

DDS- Planning & Zoning: Plan Review Application



Submission date: **5 May 2022, 3:12PM**
Receipt number: **759**
Related form version: **2**

Application Type

Check all that apply:

Site Plan Review
Special Permit
Zoning Text Amendment

Property Information

Property Address: **2035 Broad Street, Hartford, CT 06114 No coordinates found**

Zoning District: **MS-2**

Parcel ID: **210759145**

Property Owner: **LFT 2035 Broad Street LLC**

Address of Property Owner: **270 Madison Avenue, Suite 1503**

Email: **undefined [semaya@levitesrealty.com]**

Applicant

Name of Applicant: **The Church of Jesus Christ of Latter-day Saints**

File Date: **05/05/2022**

Address: 50 E. North Temple, 12th Floor, Salt Lake City, UT
84150 No coordinates found

Phone: 801-321-4897

Email: ehamblin@kmclaw.com

Primary Point of Contact

Name: James D'Alton Murphy, Esq.

Phone: 203-571-6309

Email: jmurphy@gregoryandadams.com

Project Narrative

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

Application for Special Permit, Site Plan Review, and Zoning Text Amendment to Permit the Church to lease space in the 2035 Broad Street Property.

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.

[0. Transmittal Letter 5.5.22.pdf](#)

[2. 2035 Broad Street Authorization Letter.pdf](#)

[3. Proposed Text Amendment.pdf](#)

[4. Existing Zoning Regulation.pdf](#)

[5. 2035 Broad Street Authorization Letter.pdf](#)

[6. Church Authorization Letter.pdf](#)

[7. Church Authorized Agent Letter.pdf](#)

[1. April 1st 2022 Ltr and Enclosures.pdf](#)

[8. Site Plan \(SD1.10\).pdf](#)

[9. Exterior Elevations \(A3.1\).pdf](#)

[10. Exterior Elevation \(A3.2\).pdf](#)

[11. Proposed Floor Plan \(A1.00\).pdf](#)

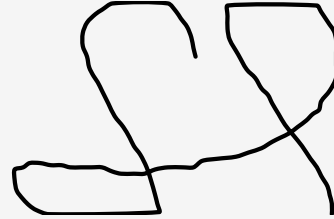
[12. Exterior Signage \(A2.00\).pdf](#)

[13. Parking Plan.pdf](#)

[14. 2035 Broad Street Exterior Photographs.pdf](#)

Signatures

Signature of Applicant



[Link to signature](#)

Printed Name of Applicant:

James Murphy

Date:

05/05/2022

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

[2. 2035 Broad Street Authorization Letter.pdf](#)

Date:

05/05/2022

GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW
190 OLD RIDGEFIELD ROAD
WILTON, CT 06897
(203) 762-9000
FAX: (203) 834-1628

JULIAN A. GREGORY
(1912 - 2002)

THOMAS T. ADAMS
(1929 - 2015)

ESTABLISHED 1964

NEW YORK OFFICE:
399 KNOLLWOOD ROAD - SUITE 201
WHITE PLAINS, NY 10603
(914) 848-5000

PLEASE REPLY TO SENDER:
JAMES D'ALTON MURPHY
DIRECT DIAL: 203-571-6309
jmurphy@gregoryandadams.com

PAUL H. BURNHAM
DANIEL L. CONANT
SUSAN L. GOLDMAN
J. VANCE HANCOCK
J. CASEY HEALY
MICHAEL LAMAGNA*
DERREL M. MASON*
MATTHEW C. MASON*
JAMES D'ALTON MURPHY*
KATHLEEN L. ROYLE *
RALPH E. SLATER
ROGER R. VALKENBURGH *

* ALSO ADMITTED IN NEW YORK
* ALSO ADMITTED IN VERMONT

WWW.GREGORYANDADAMS.COM

May 4, 2022

By E-Mail Only

LFT 2035 Broad Street LLC
c/o Levites Realty Management, LLC
270 Madison Avenue, Suite 1503
New York, N.Y. 10016
Attn.: Robert J. Semaya

Re: Land Use Applications to the City of Hartford
Premises: 2035 Broad Street, Hartford, Connecticut

Dear Mr. Semaya:

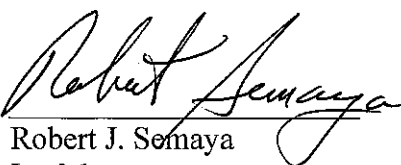
We are providing legal representation to your lessee, The Church of Jesus Christ of Latter-day Saints, in connection with your referenced-premises and the Land Use Commissions of the City of Hartford. The Commissions require written authorization from the property owner authorizing Gregory and Adams, P.C to act as its agent. Please sign a copy of this letter as owner and return it to me by email.

Very truly yours,

James D'Alton Murphy
James D'Alton Murphy

JDM/klr

The undersigned hereby authorizes Gregory and Adams, P.C. to act as its agent in connection with matters involving the Land Use Commissions of the City of Hartford.

By: 
Robert J. Semaya
Its: Manager
Duly Authorized

GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW
190 OLD RIDGEFIELD ROAD
WILTON, CT 06897
(203) 762-9000
FAX: (203) 834-1628

JULIAN A. GREGORY
(1912 - 2002)

THOMAS T. ADAMS
(1929 - 2015)

PAUL H. BURNHAM
DANIEL L. CONANT
SUSAN L. GOLDMAN
J. VANCE HANCOCK
J. CASEY HEALY
MICHAEL LAMAGNA*
DERREL M. MASON*
MATTHEW C. MASON*
JAMES D'ALTON MURPHY*
KATHLEEN L. ROYLE *
RALPH E. SLATER
ROGER R. VALKENBURGH *

ESTABLISHED 1964

NEW YORK OFFICE:
399 KNOLLWOOD ROAD - SUITE 201
WHITE PLAINS, NY 10603
(914) 848-5000

PLEASE REPLY TO SENDER:
JAMES D'ALTON MURPHY
DIRECT DIAL: 203-571-6309
jmurphy@gregoryandadams.com

* ALSO ADMITTED IN NEW YORK
⊗ ALSO ADMITTED IN VERMONT

WWW.GREGORYANDADAMS.COM

May 3, 2022

By E-Mail Only

Real Estate Services Division
The Church of Jesus Christ of Latter-day Saints
50 E North Temple, 12th Floor
Salt Lake City, Utah 84150
Attn: Hugh Biesinger

Re: Hartford Church Relocation – Land Use Applications
Premises: 2035 Broad Street, Hartford, Connecticut

Dear Real Estate Services Division,

The Planning and Zoning Commission of the City of Hartford requires a letter signed by an authorized agent of the Church of Jesus Christ of Latter-day Saints, with an interest in the property in Hartford known as 2035 Broad Street, granting Gregory and Adams, P.C. the authority to act as the Church's legal representative in connection with the above-referenced applications. Please sign a copy of this letter as applicant and return it to me by email.

Very truly yours,

James D'Alton Murphy
James D'Alton Murphy

JD'AM/dc

The undersigned hereby authorizes Gregory and Adams, P.C. to act as the Church's legal representative in connection with the above-referenced matter.

The Church of Jesus Christ of the Latter-day Saints

By: *Hugh H. Biesinger* May 3, 2022
Hugh H. Biesinger (May 3, 2022 12:44 MDT)

Hugh Biesinger
Its: Authorized Agent
Duly Authorized



MM

Date: 07/27/2021
Receipt Number: 8994209
Amount Paid: \$68.00

RECEIVED
JUL 27 2021

CERTIFICATE OF AUTHORITY

Utah Div. of Corp. & Comm. Code

I, **RUSSELL M. NELSON**, do hereby certify (a) that I am the President of The Church of Jesus Christ of Latter-day Saints, a global Christian faith and spiritual body, and by virtue of such office I am the incumbent of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, formerly known as Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints; (b) that I am the person designated in the Articles of Incorporation of said corporation to sign and execute deeds and other instruments in writing and transact all business of said corporation pursuant to the provisions of Section 16-7-8 of the Utah Code Annotated, 1953, as amended; and (c) that, pursuant to said Section 16-7-8, I hereby designate and appoint **HUGH H. BIESINGER** as an agent authorized and empowered for and in behalf of said corporation sole to take the following actions for transactions whose dollar value does not exceed \$3,000,000:

- (1) To execute deeds, easements and other instruments, purchase, sale, architectural, construction, repair, maintenance and other contracts, promissory notes, mortgages, bills of sale, assignments, notices, reports, title documents and other documents relating to the acquisition, purchase, sale, exchange, development, use, lease, maintenance, repair, improvement, taxation, encumbrance and release thereof, or other disposition of real and personal property of any kind;
- (2) To execute, file and prosecute building permit applications, petitions, complaints and protests relating to real and personal property of any kind; and
- (3) To execute instruments, proxies, voting trusts, voting agreements and other documents relating to water rights and stock in water, canal and irrigation companies.

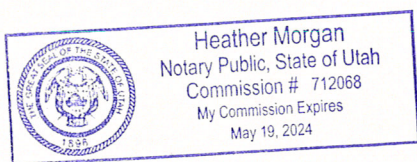
DATED and EXECUTED this 27 day of July, 2021, at Salt Lake City, Utah.

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole.

By Russell M. Nelson
Russell M. Nelson, Incumbent

UNITED STATES OF AMERICA)
STATE OF UTAH : ss.
COUNTY OF SALT LAKE)

On the 27 day of July, 2021, personally appeared before me, Russell M. Nelson, personally known to me to be the President of The Church of Jesus Christ of Latter-day Saints, and acknowledged to me that he signed the foregoing instrument as the incumbent of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole.



Heather Morgan
NOTARY PUBLIC in and for said County and State

JUL 27 '21 PM 1:39

PROJECT DATA

GENERAL DATA:
BUILDING OWNER: LFT 2095 BROAD STREET LLC
 374 MCLEAN AVENUE
 YONKERS, NY 10705
LEGAL REFERENCE: 01099-0914
APPLICANT: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
 50 EAST NORTH TEMPLE STREET
 SALT LAKE CITY, UTAH 84143
ZONING DISTRICT: MS-2
LOT SIZE: 0.602 ACRES

BUILDING DATA:
EXISTING USE: GENERAL BUSINESS
PROPOSED USE: MIXED-USE: GENERAL BUSINESS AND NEIGHBORHOOD ASSEMBLY

	EXISTING BUILDING AREA	REMARKS
FIRST FLOOR	4,365 GSF	NO CHANGE
SECOND FLOOR	4,679 GSF	NO CHANGE
TOTAL AREA	9,044 GSF	NO CHANGE

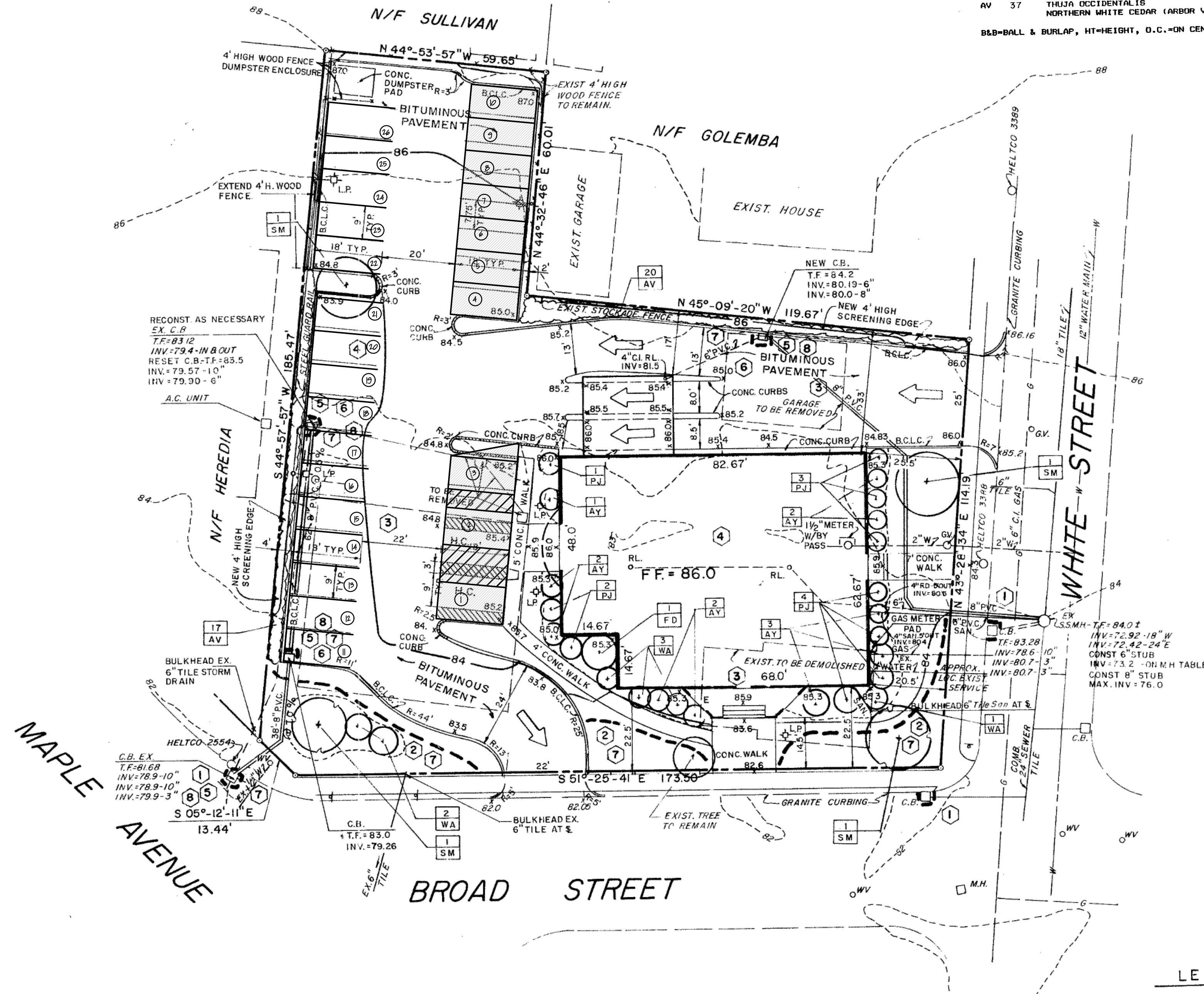
PARKING DATA:

	QUANTITY	REMARKS
ACCESSIBLE PARKING SPACES:	9	NO CHANGE
PARKING SPACES:	23	NO CHANGE
TOTAL PARKING:	26	NO CHANGE

(NO CHANGE IS PROPOSED TO THE EXISTING PARKING COUNT)



KEY MAP
SCALE: 1"=200'



1 SITE PLAN
1" = 20'

- NOTES:**
- SITE INFORMATION SHOWN HEREON TAKEN FROM A DRAWING ENTITLED, "SITE PLAN," PREPARED BY TORRES ENGINEERING, INC., DATED REVISED 1/9/1999.
 - NO SITE CHANGES ARE PROPOSED AS PART OF THIS SCOPE OF WORK.
 - PARKING STRIPING HAS BEEN MODIFIED IN THE HATCHED AREAS FROM THE 1999 SITE PLAN.

GENERAL NOTES

- ALL CONSTRUCTION OF ANY IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS INCLUDED WITHIN THE PROJECT CONSTRUCTION DOCUMENTS, CITY OF HARTFORD ZONING REGULATIONS, AND THE CONNECTICUT LANDSCAPE ASSOCIATION'S "STANDARD SPECIFICATIONS FOR PLANTING TREES, SHRUBS, VINES, ETC."
- INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED ON THE GROUND. THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.
- ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
- WATER SERVICE SHALL MEET THE REQUIREMENTS OF THE METROPOLITAN DISTRICT COMMISSION, WATER BUREAU. CONNECTION TO M.D.C. SYSTEM IS REQUIRED UNLESS WAIVED BY THE COMMISSION.
- SEWER LATERAL LOCATIONS SHALL MEET THE REQUIREMENTS OF THE METROPOLITAN DISTRICT COMMISSION, BUREAU OF PUBLIC WORKS. CONNECTION TO THE M.D.C. SYSTEM IS REQUIRED UNLESS WAIVED BY THE COMMISSION.
- DATUM = MVD 1929
- PARCEL IS LOCATED IN P-4 (BUSINESS DISTRICT-NEIGHBORHOOD BUSINESS) ZONE.
- THE PARCEL AREA IS 0.602 ACRES.
- BOUNDARY AND TOPOGRAPHIC DATA TAKEN FROM A-2 SURVEY MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF #2035 TO #2045 BROAD STREET HARTFORD, CONNECTICUT PROPERTY OF JOSEPH SPINELLA" SCALE 1"=80' DATED 5-26-88 BY MOFFITT AND DUFFY, INC.
- ALL DAMAGE TO PUBLIC FACILITIES WITHIN THE STREETS RIGHT OF WAYS DURING BUILDING AND SITE CONSTRUCTION SHALL BE REPAIRED BY THE APPLICANT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ACCESS TO THE SITE DURING CONSTRUCTION SHALL BE THROUGH THE DRIVEWAY CURB CUTS AS SHOWN ON THE PLAN AND NO OTHER ACCESS SHALL BE ALLOWED.
- PARKING REQUIREMENTS (1 SPACES/500 S.F.) X (4966 S.F.) = 9.9 SPACES REQUIRED
 9.9 SPACES X 8 FLOORS = 80 SPACES REQUIRED
 88 SPACES SHOWN

SEDIMENTATION AND EROSION CONTROL MEASURES

- ALL CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH THE CONNECTICUT "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL". THE FOLLOWING EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED IN THE ORDER SHOWN BELOW.
- INSTALL HAY BALES OR SILT FENCE AROUND THE EXISTING CATCH BASINS ON BROAD AND WHITE STREETS.
 - INSTALL HAY BALES OR SILT FENCE ALONG THE NORTHEASTERN PROPERTY LINES AS SHOWN.
 - CLEARING OF SITE AND DEMOLITION OF EXISTING STRUCTURES MAY BEGIN. ALL DEBRIS IS TO BE TRUCKED OFF SITE.
 - ROUGH GRADING AND BUILDING CONSTRUCTION MAY BEGIN.
 - INSTALL THE STORM SYSTEM UP GRADE STARTING AT THE EXISTING CATCH BASIN AT THE INTERSECTION OF MAPLE AVENUE AND BROAD STREET.
 - INSTALL HAY BALES OR SILT FENCE AROUND EACH CATCH BASIN IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED. CATCH BASINS SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE STABILIZED. PERIODIC CLEANING OF THE CATCH BASINS SHALL BE PERFORMED DURING CONSTRUCTION AS REQUIRED AND/OR AS DIRECTED BY THE TOWN FORCES.
 - AFTER CONSTRUCTION IS COMPLETED AND ALL DISTURBED AREAS ARE STABILIZED, HAY BALES AND SILT FENCE MAY BE REMOVED ONLY WHEN APPROVED AND DIRECTED BY THE TOWN FORCES.
 - ANY SEDIMENT OR SILT REACHING THE STORM SYSTEM SHALL BE REMOVED BY THE CONTRACTOR AND THE BASINS SHALL BE CLEANED TO THE SATISFACTION OF THE TOWN FORCES.

LANDSCAPING SCHEDULE

SYM	QUAN	BOTANICAL/COMMON NAME	SIZE	ROOT	SPACING
SM	4	ACER SPICATUM	2.5-3" CAL	B&B	AS SHOWN
FD	1	MOUNTAIN MAPLE	6 FT HT	B&B	AS SHOWN
PJ	10	CORNUS FLORIDA	18"-24" HT	B&B	4 FT O.C.
WA	6	FLORNING DOBWOOD	18"-24" HT	B&B	3 FT O.C.
AY	10	JUNIPERUS PFITZERIANA COMPACTA	2.5-3FT HT	B&B	AS SHOWN
AV	37	CONIFER FELTZER JUNIFER	3-4 FT HT	B&B	6 FT O.C.

B&B=BALL & BURLAP, HT=HEIGHT, O.C.=ON CENTER

SWARTZ ARCHITECTURE, DPC
 134 ACADEMY STREET
 POUGHKEEPSIE, NY 12601-4312
 T 845.473.0205 F 845.473.0284
www.swartzarchitecture.com

NOT FOR CONSTRUCTION

CONSULTANT:

CONSULTANT SEAL:

OWNER:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NAME:
**HARTFORD 2ND BRANCH (SP)
 LEASE BUILD OUT (LBO)
 PROJECT ID: 50186321010101**

PROJECT ADDRESS:
**2035 BROAD ST.
 HARTFORD, CT 06114
 PROPERTY ID: 501-8632**

REVISIONS			
NO.	REVISIONS	BY	DATE

DRAWN BY: JR CHECKED BY: DS

ISSUED FOR:
ZONING AND PLANNING REVIEW

ISSUED DATE:
3/3/2022

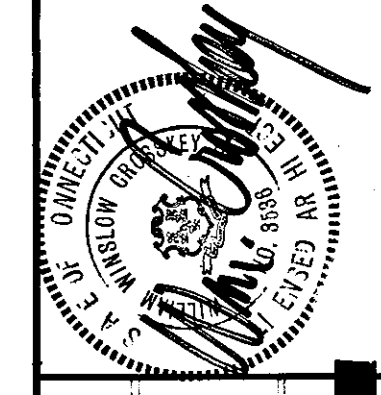
SHEET NAME:
SITE PLAN

SHEET NO.
SD1.10

PROJECT NO. 2101.007

TYPICAL ELEVATION NOTES

1. BRICK TO BE RUNNING BAND W/ CONCRAVE, RECESSED JOINTS. UNLESS OTHERWISE NOTED.



Wm. Crosskey & Associates
ARCHITECT
125 Main Avenue, Hartford, CT 06114 (860) 724-4103

COMMERCIAL OFFICE SPACE

2035-2045 BROAD STREET
HARTFORD, CONNECTICUT

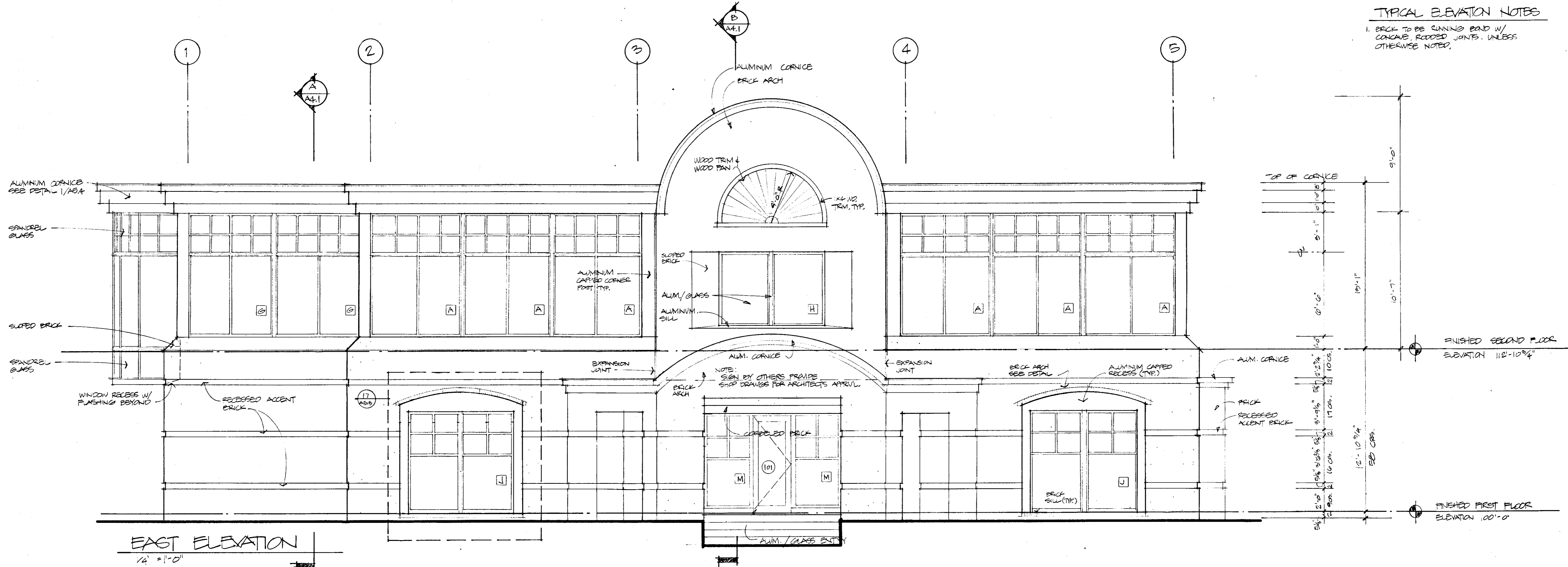
EXTERIOR ELEVATIONS

SHEET DESCRIPTION:

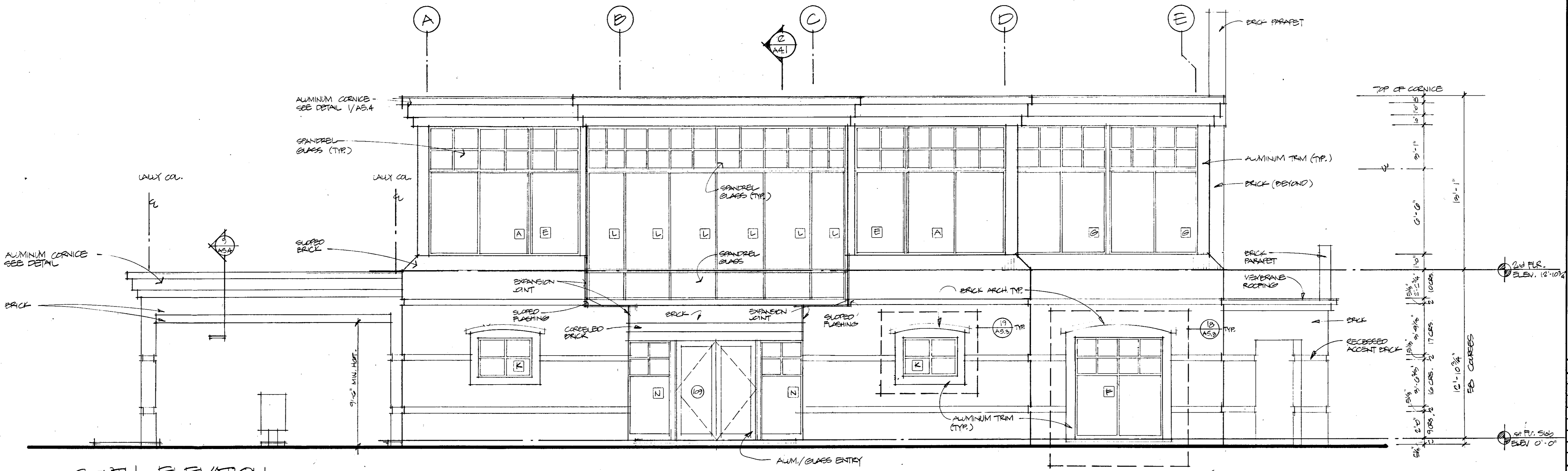
REVISIONS:

DATE: SEPT 9, 1988

A3.1



EAST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



Wm. Crosby & Associates
125 Maple Avenue • Hartford, CT 06114 • (833) 724-4163

COMMERCIAL OFFICE SPACE

2035-2045 BROAD STREET
HARTFORD, CONNECTICUT

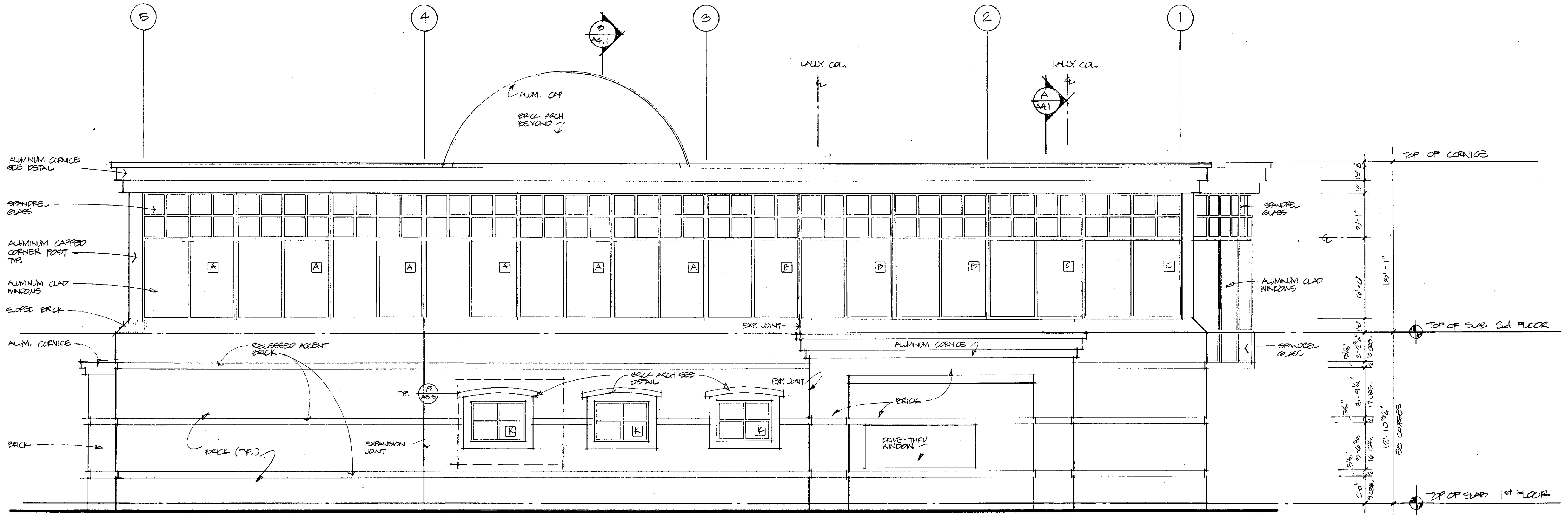
EXTERIOR ELEVATIONS

SHEET DESCRIPTION:

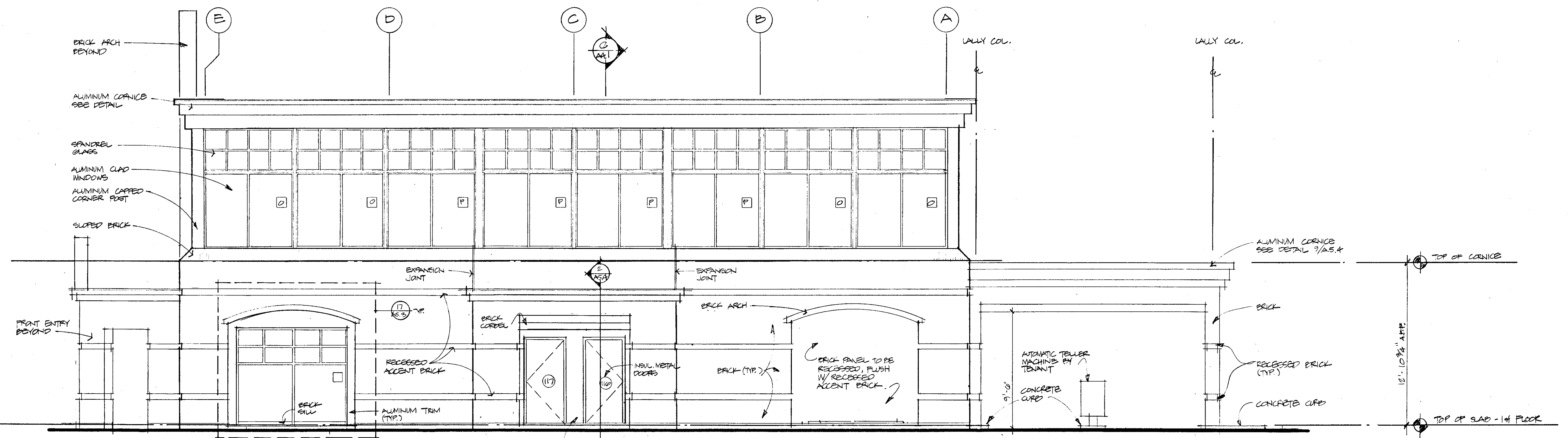
REVISIONS:

DATE: SEPT. 7, 1988

A3.2



WEST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"

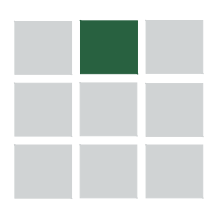
SYMBOLS LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW PARTITION AS SCHEDULED
- NEW 1 HR-RATED PARTITION
- AREA NOT IN CONTRACT

PROJECT INFORMATION

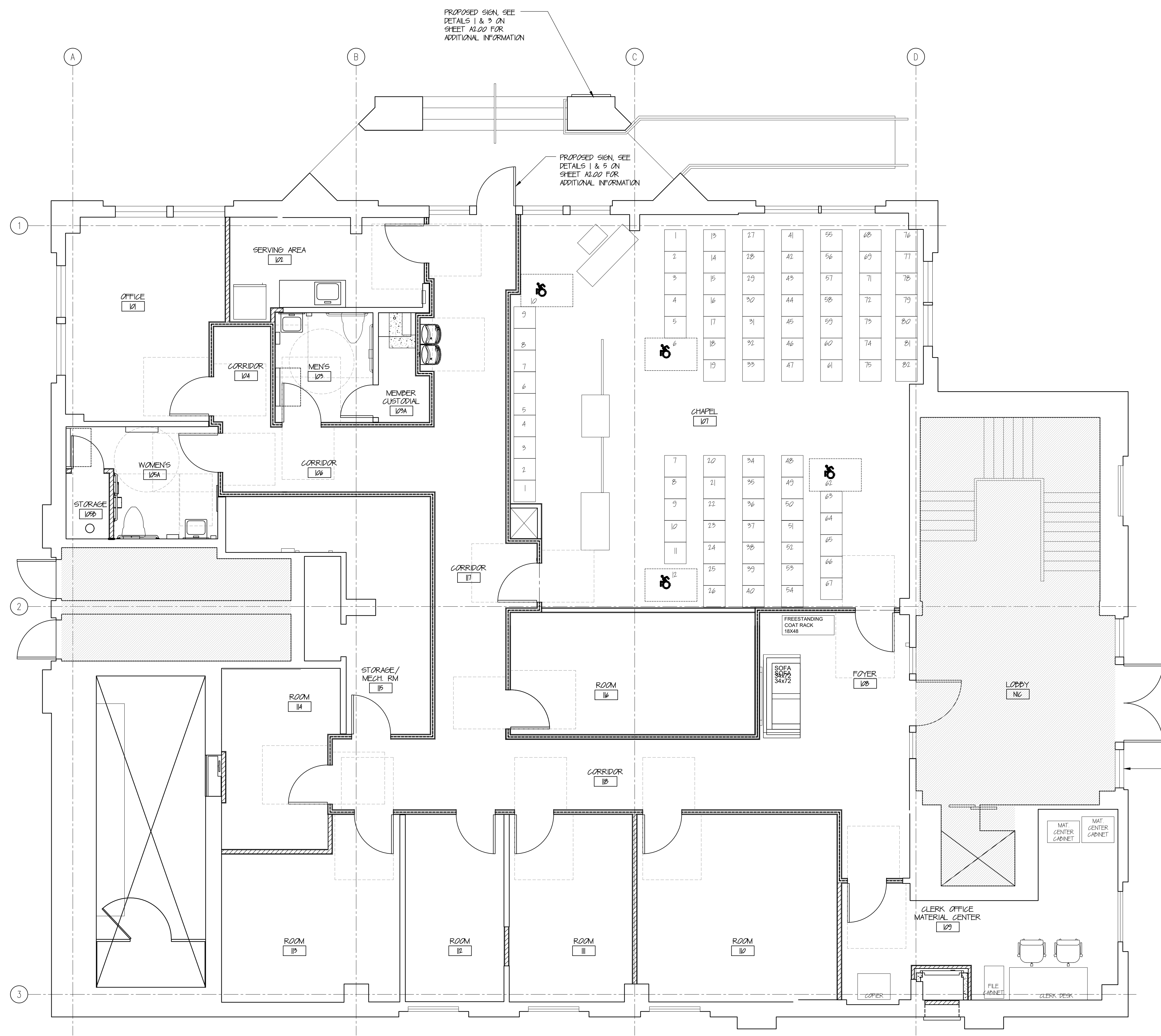
BUILDING AREA: 9,644 GSF
 WORK AREA: 4,303 GSF

- WORK AREA IS LOCATED ON THE FIRST FLOOR (LEVEL OF DISCHARGE)
- CHANGE OF OCCUPANCY FROM EXISTING BUSINESS OCCUPANCY TO NEIGHBORHOOD ASSEMBLY OCCUPANCY (PLACE OF WORSHIP)



SWARTZ ARCHITECTURE, DPC
 134 ACADEMY STREET
 POUGHKEEPSIE, NY 12601-4312
 T 845.473.0205 F 845.473.0284
 www.swartzarchitecture.com

© COPYRIGHT AS DATED BY SWARTZ ARCHITECTURE, INC.



NOT FOR CONSTRUCTION

WARNING: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY, IF ANY ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO THE ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THESE DOCUMENTS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD.

CONSULTANT:
 CONSULTANT SEAL:

NOT FOR CONSTRUCTION

OWNER:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NAME:
HARTFORD 2ND BRANCH (SP) LEASE BUILD OUT (LBO)
 PROJECT ID: 501863221010101

PROJECT ADDRESS:
2035 BROAD ST. HARTFORD, CT 06114
 PROPERTY ID: 501-8632

REVISIONS			
NO.	REVISIONS	BY	DATE

DRAWN BY: JR CHECKED BY: DS

ISSUED FOR:
ZONING AND PLANNING REVIEW

ISSUED DATE:
3/3/2022

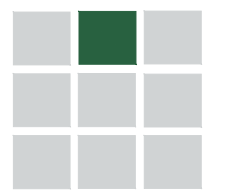
SHEET NAME:
PROPOSED FLOOR PLAN

SHEET NO.:
A1.00

PROJECT NO.: 2101.007

1 PROPOSED FIRST FLOOR PLAN
 1/4" = 1'-0"

3/4/2022 - 11:00 AM - H:\LDS\MTGHS\FAC\DEPT\2101.007.Hartfd.Dwg.Dwg_3000.Dwg_A100_Plan.dwg



SWARTZ ARCHITECTURE, dpc
 134 ACADEMY STREET
 Poughkeepsie, NY 12601-4312
 T 845.473.0205 F 845.473.0284
 www.swartzarchitecture.com

© COPYRIGHT AS DATED BY SWARTZ ARCHITECTURE, INC.

NOT FOR CONSTRUCTION

WARNING: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY, IF ANY ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED. THE ALTERING ARCHITECT SHALL AFFIX TO THE ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THESE DOCUMENTS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD.

CONSULTANT:

CONSULTANT SEAL:

NOT FOR CONSTRUCTION

OWNER:
 THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NAME:
 HARTFORD 2ND BRANCH (SP)
 LEASE BUILD OUT (LBO)
 PROJECT ID: 501863221010101

PROJECT ADDRESS:
 2035 BROAD ST.
 HARTFORD, CT 06114
 PROPERTY ID: 501-8632

REVISIONS

NO.	REVISIONS	BY	DATE

DRAWN BY: JR CHECKED BY: DS

ISSUED FOR:
 ZONING AND PLANNING REVIEW

ISSUED DATE:
 3/3/2022

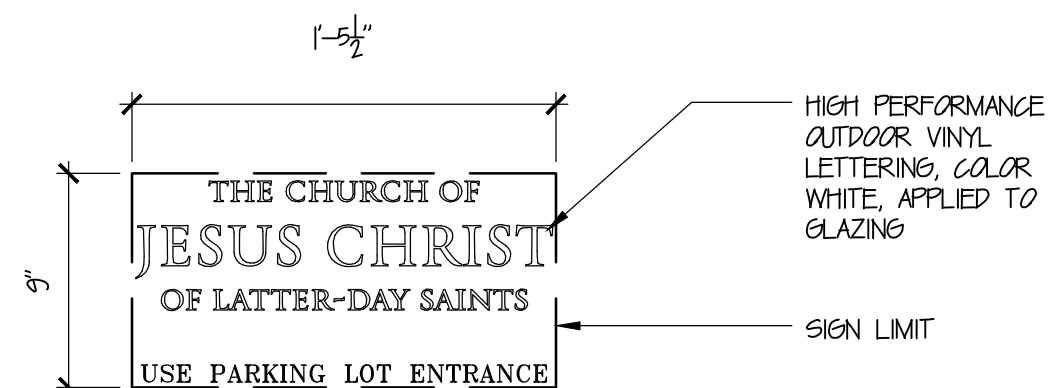
SHEET NAME

EXTERIOR SIGNAGE

SHEET NO.

A2.00

PROJECT NO. 2101.007



5 SIGN DETAIL
 1/2" = 1'-0"

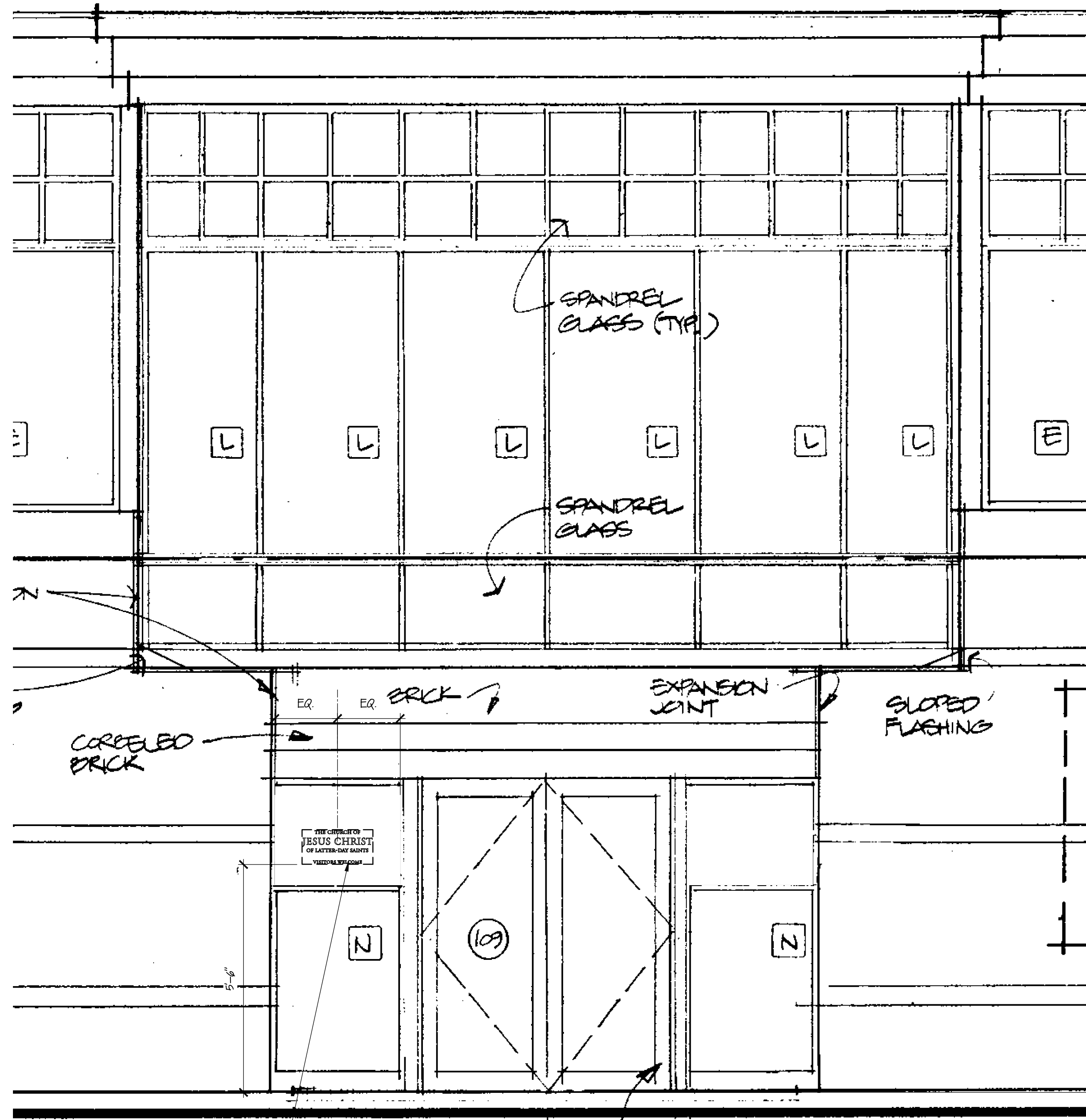


4 SIGN DETAIL
 1/2" = 1'-0"

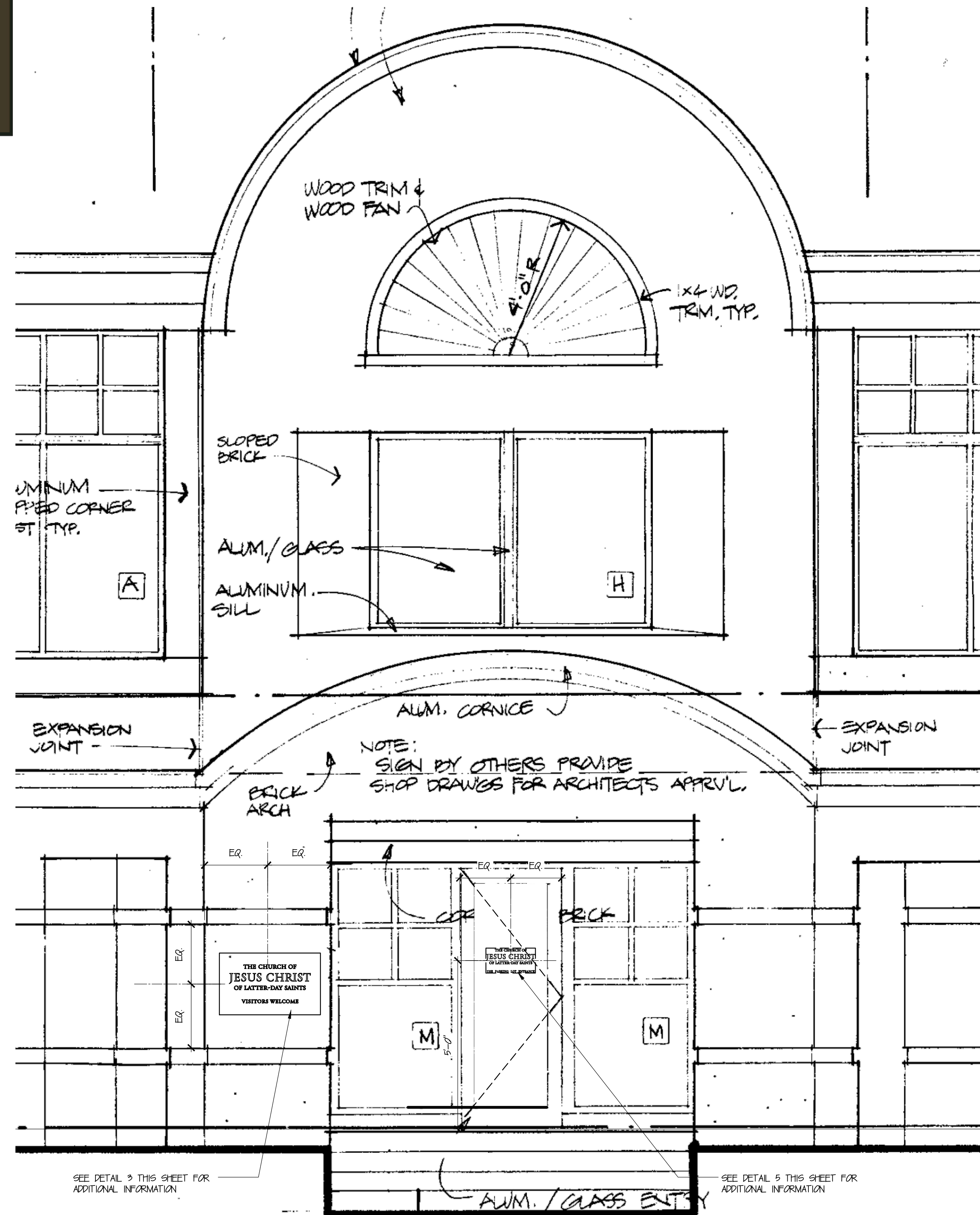


3 SIGN DETAIL
 1/2" = 1'-0"

NOTE: SIGN SHALL BE OWNER PROVIDED, CONTRACTOR INSTALLED.



2 PARTIAL SOUTH ELEVATION (PARKING LOT SIDE)
 1/2" = 1'-0"



1 PARTIAL EAST ELEVATION (BROAD STREET)
 1/2" = 1'-0"

SEE DETAIL 3 THIS SHEET FOR ADDITIONAL INFORMATION.

SEE DETAIL 5 THIS SHEET FOR ADDITIONAL INFORMATION.

Parking Plan

The Property is currently improved with 26 parking spaces, 3 of which are accessible parking spaces, and there are no proposed changes to the existing parking count. (See Site Plan, SD1.10, prepared by Swartz Architecture dated March 3, 2022). The existing parking is sufficient for the Church based on its pre-COVID-19 average attendance, which was approximately 62 members at Sunday services. Of the 62 members in attendance, approximately 20% either walk or use public transportation to attend, which equates to 12 members. The remaining 50 members drive, and these members typically consist of families or three or more who will arrive in the same car, which equates to 17 vehicles. Based on the aforementioned, the Church projects that only 17 of the 26 parking spaces on the Property will be used for Sunday services. It is also important to note that there is ample street parking available on adjacent streets.



2035-2039

East Community

East Community
Entrance
Delivery Area
Customer Parking
Curb-Side ATM

AVAILABLE
380-561-0021







(860) 293-1103

NO TRESPASSING

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

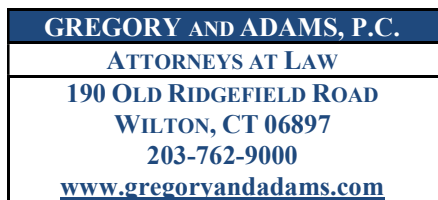
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the helpdesk at 860-757-9411 if you have any questions.

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



Confidentiality Notice: This email and its attachments, if any, are sent by an attorney or staff member of the law firm of Gregory and Adams, P.C., and are confidential and intended only for the use of the recipient named above. Any disclosure, distribution or use of this email by anyone other than the intended recipient is strictly prohibited. If you receive this email in error, please advise the sender by immediate reply and promptly delete it.

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

Follow us! **@DDSHartford**

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](#)
Cell: 203-249-2345
Direct Dial: 203-571-6309
Email: jmurphy@gregoryandadams.com



GREGORY AND ADAMS, P.C.
ATTORNEYS AT LAW
190 OLD RIDGEFIELD ROAD WILTON, CT 06897 203-762-9000 www.gregoryandadams.com

Confidentiality Notice: This email and its attachments, if any, are sent by an attorney or staff member of the law firm of Gregory and Adams, P.C., and are confidential and intended only for the use of the recipient named above. Any disclosure, distribution or use of this email by anyone other than the intended recipient is strictly prohibited. If you receive this email in error, please advise the sender by immediate reply and promptly delete it.

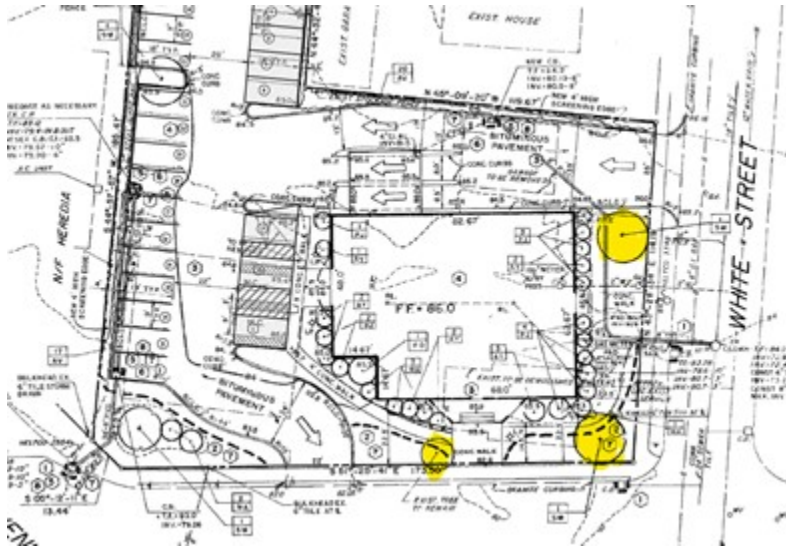
IRS Circular 230 Disclosure: The content of this email and its attachments, if any, are not intended to constitute a "reliance opinion" under applicable Treasury Regulations and, accordingly, are not intended and should not be used or relied upon for the purpose of (i) avoiding tax-related penalties that might be imposed by the IRS or (ii) promoting, marketing or recommending to another party any tax-related matters addressed herein.

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

Follow us! @DDSHartford

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/>

GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW
190 OLD RIDGEFIELD ROAD
WILTON, CT 06897
(203) 762-9000
FAX: (203) 834-1628

JULIAN A. GREGORY
(1912 - 2002)

THOMAS T. ADAMS
(1929 - 2015)

PAUL H. BURNHAM
DANIEL L. CONANT
TREVOR CONLOW§
SUSAN L. GOLDMAN
J. VANCE HANCOCK
J. CASEY HEALY
MICHAEL LAMAGNA*
DERREL M. MASON*
MATTHEW C. MASON*
JAMES D'ALTON MURPHY*⊗
KATHLEEN L. ROYLE *
RALPH E. SLATER
ROGER R. VALKENBURGH *

ESTABLISHED 1964

NEW YORK OFFICE:
399 KNOLLWOOD ROAD - SUITE 201
WHITE PLAINS, NY 10603
(914) 848-5000

PLEASE REPLY TO SENDER:
JAMES D'ALTON MURPHY
DIRECT DIAL: 203-571-6309
jmurphy@gregoryandadams.com

* ALSO ADMITTED IN NEW YORK
⊗ 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.

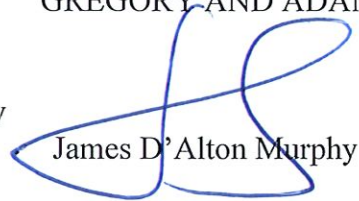
July 11, 2022

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

M:\MURPHY\Church of Jesus Christ of Latter-day Saints\Hartford Meetinghouse 2022\Text Amendment and Site Plan Applications\Final Docs\Supplemental Filing - 7.11.22.docx

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.



M:\MURPHY\Church of Jesus Christ of Latter-day Saints\Hartford Meetinghouse 2022\Text Amendment and Site Plan Applications\Final Docs\Signage Inventory - 2035 Broad Street - 7.11.22.docx

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.



M:\MURPHY\Church of Jesus Christ of Latter-day Saints\Hartford Meetinghouse 2022\Text Amendment and Site Plan Applications\Final Docs\Signage Inventory - 2035 Broad Street - 7.11.22.docx