

PZ-HIST-23-000057

File Date: 03/14/2023

Application Status: Plan Review

Assigned To:

Description of Work: Construction of new two-family home. We are requesting design review by the historic commission.

Application Detail: Detail

Application Type: Historic Preservation

Documents:	File Name	Document Group	Category	Description	Type	Docun
	<a href="#">PPZ AUTH DEV SERVE.pdf</a>	PLNG_COA	Owners Authoriz...		application/pdf	Uploac
	<a href="#">A103 #570 ZION ST SECO...</a>	PLNG_COA	Plans		application/pdf	Uploac
	<a href="#">570 Zion St.pdf</a>	PLNG_COA	Photos		application/pdf	Uploac
	<a href="#">windows.docx</a>	PLNG_COA	Product Specs	Windows to be 2 ove...	application/msword	Uploac
	<a href="#">A102 # 570 ZION ST FIR...</a>	PLNG_COA	Plans		application/pdf	Uploac
	<a href="#">36-38Wolcott.JPG</a>	PLNG_COA	Photos		image/jpeg	Uploac
	<a href="#">Show all</a>					

Address: 570 Zion ST, Hartford, CT 06106

Owner Name: Poe Park Zion, LLC

Owner Address: 207 Washington Street, Hartford, CT 06106

Application Name:

Parcel No: 204525050

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">POPE PARK ZION LLC</a>	<a href="#">SINA, Inc.</a>	Owner	<a href="#">Mailing, 207 Washingto...</a>	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Job Value: \$0.00

Total Fee Assessed: \$250.00

Total Fee Invoiced: \$250.00

Balance: \$0.00

Custom Fields: PLNG\_COA\_CF

GIS Information

Zoning District	Zoning Overlay	FEMA Flood Zone	Land Use Per Assessor
<a href="#">NX-2</a>	-	-	<a href="#">RESIDENTIAL</a> <a href="#">DEVELOPABLE VACANT</a> <a href="#">LAND</a>

NRZ	Neighborhood	Local Historic District
<a href="#">FROG HOLLOW NRZ</a>	<a href="#">FROG HOLLOW</a>	-

Historic District	Historic Landmark/Site	State Historic District
-		-

Dispersion met?	Identify Dispersion	National Historic District
<a href="#">No</a>	-	<a href="#">Frog Hollow</a>

General Project Information

Is this application a result of a violation notice?	Zoning Enforcement Case ID #
<a href="#">No</a>	-

Is this a contributing building or structure?  
[Yes](#)

Is this proposed work visible from the street?  
[Yes](#)

Historic Review Types

New Construction/Addition	Exterior Alteration
<a href="#">Yes</a>	<a href="#">No</a>

Demolition	Signage
<a href="#">No</a>	<a href="#">No</a>

Solar Panel

[No](#)

Other

[N/A](#)

Does this project include a demolition?

[No](#)

If a demolition request, what alternatives have you sought?

[N/A](#)

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Exterior Alterations

Windows

Doors

Porches/Walkways

Siding

Roofs

Mechanical Appurtenances

Other

[No Alterations](#)

Describe the existing conditions and materials

[N/A](#)

Describe the proposed materials

[hardboard siding, hardboard fascia, hardboard trim, hardboard frieze, hardboard skirt, decorative period brackets, hardboard head trim, hardboard corner trim, EDM roof, wood \(front\) doors](#)

---

Hardships and Reason for Hardships

Is this an owner-occupied principal residence?

[No](#)

Is this a non-owner occupied residential building containing six (6) or fewer dwelling units?

[No](#)

Is this a commercial and industrial building?

[No](#)

Is this a request for demolition where there is no feasible and prudent alternative to demolition?

[No](#)

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Other Payment Required

Green Infrastructure Fund      Amount

—

City Tree Fund                      Amount

—

Complete Street Fund              Amount

—

Describe Reason for Payments

—

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Reason for Request

**Adverse Impacts on Neighboring Lands**     **Suitability as Presently Zoned**

Reason for Hardship

**Economic circumstances of the applicant:**Lack of availa

Application Received	Open Hearing Deadline	Close Hearing Deadline
—	—	—

### Close Hearing Deadline

Legal Ad #2

## Notice of Decision Published

Sign Deposit Check #

Public Hearing Date

Document Link

Escrow Account #

Bonding Primary Phone #

Drawings Last Revised

Type	Comment
------	---------

Condition Status: Name		Short Comments	Status	Apply Date	Severity	Action By
Publication Comments: View ID		Comment		Date		

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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## Double-Hung Windows

Our double-hung windows have it all—beautiful, traditional design, superior insulation, and maintenance-free construction.

The double strengthened panes of glass are durable & versatile enough for the most discriminating homeowner. Our double-hung windows feature a tilt-in top and bottom sash that allows for easy cleaning. Our virgin vinyl construction will keep your windows looking pristine for years to come.

Our windows feature dual security locks, an integral full-length interlock system that enhances the windows' strength and security while greatly reducing air infiltration.



LAND APPRAISAL REPORT

570Zion

File No. 570Zion

SUBJECT

Borrower

n/a - Tax Appeal Appraisal

Census Tract

5028.00

Map Reference

msa# 25540

Property Address

570 Zion St

City

Hartford

County

Hartford

State

CT

Zip Code

06106

Legal Description

Book 3915 Page 156

Sale Price \$

n/a

Date of Sale

n/a

Loan Term

n/a

yrs.

Property Rights Appraised

☒ Fee

☐ Leasehold

☐ De Minimis PUD

Actual Real Estate Taxes \$

1,290

(yr)

Loan charges to be paid by seller \$

n/a

Other sales concessions

n/a

Lender/Client

Pope Park Zion, LLC

Address

207 Washington Street, Hartford, CT 06106

Occupant

n/a

Appraiser

David W. Bearce Jr

Instructions to Appraiser

Determine Market Value

NEIGHBORHOOD

Location

☒ Urban

☐ Suburban

☐ Rural

Built Up

☒ Over 75%

☐ 25% to 75%

☐ Under 25%

Growth Rate

☐ Fully Dev.

☐ Rapid

☐ Steady

☒ Slow

Property Values

☐ Increasing

☒ Stable

☐ Declining

Demand/Supply

☐ Shortage

☒ In Balance

☐ Oversupply

Marketing Time

☐ Under 3 Mos.

☒ 4-6 Mos.

☐ Over 6 Mos.

Present

5 % One-Unit

40 % 2-4 Unit

25 % Apts.

2 % Condo

20 % Commercial

Land Use

3 % Industrial

5 % Vacant

%

Change in Present

☒ Not Likely

☐ Likely (\*)

☐ Taking Place (\*)

Land Use

(\*) From

To

Predominant Occupancy

☐ Owner

☒ Tenant

5-7 % Vacant

One-Unit Price Range

\$

40,000

to \$

190,000

Predominant Value \$

125,000

One-Unit Age Range

0 yrs. to

117 yrs.

Predominant Age

102 yrs.

Employment Stability

☐ Good

☒ Avg.

☐ Fair

☐ Poor

Convenience to Employment

☒

☐

☐

☐

Convenience to Shopping

☐

☐

☒

☐

Convenience to Schools

☒

☐

☐

☐

Adequacy of Public Transportation

☒

☐

☐

☐

Recreational Facilities

☐

☒

☐

☐

Adequacy of Utilities

☒

☐

☐

☐

Property Compatibility

☐

☒

☐

☐

Protection from Detrimental Conditions

☐

☒

☐

☐

Police and Fire Protection

☐

☒

☐

☐

General Appearance of Properties

☐

☒

☐

☐

Appeal to Market

☐

☒

☐

☐

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)

Located in the Frog Hollow section (south - west of downtown Hartford), the subj neighborhood is mixed-use residential. Apartments, 2 & 3 Family style dwellings are predominant, commercial influence in the area consists of small local retailers. In addition to Park Street commercial influence the Silver Dollar Restaurant is in close proximity. Good proximity to public transportation, all services via local routes and I-84 or I-91.

SITE

Dimensions

46 x 161 x 44 x 161

=

7,245sf

0.17 acre

☐ Corner Lot

Zoning Classification

R-2 Residence District (6,000sf, 50ft width)

Present Improvements

☐ Do

☒ Do Not

Conform to Zoning Regulations

Highest and Best Use

☐ Present Use

☒ Other (specify)

Residential Development

Public

Other (Describe)

OFF SITE IMPROVEMENTS

Elec.

☒

Gas

☒

Water

☒

San. Sewer

☒

☐ Underground Elect. & Tel.

Street Access

☒ Public

☐ Private

Surface

Paved Asphalt

Maintenance

☒ Public

☐ Private

☒ Storm Sewer

☒ Curb/Gutter

☒ Sidewalk

☒ Street Lights

Topo

Generally Level

Size

.17 acre

Shape

Rectangular

View

None

Drainage

Appears Adequate

Is the property located in a FEMA Special Flood Hazard Area?

☐ Yes

☒ No

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions)

The subject site is a legal non-conforming use site. The R2 zone is a high density residential zone with a maximum permitted density of 150 people per acre. Subject site predates current zoning regulations that require 50 front feet. Subject site is fenced off with chain link fencing and has been utilized for a community garden project.

MARKET DATA ANALYSIS

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3			
Address	570 Zion St Hartford, CT 06106	70 Kibbe St Hartford, CT 06106	55 Wilbur St Hartford, CT 06106	269 Flatbush Ave Hartford, CT 06106			
Proximity to Subject		1.05 miles W	1.85 miles SW	1.10 miles SW			
Sales Price	\$ n/a	\$ 15,000	\$ 23,000	\$ 15,000			
Price \$/Sq. Ft.	\$ 2.07	\$ 3.00	\$ 2.63	\$ 1.07			
Data Source(s)	Inspection	Public Record	Public Record	Public Record/MLS			
ITEM	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust.	DESCRIPTION	+ (-) \$ Adjust.	DESCRIPTION	+ (-) \$ Adjust.
Date of Sale/Time Adj.	n/a	04/08/2010		05/23/2011		02/01/2010	
Location	Average	Average		Superior	-5,000	Average	
Site/View	7,245sf 0.17 acre	5,000sf 0.11 acre	+1,100	8,750sf 0.20 acre	-1,000	14,000sf 0.32 acre	-3,400
Zoning	R-2	R-4	0	R-5	0	R-4	0
Utilities	elec,h20,sewer,gas	elec,h20,sewer,gas		elec,h20,sewer,gas		elec,h20,sewer,gas	
Map-Block-Lot	204-525-050	137-477-036		142-489-034		142-589-034	
Other	n/a	6-car/Det Garage	-2,500	n/a		2nd piece is rear lot	+2,500
Sales or Financing	n/a	Cash		Cash		Cash	
Concessions	n/a						
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -1,400		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -6,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -900	
Indicated Value of Subject		Net 9.3 % Gross 24.0 % \$ 13,600		Net 26.1 % Gross 26.1 % \$ 17,000		Net 6.0 % Gross 39.3 % \$ 14,100	
Comments on Market Data Five closed sales and two active listings are presented. Acreage adjusted at 0.50 cents per square foot of land, (\$21,780/acre); all other adjustments are lump sum. C1 other adjustment reflects 6-car detached garage improvement. C2 adjusted for its superior location in a lower density area. C3 is a two piece parcel: 7,000sf at 18 Dorset Street an adjoining rear lot & adjusted accordingly.							

RECONCILIATION

Comments and Conditions of Appraisal

Appraisal is made under the assumption that the subject parcel is vacant buildable land with no known contamination of hazardous materials present.

Final Reconciliation

The market approach reflects recent activity in the market place. The cost and income approaches to value do not apply to vacant land.

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF

10/01/2011

TO BE \$

15,000

Appraiser

David W. Bearce Jr

Supervisory Appraiser (if applicable)

Date of Signature and Report

March 12, 2012

Date of Signature

Title

Real Estate Appraiser

Title

State Certification #

RCR.0000036

ST

CT

State Certification #

ST

Or State License #

ST

Or State License #

ST

Expiration Date of State Certification or License

04/30/2012

Expiration Date of State Certification or License

Date of Inspection (if applicable)

03/08/2012

☐ Did

☐ Did Not

Inspect Property

Date of Inspection







Subject Land Photo Page

Borrower/Client	n/a - Tax Appeal Appraisal				
Property Address	570 Zion St				
City	Hartford	County	Hartford	State	CT      Zip Code 06106
Lender	Pope Park Zion, LLC				



Subject Front

570 Zion St	
Sales Price	n/a
Date of Sale	n/a
Site Area	
Location	Average
Zoning	R-2
Utilities	elec,h20,sewer,gas
Map-Block-Lot	204-525-050
Other	n/a
\$/Sq. Ft.	



Subject Street

Comparable Land Photo Page

Borrower/Client	n/a - Tax Appeal Appraisal				
Property Address	570 Zion St				
City	Hartford	County	Hartford	State	CT
				Zip Code	06106
Lender	Pope Park Zion, LLC				



Comparable 1

70 Kibbe St	
Prox. to Subj.	1.05 miles W
Sales Price	15,000
Date of Sale	04/08/2010
Site Area	
Location	Average
Zoning	R-4
Utilities	elec,h20,sewer,gas
Map-Block-Lot	137-477-036
Other	6-car/Det Garage
\$/Sq. Ft.	



Comparable 2

55 Wilbur St	
Prox. to Subj.	1.85 miles SW
Sales Price	23,000
Date of Sale	05/23/2011
Site Area	
Location	Superior
Zoning	R-5
Utilities	elec,h20,sewer,gas
Map-Block-Lot	142-489-034
Other	n/a
\$/Sq. Ft.	



Comparable 3

269 Flatbush Ave	
Prox. to Subj.	1.10 miles SW
Sales Price	15,000
Date of Sale	02/01/2010
Site Area	
Location	Average
Zoning	R-4
Utilities	elec,h20,sewer,gas
Map-Block-Lot	142-589-034
Other	2nd piece is rear lot
\$/Sq. Ft.	



Comparable Land Photo Page

Borrower/Client	n/a - Tax Appeal Appraisal				
Property Address	570 Zion St				
City	Hartford	County	Hartford	State	CT
				Zip Code	06106
Lender	Pope Park Zion, LLC				



Comparable 4

271 Laurel St	
Prox. to Subj.	0.76 miles NW
Sales Price	15,000
Date of Sale	11/30/2011
Site Area	
Location	Average
Zoning	R-1
Utilities	elec,h20,sewer,gas
Map-Block-Lot	180-406-054
Other	n/a
\$/Sq. Ft.	



Comparable 5

46 Brinley Ave	
Prox. to Subj.	1.89 miles SW
Sales Price	19,900
Date of Sale	02/10/2012
Site Area	
Location	Superior
Zoning	R-5
Utilities	elec,h20,sewer,gas
Map-Block-Lot	142-589-034
Other	n/a
\$/Sq. Ft.	

Comparable 6

Prox. to Subj.	
Sales Price	
Date of Sale	
Site Area	
Location	
Zoning	
Utilities	
Map-Block-Lot	
Other	
\$/Sq. Ft.	

Listing Land Photo Page

Borrower/Client	n/a - Tax Appeal Appraisal				
Property Address	570 Zion St				
City	Hartford	County	Hartford	State	CT
				Zip Code	06106
Lender	Pope Park Zion, LLC				



Listing 1

269 Flatbush Ave	
Prox. to Subj.	1.10 miles SW
List Price	29,900
Rev. Date	n/a
Days on Mkt.	72
Site Area	
Location	Average
Zoning	R-4
Utilities	elec,h20,sewer,gas
Map-Block-Lot	142-589-034
Other	2nd piece is rear lot
\$/Sq. Ft.	



Listing 2

98 Brookfield St	
Prox. to Subj.	0.73 miles SW
List Price	19,500
Rev. Date	02/14/2012
Days on Mkt.	85
Site Area	
Location	Average
Zoning	R-5
Utilities	elec,h20,sewer,gas
Map-Block-Lot	161-503-048
Other	n/a
\$/Sq. Ft.	

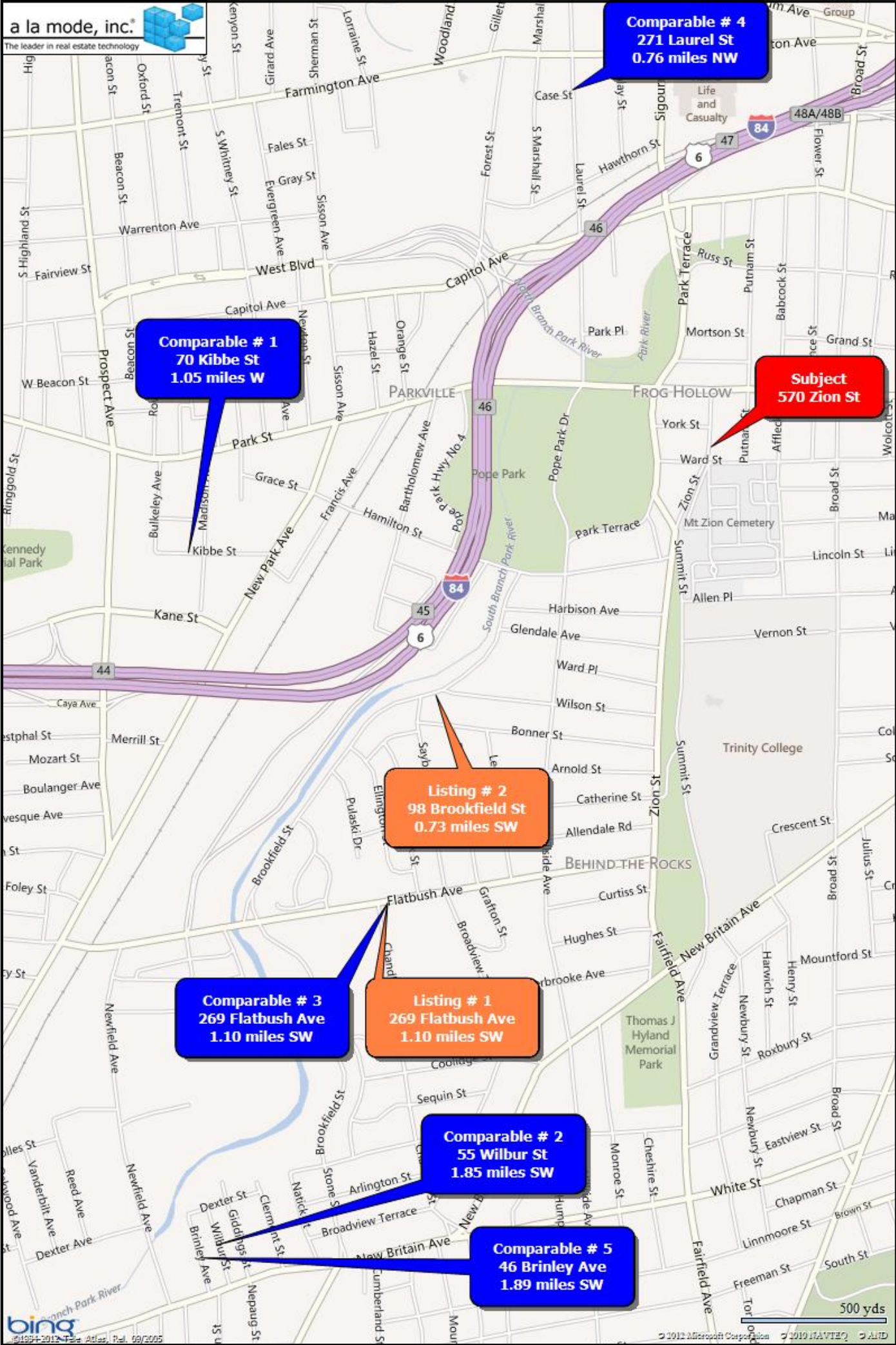
Listing 3

Prox. to Subj.	
List Price	
Rev. Date	
Days on Mkt.	
Site Area	
Location	
Zoning	
Utilities	
Map-Block-Lot	
Other	
\$/Sq. Ft.	



Location Map

Borrower/Client	n/a - Tax Appeal Appraisal			
Property Address	570 Zion St			
City	Hartford	County	Hartford	State CT Zip Code 06106
Lender	Pope Park Zion, LLC			



**Appraiser Certification****STATE OF CONNECTICUT + DEPARTMENT OF CONSUMER PROTECTION**

Be it known that

**DAVID W BEARCE JR**  
 21 PUTNAM DR  
 ENFIELD, CT 06082-6124

has been certified by the Department of Consumer Protection as a licensed

**CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER****License # RCR 0000036**

Effective: 05/01/2011

Expiration: 04/30/2012



William M. Rubenstein, Commissioner

COMMONWEALTH OF MASSACHUSETTS

**DIVISION OF PROFESSIONAL LICENSURE - BOARD OF**  
**REAL ESTATE APPRAISERS**  
**CERT RES. REAL ESTATE APPRAISER**

GRADUATE APPRAISER

DAVID W BEARCE JR

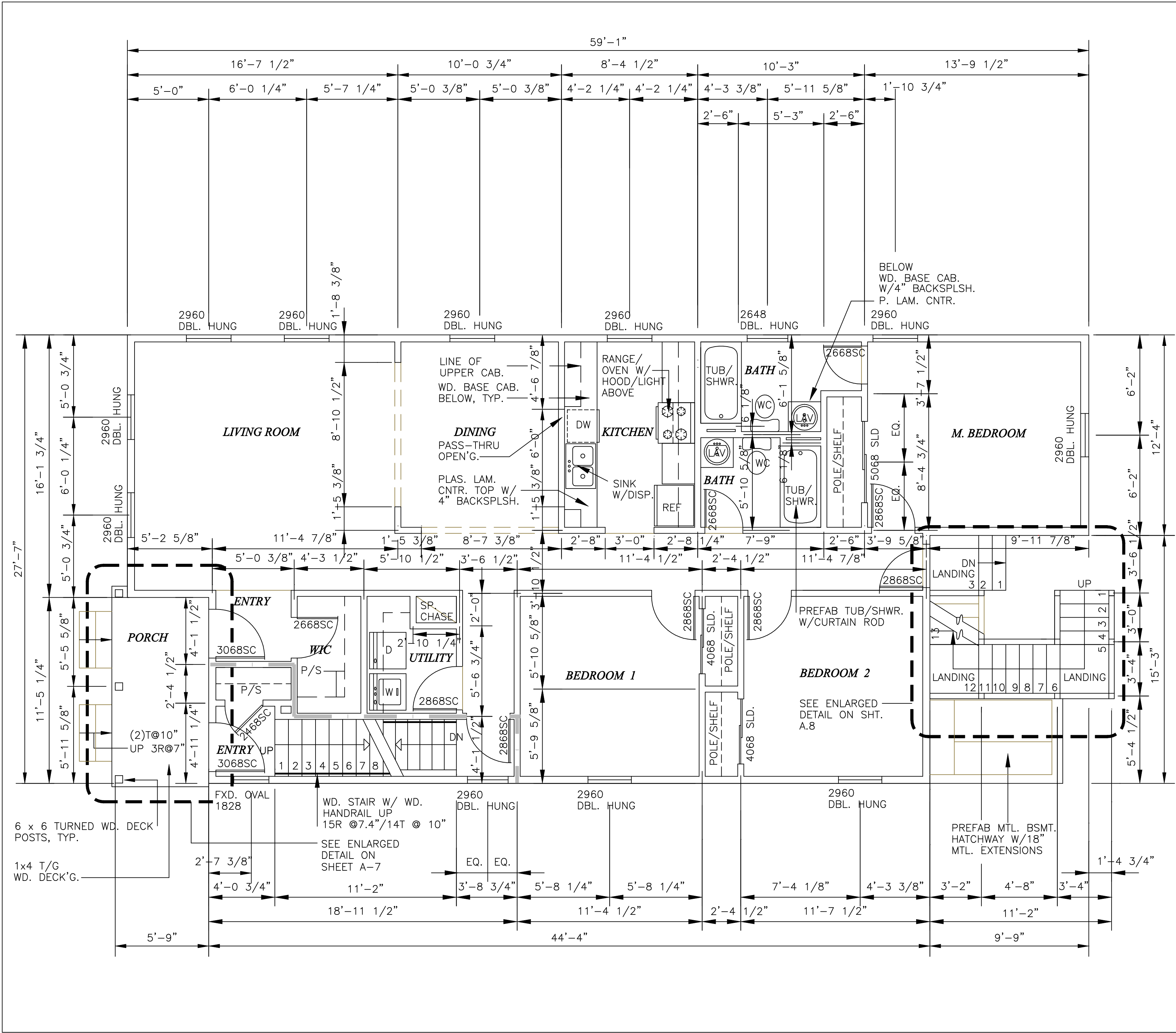
21 PUTNAM DR

ENFIELD CT 06082-6124

6761 10/08/13 905818

LICENSE NO.	EXPIRATION DATE	SERIAL NO.
6761	10/08/13	905818





- GENERAL NOTES
1. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF STUD; UNLESS OTHERWISE NOTED.
  2. "DO NOT SCALE DRAWINGS"
  3. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY/ALL DIMENSIONAL DISCREPANCIES.
  4. MATERIAL DESIGNATIONS AS INDICATED ARE SHOWN AT SELECTED LOCATIONS TO ESTABLISH TYPICAL CONDITIONS AND APPLY TO ALL SIMILAR LOCATIONS ON THE BUILDING UNLESS OTHERWISE NOTED.
  5. ALL DETAIL REFERENCES ARE SHOWN AT SELECTED LOCATIONS TO ESTABLISH TYPICAL CONDITIONS AND APPLY TO ALL SIMILAR LOCATIONS ON THE BUILDING UNLESS OTHERWISE NOTED.
- APPLIANCE NOTE:  
ALL REFRIGERATORS, DISPOSALS, DISHWASHERS, RANG/OVENS, WASHER/DRYERS SHALL BE "SMART APPLIANCES" ENERGY-STAR RATED
- ALL OPEN SHLV'G. AND INTEGRAL POLE/SHELV'G AT CLOSETS SHALL BE OF OPEN, VINYL COATED WIRE TYPE.

A TWO FAMILY RESIDENCE:

**#570  
ZION STREET**

HARTFORD, CONNECTICUT  
OWNER/APPLICANT/DEVELOPER  
POPE PARK ZION, LLC  
Copyright © Gary de Wolf Architects

ARCHITECTS

GARY deWOLF  
ARCHITECTS

7 ROSEBUD ROAD  
ABSAROKEE, MT  
59001  
203.671.0043

JOB#	DATE
2023.02	03.01.23

DRAWN BY	REV.
.	.

CHECKED	REV.
.	.

SCALE	REV.
1/4"=1'-0"	.

FIRST FLOOR PLAN

**A.1**



- GENERAL NOTES
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- T.G. - TEMPERED GLASS

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HARTFORD, CONNECTICUT  
OWNER/APPLICANT/DEVELOPER  
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ARCHITECTS

GARY deWOLF  
ARCHITECTS

7 ROSEBUD ROAD  
ABSAROKEE, MT  
59001  
203.671.0043

JOB#	DATE
2023.02	03.01.23

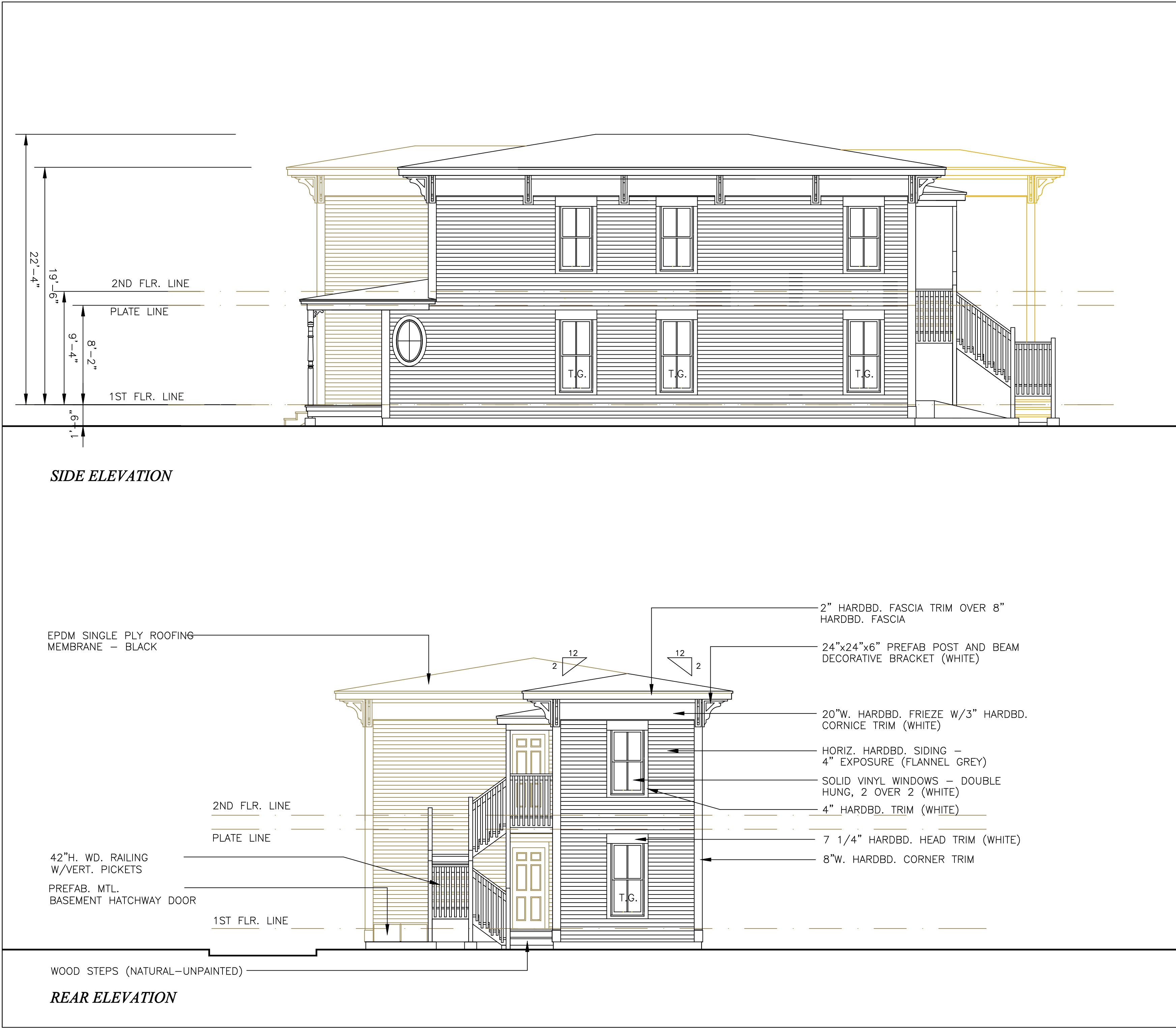
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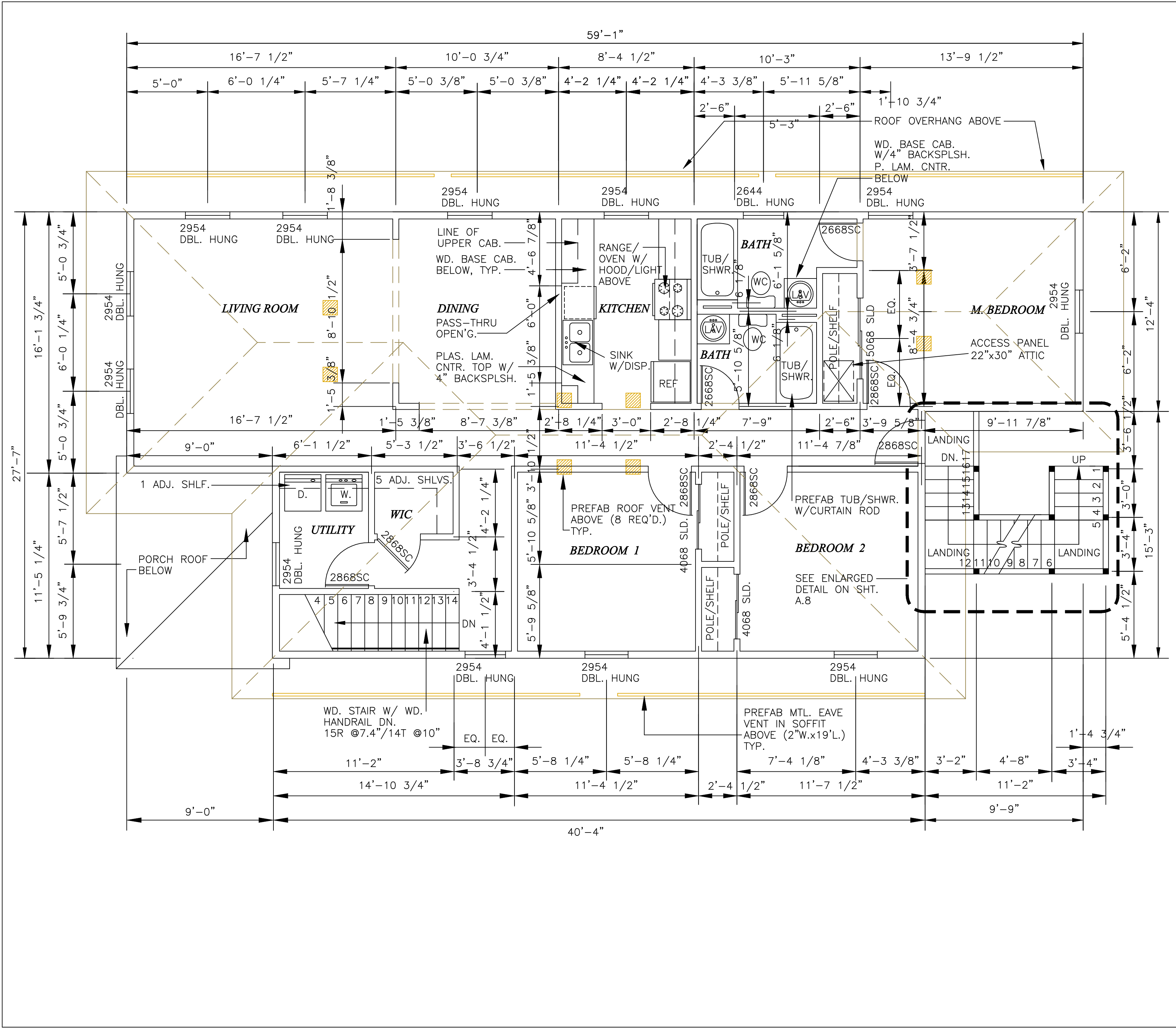
SCALE	REV.
3/16"=1'-0"	.

SIDE / FRONT  
EXTERIOR ELEVATIONS

**A.4**



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T.G. - TEMPERED GLASS	
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ARCHITECTS	
GARY deWOLF ARCHITECTS	
7 ROSEBUD ROAD ABSAROKEE, MT 59001 203.671.0043	
JOB#	DATE
2023.02	03.01.23
DRAWN BY	REV.
	.
CHECKED	REV.
	.
SCALE	REV.
3/16"=1'-0"	.
SIDE / REAR EXTERIOR ELEVATIONS	
A-5	



GENERAL NOTES	
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ARCHITECTS	
GARY deWOLF ARCHITECTS	
7 ROSEBUD ROAD ABSAROKEE, MT 59001 203.671.0043	
JOB#	DATE
2023.02	03.01.23
DRAWN BY	REV.
	.
CHECKED	REV.
	.
SCALE	REV.
1/4"=1'-0"	.
SECOND FLOOR PLAN	
A.2	



# POPE PARK ZION L.L.C.

City of Hartford  
Department of Development Services  
260 Constitution Plaza  
Hartford, CT 06105

Dean A. Iaiennaro, Director of Real Estate Development for SINA, Inc. is authorized to file all applications including but not limited to design review and all required permitting related to properties located at 199-207, 570 and 578 Zion Steet, Hartford.

SINA, Inc. is the sole manager of Pope Park Zion, LLC.

Melvyn Colon,



Executive Director of SINA, Inc.