiskes, Rachel
Cc: Hartford Planning Division
Subject: Re: 479 Farmington Av: Historic Commission meet date

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the helpdesk at 860-757-9411 if you have any questions.

Yes
Please find attached

11/8/2021

To whom this may concern,

I, Yitschak Walkin, authorize the work and application for 479 Farmington Ave. Unit 115

Thanks

Y.E. Walkin

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From: Hiskes, Rachel <Rachel.Hiskes@hartford.gov>
Sent: Monday, November 8, 2021 3:38:27 PM
To: yaeliwal@hotmail.com <yaeliwal@hotmail.com>
Cc: Hartford Planning Division <oneplan@hartford.gov>
Subject: RE: 479 Farmington Av: Historic Commission meet date

Good afternoon again,

Before this matter can be seen could you provide clarity on the owner of record, 479 Farmington BSD? Is Richard or Yitschak Walkins able to provide a document authorizing the work and the application?

Thanks,
Rachel

From: Hiskes, Rachel
Sent: Monday, November 8, 2021 2:02 PM
To: yaeliwal@hotmail.com
Subject: 479 Farmington Av: Historic Commission meet date

Good afternoon Mr. Munroe,

The above property repairs will be considered next Wednesday, November 17th at 4pm. You can join the meeting via phone or internet using the link: <https://tinyurl.com/ddsHPC2021>

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 [\(What's this?\)](#)

Follow us! **@DDSHartford**

From: yaeli walkin <yaeliwal@hotmail.com>
Sent: Monday, November 1, 2021 5:15 PM
To: Berschet, Paige
Subject: Re: 479 Farmington Unit 115

Hi Paige

Thanks a lot, I forwarded this information to the store owner.

About the sign - no, there is no white background.

It will only be on the bricks, not on the grey area.

Thanks

Yael

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From: Berschet, Paige <Paige.Berschet@hartford.gov>
Sent: Monday, November 1, 2021 5:01:40 PM
To: yaeli walkin <yaeliwal@hotmail.com>
Subject: RE: 479 Farmington Unit 115

Hello Yael,

The Zoning Use Permit is approved pending receipt of payment for the application. Payment for the application (\$100), and can be paid in person with credit card or a check made out to the City of Hartford by scheduling an appointment online (<https://developmentservices.setmore.com/>), by mailing us a check with this email attached to the check and the address referenced to 260 Constitution Plaza, 1st Floor, Hartford, CT 06103 ATTN: Planning Division, or by paying online (<https://hartfordct-energov.tylerhost.net/Apps/SelfService#/payinvoice>) and searching for the invoice number: INV-00054041

For the Sign, the Historic Review will require review by the Historic Preservation Commission. In addition to the items submitted, we would like to confirm if the signage had the white band around it and the length of the yellow brick between the cornice and decorative band:



The Historic Review Application fee for the sign is \$200 and the Zoning Sign Permit Application fee is \$250, and can be paid in person with credit card or a check made out to the City of Hartford by scheduling an appointment online (<https://developmentservices.setmore.com/>), by mailing us a check with this email attached to the check and the address referenced to 260 Constitution Plaza, 1st Floor, Hartford, CT 06103 ATTN: Planning Division, or by paying online (<https://hartfordct-energov.tylerhost.net/Apps/SelfService#/payinvoice>) and searching for the invoice numbers: INV-00054042 and INV-00054043.

Let me know if you have any questions.

Best,

Paige Berschet

Administrative Assistant
City of Hartford - Department of Development Services
Planning & Zoning Division
she/her/hers
260 Constitution Plaza, 1st Floor
oneplan@hartford.gov
Desk: 860-757-9029

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Please be advised that unless it is expressly stated, this correspondence does not constitute a zoning permit, certificate of zoning compliance, certification of a legal nonconforming use, or other approval within the Division's jurisdiction. If a permit or approval is desired, an application, application fee, and all required supporting documentation must be submitted to the Zoning Administrator in accordance with the Hartford Zoning Regulations. Please visit www.hartfordct.gov/dds and click on "Our Services" to begin the application process.

From: Hartford Planning Division

Sent: Friday, October 22, 2021 11:51 AM

To: yaeli walkin <yaeliwal@hotmail.com>; Hartford Planning Division <oneplan@hartford.gov>

Subject: RE: 479 Farmington Unit 115

Hello,

Received, we will be in touch.

Best,

Paige Berschet

Administrative Assistant
City of Hartford - Department of Development Services
Planning & Zoning Division
she/her/hers
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oneplan@hartford.gov
Desk: 860-757-9029

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From: yaeli walkin [<mailto:yaeliwal@hotmail.com>]
Sent: Friday, October 22, 2021 11:41 AM
To: Hartford Planning Division <oneplan@hartford.gov>
Subject: Re: 479 Farmington Unit 115

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Please confirm receipt

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From: yaeli walkin
Sent: Wednesday, October 20, 2021 10:45:24 AM
To: Hartford Planning Division <oneplan@hartford.gov>
Subject: 479 Farmington Unit 115

Hello Paige

Please see attached zoning and sign application for Elon Monroe's store
at 479 Farmington Avenue Hartford CT 06105

He was by your office today and you said there is missing information
Please let me know if you have everything now

Thanks
Yael