

Paul Ashworth

From: Dan Conant <dconant@gregoryandadams.com>
Sent: Monday, July 11, 2022 5:45 PM
To: Paul Ashworth; Jim Murphy; Hartford Planning Division; Berschet, Paige
Cc: Don Swartz; Michael Marcheschi; Kathleen O'Neill; Erik Hamblin; James Ellsworth; Kathleen Royle; Dave Scott
Subject: Re: Text Amendment Application - Assembly Use Min Lot Size - 2035 Broad -SP COMM-2022-0639
Attachments: Ex. A - Signage Inventory - 2035 Broad Street - 7.11.22.pdf; Ltr. to Paul Ashworth w. Ex. A - 7.11.22.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

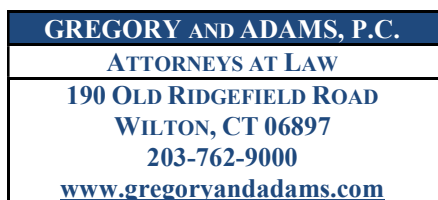
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Good Evening Paul,

In response to your comments, as seen in the emails below, we submit the attached letter and enclosures in support of the Church's application. I have also attached Exhibit A as a separate document to preserve the image quality of the pictures contained therein. We will submit the Posted Notice Affidavit tomorrow morning, and please let us know if you have any questions or require any other information as part of the application process.

Regards,
Dan

Daniel Conant, Associate
dconant@gregoryandadams.com
Office: 203-571-6317
Cell: 203-313-9997



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From: Paul Ashworth <Paul.Ashworth@hartford.gov>
Sent: Thursday, July 7, 2022 6:06 PM
To: Jim Murphy <jmurphy@gregoryandadams.com>; Dan Conant <dconant@gregoryandadams.com>; ehamblin@kmclaw.com <ehamblin@kmclaw.com>; James Ellsworth <jellswor@kmclaw.com>; Kathleen Royle <kroyle@gregoryandadams.com>; Kathleen O'Neill <koneill@gregoryandadams.com>

Cc: Hartford Planning Division <oneplan@hartford.gov>; Berschet, Paige <Paige.Berschet@hartford.gov>
Subject: RE: Text Amendment Application - Assembly Use Min Lot Size - 2035 Broad -SP COMM-2022-0639

Hi Jim,

Just checking in about the public notice requirements. I can confirm we received a copy of the certificate of mailing for the abutters notice.

Please send an executed copy (pdf via email is fine) of the sign affidavit stating the sign was posted from a minimum 10 days prior to the hearing to the hearing date. This must be returned prior to the hearing opening on Tuesday night.

I put the following comments together in response to your last message.

As with any applicant, we would like to move through this process as quickly as possible. If there is to be a request for specific signage should we submit a graphic before the 7/12 hearing or will that be something which can be approved administratively once the design work has been done.

- **Specific signage was included with the application package. The proposed signs appear to be of a permitted variety, size, etc, but there are some zoning regulations that interact with existing signs. We can't know if the proposed signage is permitted unless we know what is existing on site.**

Similarly, we will attempt to get some tree selection advice from the city forester but if that has not happened by the time of the hearing would it be possible to make the tree planting a condition of any decision?

- **The tree planting can be a condition of approval.**

Finally will you need a graphic and specifications on the bike rack or would it again be the subject of a condition?

- **The bike rack can be a condition of approval.**
- **The regulations require certain designs. Here is an example of a permitted design. We would ask that four (4) of those inverted-u type racks be installed with a paved area similar to the photo. The City's design standards for bike racks are available here:**

https://library.municode.com/ct/hartford/codes/zoning_regulations?nodeId=n7.0PA_7.3PADEST_7.3.3BIPADE



I hope that helps,

Paul Ashworth

Senior Planner

City of Hartford - Department of Development Services

Planning & Zoning Division

he/him

260 Constitution Plaza, 1st Floor

Desk: 860-757-9055

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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.

Make an appointment online: <https://developmentservices.setmore.com/>

From: Jim Murphy <jmurphy@gregoryandadams.com>

Sent: Tuesday, July 5, 2022 6:31 PM

To: Paul Ashworth <Paul.Ashworth@hartford.gov>; Dan Conant <dconant@gregoryandadams.com>; ehamblin@kmclaw.com; James Ellsworth <jellswor@kmclaw.com>; Kathleen Royle <kroyle@gregoryandadams.com>; Kathleen O'Neill <koneill@gregoryandadams.com>

Cc: Hartford Planning Division <oneplan@hartford.gov>; Berschet, Paige <Paige.Berschet@hartford.gov>; Jim Murphy <jmurphy@gregoryandadams.com>

Subject: RE: Text Amendment Application - Assembly Use Min Lot Size - 2035 Broad -SP COMM-2022-0639

Dear Paul,

Thank you for your e-mail and direction on the signage, trees and bike rack. We have passed these questions on to lead counsel in Salt Lake City and they will discuss the three questions with our client. We have recommended that all three issues be taken care of but will confirm as soon as we have further instructions.

As with any applicant, we would like to move through this process as quickly as possible. If there is to be a request for specific signage should we submit a graphic before the 7/12 hearing or will that be something which can be approved administratively once the design work has been done.

Similarly, we will attempt to get some tree selection advice from the city forester but if that has not happened by the time of the hearing would it be possible to make the tree planting a condition of any decision?

Finally will you need a graphic and specifications on the bike rack or would it again be the subject of a condition?

Thank you for the ongoing advice and frequent communication.

Best regards, Jim

James D'Alton Murphy, Esq. [My Bio](#)
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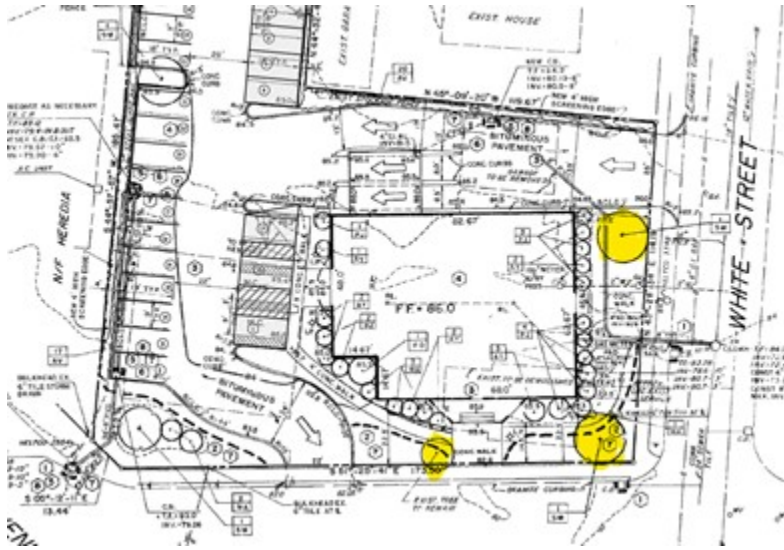
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From: Paul Ashworth <Paul.Ashworth@hartford.gov>
Sent: Tuesday, July 5, 2022 4:45 PM
To: Dan Conant <dconant@gregoryandadams.com>; Jim Murphy <jmurphy@gregoryandadams.com>; ehamblin@kmclaw.com; James Ellsworth <jellswor@kmclaw.com>; Kathleen Royle <kroyle@gregoryandadams.com>; Kathleen O'Neill <koneill@gregoryandadams.com>
Cc: Hartford Planning Division <oneplan@hartford.gov>; Berschet, Paige <Paige.Berschet@hartford.gov>
Subject: RE: Text Amendment Application - Assembly Use Min Lot Size - 2035 Broad -SP COMM-2022-0639

Hello Dan & Jim,

I was able to review the application for special permit for an assembly use at 2035 Broad street. Assuming the text amendment is approved, I have a few notes.

- Two window signs and a wall sign are proposed. In regards to the existing signage, will the TD Bank wall and ground signs and other tenant signage remain? Please provide an inventory of existing signage if so.
- The site plan you provided reflects conditions approved in the late 1980's. The site today is missing some of the trees approved as part of the 1988 plan. Because no new landscaping plan is proposed, staff ask that the tree plantings from the last approved site plan be restored. This would include at least the three shade trees highlighted below, to be replaced with a species approved by the City Forester:



- Consider adding a bike rack or other pedestrian or bicycle amenities. These would be looked highly on by the Commission and the amenities appear consistent with the transportation methods used by the congregation as described in your narrative.

Thank you for your time,

Paul Ashworth

Senior Planner

City of Hartford - Department of Development Services

Planning & Zoning Division

he/him

260 Constitution Plaza, 1st Floor

Desk: 860-757-9055

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Make an appointment online: <https://developmentservices.setmore.com/>

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ESTABLISHED 1964

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⊗ ALSO ADMITTED IN VERMONT
§ ADMITTED IN NY & NJ ONLY

WWW.GREGORYANDADAMS.COM

July 11, 2022

By E-mail

Paul Ashworth
Senior Planner
Department of Development Services
Planning and Zoning Division
City of Hartford
260 Constitution Plaza, 1st Floor
Hartford, CT 06103

**Re: Church of Jesus Christ of Latter-day Saints: Special Permit Application
Premises: 2035 Broad Street**

Dear Mr. Ashworth,

In response to the issues raised in your email dated July 5, 2022, the Church of Jesus Christ of Latter-day Saints, in connection with its application captioned above, has advised us as follows:

1. Separate Approval Requested as a Portion of this Application

We note your Staff Report with regard to the special permit and site plan, and in particular your staff recommendation #3 on page 6, which is based upon an analysis of zoning regulations section 1.5.5.E and a "lack of sufficient information with regard to section 1.5.5.E." We respectfully submit that section 1.5.5.E is not triggered here for a number of reasons:

- a. Any non-conforming signs will be removed; none will remain. This includes the large pole-mounted monument sign, (see page 2 of Exhibit A), the Farmers Insurance Sign, (see page 3 of Ex. A), and the directional "ATM" and "Drive-Thru" signs (see page 4 of Ex. A).
- b. The Church is proposing only a reuse of previously approved driveway directional signs.
- c. The Church proposes one wall mounted sign and two vinyl lettering signs that will be applied to existing glass windows, as described in further details in the Exterior Signage Plan, Sheet No. A2.00, previously submitted as part of the application materials. The proposed signs appear to be in full compliance with the zoning regulations.

2. Signage Inventory – Photos and Details attached hereto as Exhibit A

As with the parking lot, the building, and other existing features of the site, we believe that the existing entry and exit signage has already been approved. We will make note of this during the presentation and hope that further application(s) will not be needed for those two signs.

- a. Proposed Signage: The Church’s proposed signage will be in accordance with the signage plan and details submitted with its Special Permit Application.
- b. Existing Monument Sign: The existing monument sign, formerly used by TD Bank, which is located on the corner of Broad Street and Maple Avenue, will not be used by the Church and will be removed. See page 2 of Ex. A for additional details.
- c. Existing Wall Signage:
 - i. Farmers Insurance: To be removed. See page 3 of Ex. A for additional details.
 - ii. Sunrise Accounting: To remain; Sunrise Accounting is a tenant on the second floor of the premises. See page 6 of Ex. A for additional details.
- d. Directional Signage:
 - i. Two of the four existing directional signs, located next to the entrance on White Street and the Exit on Broad Street, are to remain. See page 5 of Ex. A for details.
 - ii. The two other existing directional signs, located on the interior of the property and on the corner of Broad Street and White Street, are to be removed. See page 4 of Ex. A for details.
- e. Temporary Signage:
 - i. A temporary “For Lease” sign is located on the corner of Broad Street and Maple Avenue. See page 7 of Ex. A for details.

3. Restoration of Trees

The Church and property owner agree to restore the plantings, three trees, that were previously approved as part of the 1988 Site Plan. Both the Church and property owner agree to obtain approval of the size and species to be planted from the City Forester.

4. Bicycle Racks

The Church and property owner agree to the installation of bike rack(s) compliant with section 7.3.3 of the Hartford Zoning Regulations.

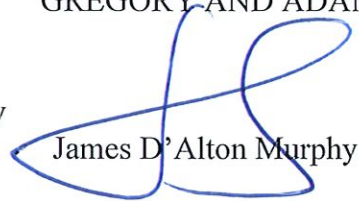
July 11, 2022

Page 3 of 3

We hope that the above, and the additional pictures and descriptions attached hereto as Exhibit A, are sufficient to establish compliance with the Zoning Regulations of the City of Hartford. Thank you for your consideration of the Church's request.

Very truly yours,
GREGORY AND ADAMS, P.C.

By



James D'Alton Murphy

Enclosures

Cc: (by email only; with enclosures)
James Ellsworth, Esq., Kirton McConkie
Erik Hamblin, Esq. Kirton McConkie
David Scott, Project Development and Construction Manager
Michael Marcheschi, Church of Jesus Christ of Latter-day Saints
Don Swartz, R.A., Swartz Architecture

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EXHIBIT A

Signage Inventory

2035 Broad Street
Hartford, CT

Elevations



Monument Sign – To be Removed

The existing monument sign is located on the corner of Broad Street and Maple Avenue. The main section of sign is 90” wide and 66” tall. The sign is mounted on a post that is 28” wide. The bottom of the sign is 88” above grade.



Farmers Wall Sign – To Be Removed

The Farmers Insurance sign, located on the façade facing Broad Street, is 48” wide by 36” tall. The bottom of the sign is 88” above grade.



Directional “ATM” and “Drive-Thru” and Interior Directional Signs – To Be Removed

The existing directional signs near the intersection of White Street and Broad Street, which was previously used to indicate the “ATM” and “Drive-Thru” entrance on White Street, and the location of the Drive-Thru and parking directional sign on the interior of the premises will be removed. The body of the signs are 24” wide by 12” tall, stand 30” above grade, and are atop a 12” wide post.



Directional Signs – To Remain

The existing directional signs near the entrance on White Street, the exit onto Broad Street, and the interior parking and exit directional sign, will remain. The bodies of the sign are 24” wide by 12” tall, stand 30” above grade, and are atop a 12” wide post.



Sunrise Accounting Wall Sign – To Remain

The existing Sunrise Accounting & Taxation Services, LLC sign, located on the façade of the premises along Broad Street, is 96” wide by 36” tall. The bottom of the sign is 120” above grade.



Temporary Sign – For Lease

Temporary “For Lease” sign, located on the corner of Broad Street and Maple Avenue. The body of this sign is 48” by 48” and set between two 72” tall posts.



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Hartford, CT

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