

DDS- Planning & Zoning: Plan Review Application



Submission date: **6 October 2021, 11:25AM**
Receipt number: **439**
Related form version: **2**

Application Type

Check all that apply: **Zoning Text Amendment**

Property Information

Property Address: **2964 Main Street No coordinates found**
Zoning District: **MS-1**
Parcel ID: **285-074-006**
Property Owner: **Michael A. "Marcus" Wiafe**
Address of Property Owner: **33 Leichtner Drive, East Hartford, CT 06118**
Email: **marcus@goldcoastshipping.com**

Applicant

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

Name of Applicant: **Michael A. "Marcus" Wiafe**
File Date: **10/06/2021**
Address: **33 Leichtner Drive, East Hartford, CT 06118 No coordinates found**

Phone:

860-794-6300

Email:

marcus@goldcoastshipping.com

Primary Point of Contact

Name:

Michael A. "Marcus" Wiafe

Phone:

860-794-6300

Email

marcus@goldcoastshipping.com

Project Narrative

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

Property is a large warehouse of over 33,000 square feet, currently subdivided into various uses which occupy less than half of the building. The back 11,000 square feet of the building are serviced by a roll-up door suitable for driving trucks into the building. The proposal is to create a bottle redemption center to occupy approximately 4,000 square feet with access to this roll-up door. Hartford has but one redemption center in the south meadows; there is none to service the north end of Hartford The MS-1 District, in which the property sits, currently provides for a mix of retail and service uses but does not define a bottle redemption center as a service use allowed in the zone. The request hereby made is for clarification of the zoning regulation, by text amendment, to specifically allow such use (a redemption center) in the MS-1 District within a property such as 2964 Main Street so as to enable this property (2964 Main Street) to be used for such purpose with no special requirements.

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.

[Text Amendment Request MS-1 District.pdf](#)

[Redemption Center.pdf](#)

[Uses around 2964 Main Street.pdf](#)

Signatures

Signature of Applicant



[Link to signature](#)

Printed Name of Applicant:

Michael A. Wiafe

Date:

10/06/2021

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

Date:

10/06/2021

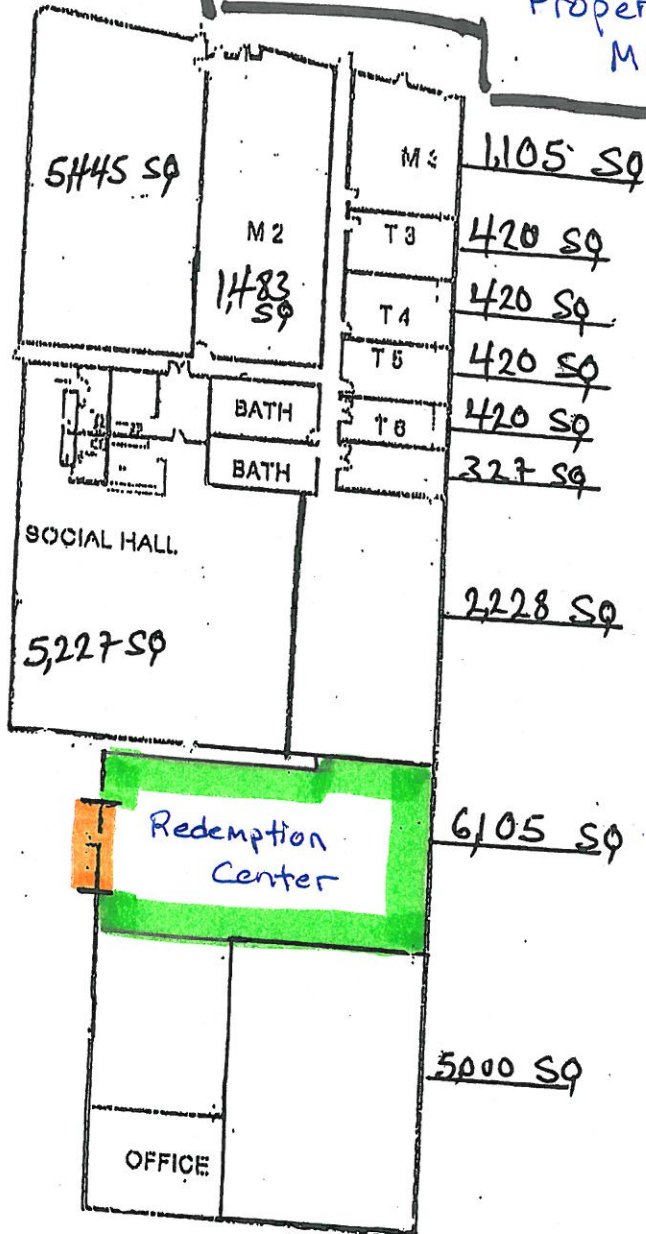
Text Amendment Request - Description

Property is a large warehouse of over 33,000 square feet, currently subdivided into various uses which occupy less than half of the building. The back 11,000 square feet of the building are serviced by a roll-up door suitable for driving trucks into the building. The proposal is to create a bottle redemption center to occupy approximately 4,000 square feet with access to this roll-up door. Hartford has but one redemption center in the south meadows; there is none to service the north end of Hartford

The MS-1 District, in which the property sits, currently provides for a mix of retail and service uses but does not define a bottle redemption center as a service use allowed in the zone. *The request hereby made is for clarification of the zoning regulation, by text amendment, to specifically allow such use (a redemption center) in the MS-1 District within a property such as 2964 Main Street so as to enable this property (2964 Main Street) to be used for such purpose with no special requirements.*

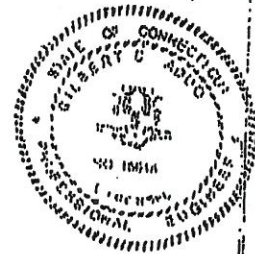
2964 Main Street
Hartford, CT

Property of
Michael A. Wiafe



SUPPORT AREAS 707 SQ
CORRIDORS 3,715 SQ
TOTAL 33,015 SQ

 Roll up door
 Redemption Center



GOLD COAST SHIPPING INC
BY: BA ARCHITECTURAL DESIGNER DWG NO. SK-
CHECKED: GCA (initials)
SCALE: AS NOTED DATE: 06/17/10






Enter an Address



I want to...



Tools

-  Factory
-  Warehouse
-  School bus parking

