

# DDS- Planning & Zoning: Plan Review Application



Submission date: **25 July 2022, 11:10PM**  
Receipt number: **893**  
Related form version: **2**

## Application Type

Check all that apply: **Special Permit**

## Property Information

Property Address: **196 Trumbull Ave. No coordinates found**

Zoning District: **DT-3**

Parcel ID: **245-345-124**

Property Owner: **SGS 196 TRUMBULL STREET HOLDINGS LLC**

Address of Property Owner: **2362 NOSTRAND AVE STE 7 BROOKLYN NY**

Email: **melissa@lumiagency.com**

## Applicant

Name of Applicant: **LIFECARE DESIGN INC**

File Date: **07/25/2022**

Address: **1429 PARK ST STE 201 No coordinates found**

Phone: **860-726-4672**

Email: **n.sweeney@lifecaredesign.com**

## Primary Point of Contact

Name: **Natalie Sweeney**

Phone: **860-726-4672**

Email: **n.sweeney@lifecaredesign.com**

## Project Narrative

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

**former business space to be fit out as assembly. New cocktail Bar with retro soda fountain**

## 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.

[EMREYS COCKTAIL BAR.pdf](#)

## Signatures

Signature of Applicant



[Link to signature](#)

Printed Name of Applicant:

Natalie Sweeney

Date:

07/25/2022

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

[Letter of Authorization\\_July 2022.pdf](#)

Date:

07/25/2022

Emrey Group LLC

July 19, 2022

Re: Letter of Authorization

To whom it may concern,

Emrey Group LLC gives authorization to Lifecare Design Inc. to submit the project, located at 196 Trumbull Street, Hartford CT, for all city reviews. These reviews include, but are not limited to; Historic, Special Permit, and/or Site Plan.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melissa Melonson', with a stylized, cursive script.

Melissa Melonson

Owner, Emrey Group LLC

Physical Location:

Emrey's Specialty Sweets & Sodas

196 Trumbull Street, Hartford, CT

Business Location/Notices:

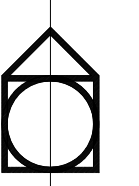
Emrey Group LLC

1429 Park Street, Unit 207

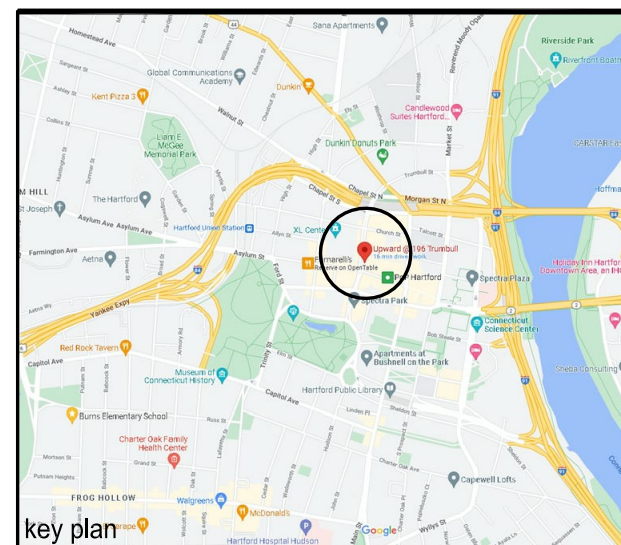


# Emrey's Candy Shop & Lounge

196 TRUMBULL BLVD.  
HARTFORD, CT 06103



LIFECARE DESIGN INC.  
1429 Park St. Ste 201  
Hartford Ct. 06106  
architecture - planning - interior design  
WWW.LIFECAREDESIGN.COM



key plan

issue or revision	date

drawing title

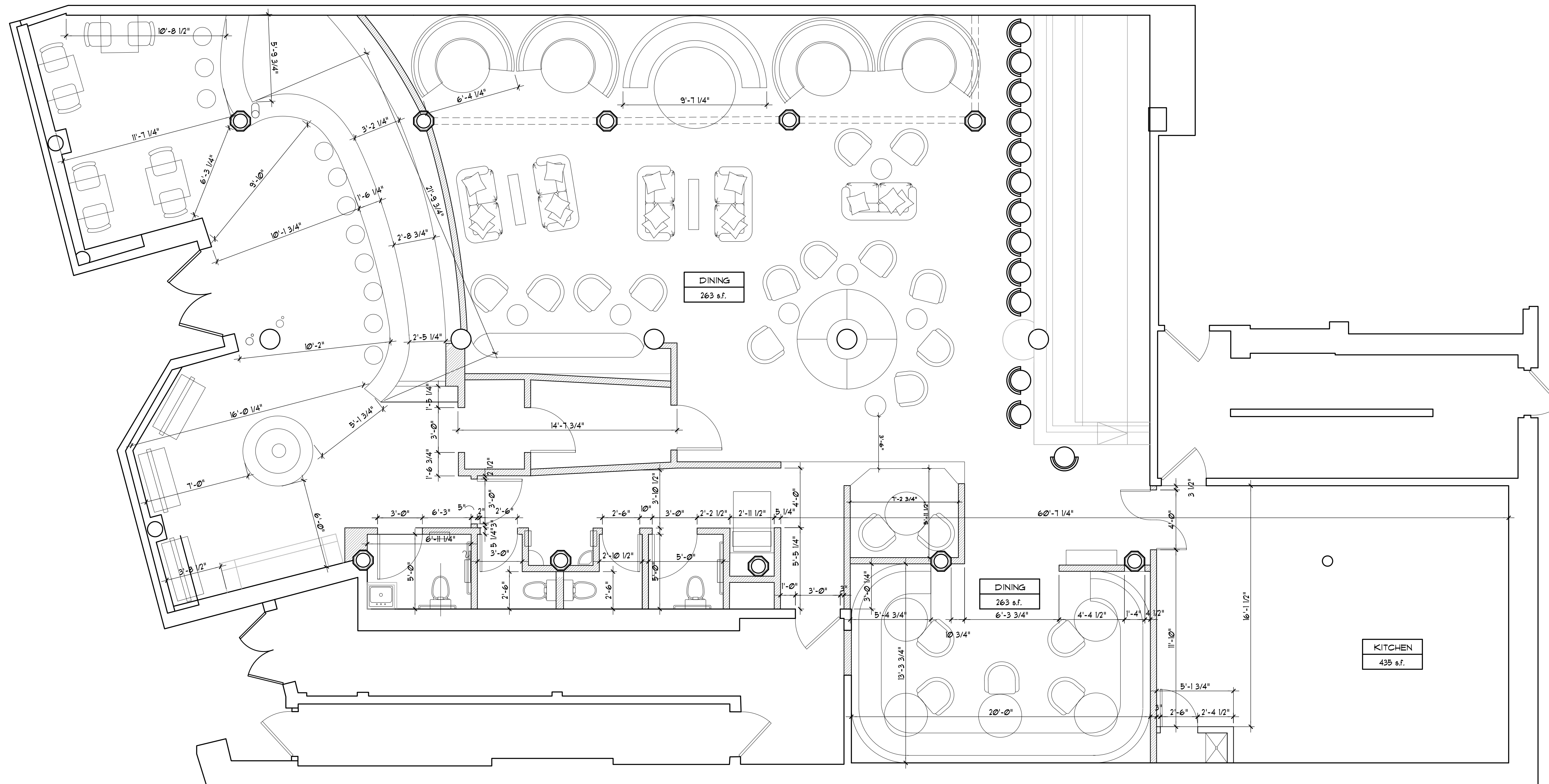
## PROPOSED FLOOR PLAN & SITE LOCATION

scale:	designer:
as indicated	h.c.b.
project no.:	drawn by:
22733	n.s.
date:	checked by:
6/16/2022	h.c.b.
seal	sheet number

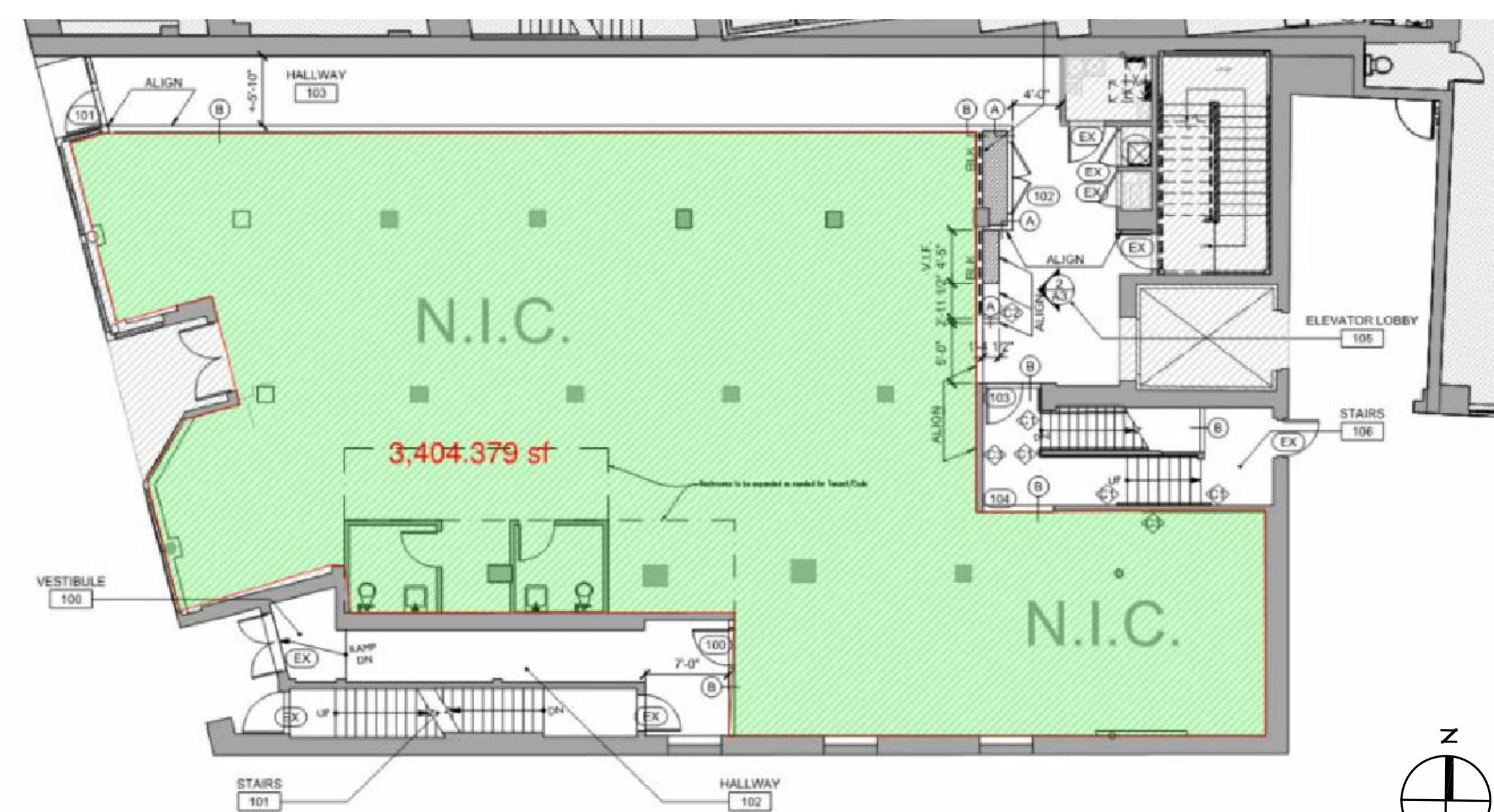
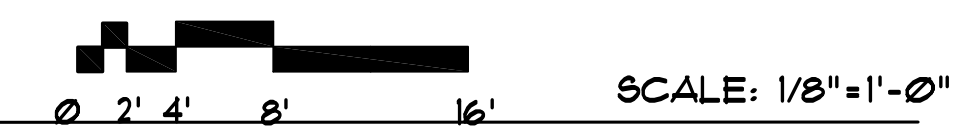
A-1  
sheet

X of X

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① PROPOSED FLOOR PLAN



② RETAIL LOCATION

SCALE: N.T.S.



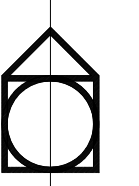
③ BUILDING SITE LOCATION

SCALE: N.T.S.



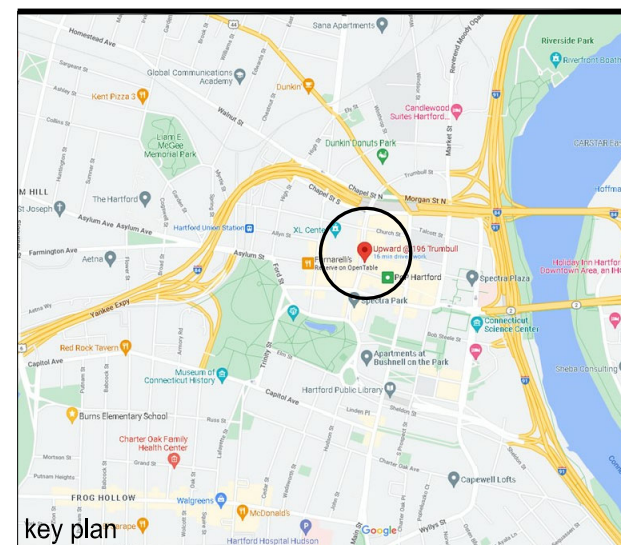
Emrey's Candy Shop/Lounge

196 TRUMBULL BLVD.  
HARTFORD, CT 06103

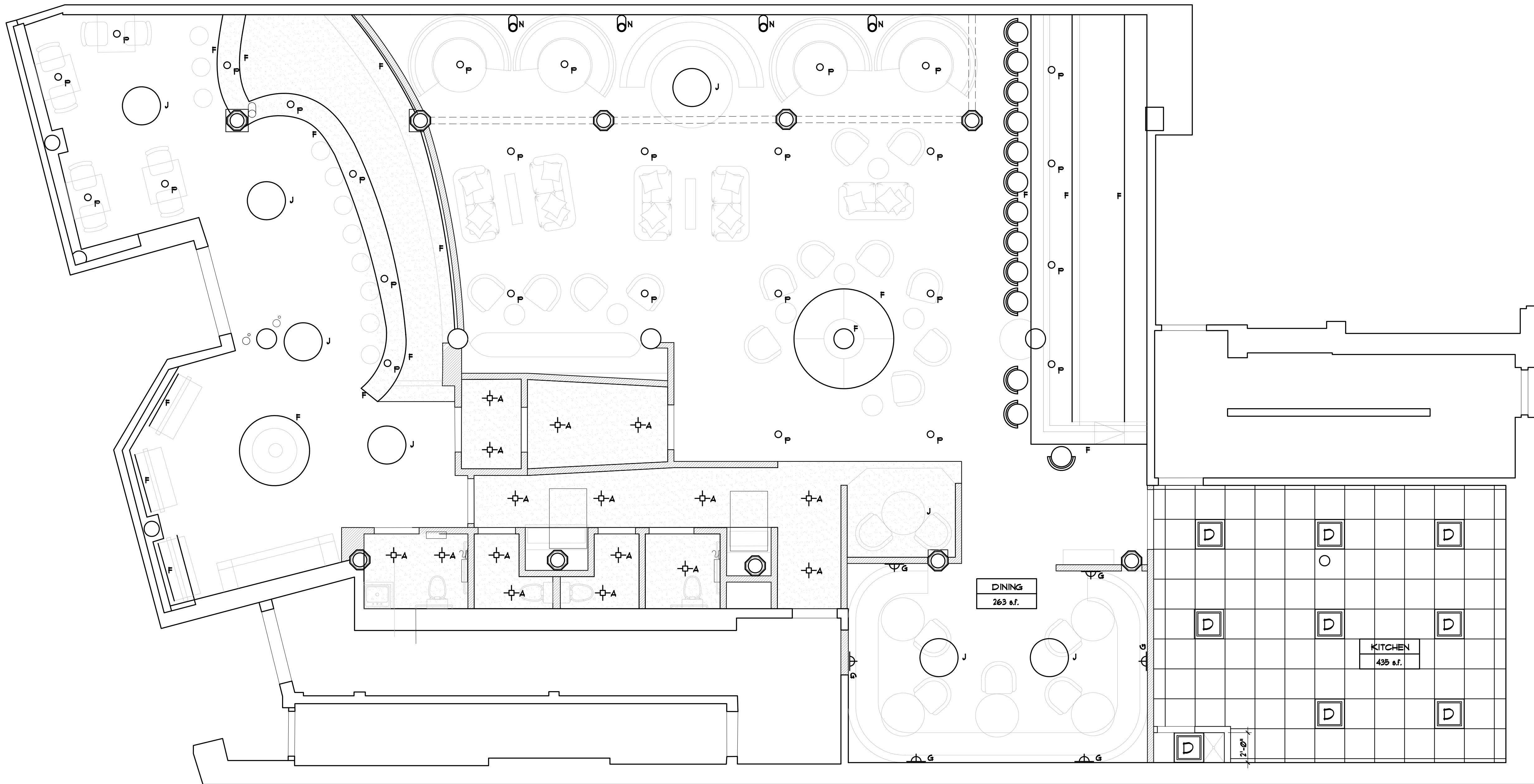


LIFECARE DESIGN INC.

1429 Park St. Ste 201  
Hartford Ct. 06106  
architecture - planning - interior design  
WWW.LIFECAREDESIGN.COM



issue or revision	date



① PROPOSED REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

- |     |   |     |                          |
|-----|---|-----|--------------------------|
| ⊕ A | RECESSED LED CAN LIGHT                                  | ⊖ N | WALL-MOUNTED CAN UPLIGHT |
| — B | WALL WASHER FOR ARTWORK                                 | ○ P | DECORATIVE PENDANT LIGHT |
| ⊙ C | 15" DIAM. SUSPENDED OR CEILING MOUNTED HI BAY LED LIGHT | ⊗   | ILLUMINATED EXIT SIGN    |
| □ D | 2'x2' LED LIGHT   | ⚡   | LIGHT SWITCH             |
| ⊙ E | ANGLED AMBIANT CAN LED DOWN LIGHT                       |     |                          |
| — F | LED BACK LIGHT OR UNDER BAR ROPE                        |     |                          |
| — G | UTILITY WALL-MOUNTED LIGHT                              |     |                          |
| — H | STRING LIGHTS   |     |                          |
| ○ J | DECORATIVE PENDANT LIGHT                                |     |                          |

② LEGEND

PROPOSED REFLECTED CEILING PLAN

scale:	designer:
as indicated	h.c.b.
project no.:	drawn by:
22733	n.s.
date:	checked by:
6/16/2022	h.c.b.
seal	sheet number

A-3

sheet

× of ×

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C:\Users\Natalie\Lifecare Design Inc\Documents\Folder\Solid State Drive\PROJECTS DRAWINGS\ARCH\PROJ. 2021\196 trumbull candy shop\22733 wref.dwg, 7/19/2022, 1:47:40 PM, Adobe PDF (temporary)\2740.pc3, ARCH D, 1:1

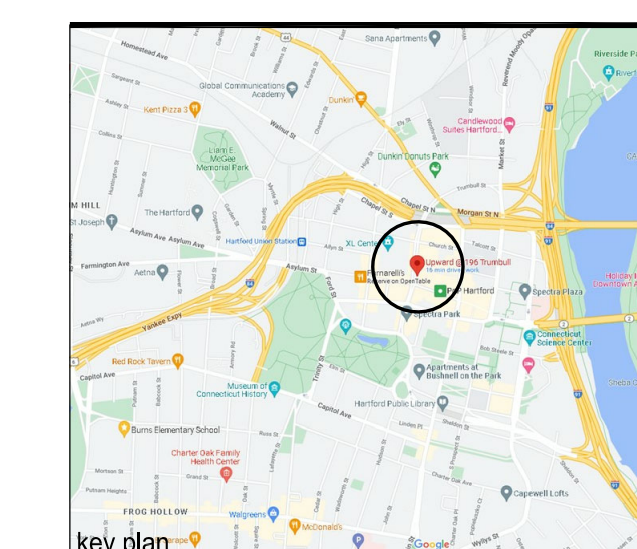


# Emrey's Candy Shop & Lounge

196 TRUMBULL BLVD.  
HARTFORD, CT 06103



LIFECARE DESIGN INC.  
1429 Park St. Ste 201  
Hartford Ct. 06106  
architecture - planning - interior design  
WWW.LIFECAREDESIGN.COM



issue or revision	date

drawing title

## EXTERIOR ELEVATION

scale:	designer:
as indicated	h.c.b.
project no.:	drawn by:
22733	n.s.
date:	checked by:
6/16/2022	h.c.b.
seal	sheet number

A - 4  
sheet

X of X

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EXISTING DOORS AND STOREFRONT GLAZING TO REMAIN  
SMALL GOOSNECK LAMPS OVER SIGN OR BACKLIT SIGN TBD WITH SIGNAGE SUBMITTAL



EXISTING WOOD PANEL BASE TO REMAIN

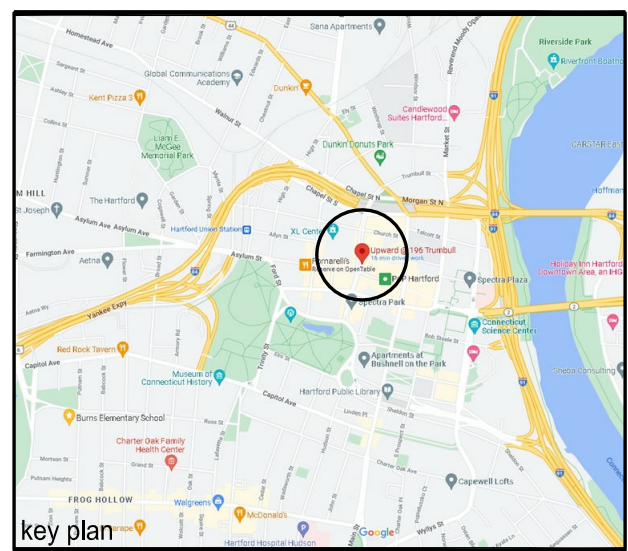
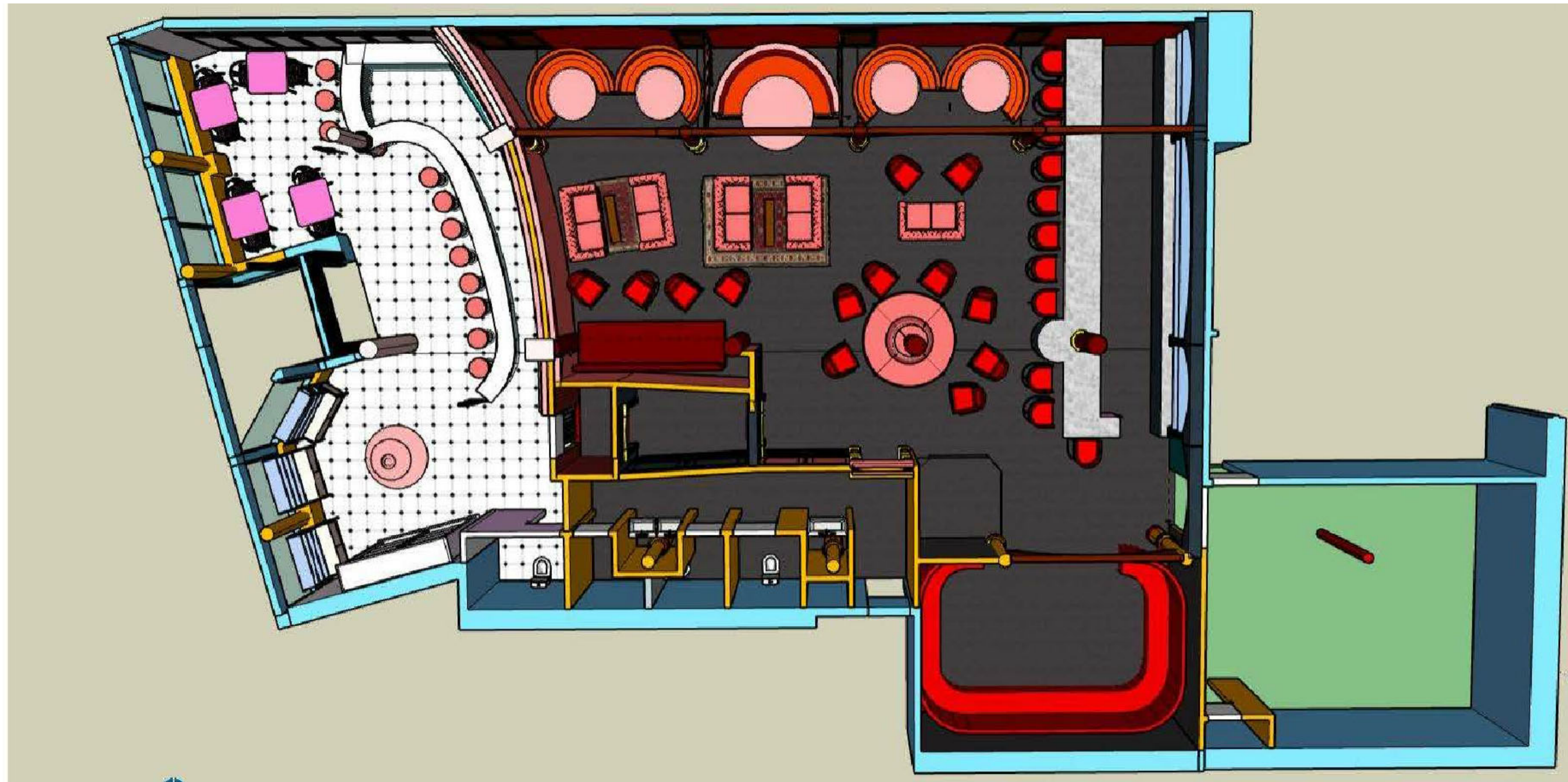


# Emrey's Candy Shop & Lounge

196 TRUMBULL BLVD.  
HARTFORD, CT 06103



LIFECARE DESIGN INC.  
1429 Park St. Ste 201  
Hartford Ct. 06106  
architecture - planning - interior design  
WWW.LIFECAREDESIGN.COM



issue or revision	date

drawing title

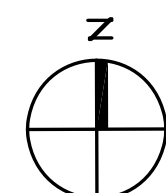
## INTERIOR FINISHES

scale:	designer:
as indicated	h.c.b.
project no.:	drawn by:
22733	n.s.
date:	checked by:
6/16/2022	h.c.b.
seal	sheet number

A-5  
sheet

X of X

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SCALE: 1/8"=1'-0"



## Paul Ashworth

---

**From:** Natalie Sweeney <n.sweeney@lifecaredesign.com>  
**Sent:** Saturday, September 3, 2022 7:14 PM  
**To:** Paul Ashworth  
**Cc:** Hartford Planning Division  
**Subject:** RE: 196 Trumbull St - Special Permit Application - COMM-2022-0672  
**Attachments:** Emrey'sEleonor's narrative.pdf; 196 Trumbull- Emrey's concept approval.pdf; FedEx Scan 2022-09-02\_13-19-21.pdf; EMREYS -ELEONORS SPECIAL PERMIT SUBMISSION.pdf

Hi Paul,

Here are the documents attached that you are requesting below.

1. Please provide a letter of authorization from the property owner. The Assessor's office has SGS 196 TRUMBULL STREET HOLDINGS LLC listed as the property owner. The letter provided appears to be from the business owner. Please find additional owner information from CT Secretary of State attached. **Attached**
2. Please provide the following items:
  - a. a narrative of the proposed business, **attached**
  - b. proposed hours of operation, **attached in narrative**
  - c. A copy of the CT Liquor Permit application with the proposed liquor license type notated, **attached.**
  - d. A security plan, **attached in narrative**
  - e. A noise mitigation plan - Please identify all noise deadening treatments or strategies proposed to mitigate the use's impact on surrounding uses, including those within the building? **attached in narrative**
  - f. A menu, **attached in narrative**
3. What uses are in the upper stories of the subject building? **Apartments**
4. Please describe the extent of all proposed live entertainment, if any. **Ambient music either through sound system or occasional 3 member live ensemble.**
5. Please note, the plans do not show any outdoor seating. Outdoor seating in conjunction with a drinking place/bar requires a special permit. If you would like to include an outdoor café/seating as part of this application, please provide a plan showing the location, number of tables, the enclosure device, lighting, and the extent of any outdoor entertainment. Please provide the hours of operation of the outdoor cafe area. **Outdoor seating for soda fountain patrons only, non-alcoholic. Bistro chairs added to plan. Plan, Kitchen layout, façade elevation attached.**

---

**From:** Paul Ashworth <Paul.Ashworth@hartford.gov>  
**Sent:** Thursday, August 25, 2022 1:43 PM  
**To:** Natalie Sweeney <n.sweeney@lifecaredesign.com>  
**Cc:** Hartford Planning Division <oneplan@hartford.gov>  
**Subject:** RE: 196 Trumbull St - Special Permit Application - COMM-2022-0672

Hi Natalie,

I was able to review the application for a drinking place at 196 Trumbull St. Please find below the following requests for information. Please provide a response to these by 9/5/22. This will allow time to create public notification documents consistent with the request.



1. Please provide a letter of authorization from the property owner. The Assessor's office has SGS 196 TRUMBULL STREET HOLDINGS LLC listed as the property owner. The letter provided appears to be from the business owner. Please find additional owner information from CT Secretary of State attached.
2. Please provide the following items:
  - a. a narrative of the proposed business,
  - b. proposed hours of operation,
  - c. A copy of the CT Liquor Permit application with the proposed liquor license type notated,
  - d. A security plan,
  - e. A noise mitigation plan - Please identify all noise deadening treatments or strategies proposed to mitigate the use's impact on surrounding uses, including those within the building?
  - f. A menu,
3. What uses are in the upper stories of the subject building?
4. Please describe the extent of all proposed live entertainment, if any.
5. Please note, the plans do not show any outdoor seating. Outdoor seating in conjunction with a drinking place/bar requires a special permit. If you would like to include an outdoor café/seating as part of this application, please provide a plan showing the location, number of tables, the enclosure device, lighting, and the extent of any outdoor entertainment. Please provide the hours of operation of the outdoor cafe area.

Thank you for your time,

**Paul Ashworth**

Senior Planner

City of Hartford - Department of Development Services

Planning & Zoning Division

he/him

260 Constitution Plaza, 1<sup>st</sup> Floor

Desk: 860-757-9055

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

---

**From:** Hartford Planning Division <[oneplan@hartford.gov](mailto:oneplan@hartford.gov)>

**Sent:** Wednesday, August 24, 2022 2:38 PM

**To:** Natalie Sweeney <[n.sweeney@lifecaredesign.com](mailto:n.sweeney@lifecaredesign.com)>

**Cc:** Paul Ashworth <[Paul.Ashworth@hartford.gov](mailto:Paul.Ashworth@hartford.gov)>

**Subject:** RE: 196 Trumbull St - Special Permit Application

Hello Natalie,

Okay thank you for confirming. **In order to review the signage, we would need a proposed sign design/rendering including material, illumination, etc.**

Best,

**Paige Berschet**

Administrative Assistant

City of Hartford - Department of Development Services

Planning & Zoning Division

she/her/hers

260 Constitution Plaza, 1<sup>st</sup> Floor  
[oneplan@hartford.gov](mailto:oneplan@hartford.gov)  
Desk: 860-757-9029

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---

**From:** Natalie Sweeney <[n.sweeney@lifecaredesign.com](mailto:n.sweeney@lifecaredesign.com)>  
**Sent:** Thursday, August 18, 2022 6:11 PM  
**To:** Hartford Planning Division <[oneplan@hartford.gov](mailto:oneplan@hartford.gov)>  
**Cc:** Paul Ashworth <[Paul.Ashworth@hartford.gov](mailto:Paul.Ashworth@hartford.gov)>  
**Subject:** RE: 196 Trumbull St - Special Permit Application

Hi Paige,  
Yes, that is right only paint color changes on the façade.

Best,  
Natalie

---

**From:** Hartford Planning Division <[oneplan@hartford.gov](mailto:oneplan@hartford.gov)>  
**Sent:** Thursday, August 11, 2022 4:47 PM  
**To:** Natalie Sweeney <[n.sweeney@lifecaredesign.com](mailto:n.sweeney@lifecaredesign.com)>  
**Cc:** Paul Ashworth <[Paul.Ashworth@hartford.gov](mailto:Paul.Ashworth@hartford.gov)>  
**Subject:** RE: 196 Trumbull St - Special Permit Application

Hello Natalie,

The Historic Review Application has been received. For the proposed exterior signage, it will need administrative Historic Review and a Zoning Sign Permit. We would require more detail on the proposed sign design including material, illumination, etc. before we could do the review. From the plans it looks like there are no other changes to the exterior proposed besides paint, can you confirm?

Best,

**Paige Berschet**  
Administrative Assistant  
City of Hartford - Department of Development Services  
Planning & Zoning Division  
*she/her/hers*  
260 Constitution Plaza, 1<sup>st</sup> Floor  
[oneplan@hartford.gov](mailto:oneplan@hartford.gov)  
Desk: 860-757-9029

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---

**From:** Evelyne St-Louis <[Evelyne.St-Louis@hartford.gov](mailto:Evelyne.St-Louis@hartford.gov)>  
**Sent:** Thursday, August 11, 2022 10:17 AM  
**To:** Hartford Planning Division <[oneplan@hartford.gov](mailto:oneplan@hartford.gov)>; Natalie Sweeney <[n.sweeney@lifecaredesign.com](mailto:n.sweeney@lifecaredesign.com)>  
**Cc:** Paul Ashworth <[Paul.Ashworth@hartford.gov](mailto:Paul.Ashworth@hartford.gov)>  
**Subject:** FW: 196 Trumbull St - Special Permit Application

Hi Natalie,

Thanks for your message. I'm forwarding it to Paige (via our [oneplan@hartford.gov](mailto:oneplan@hartford.gov) address), as she can confirm whether the historic review application has been received and whether any materials are missing.

Also, please note that the Special Permit application for 196 Trumbull was just recently re-assigned to Paul, so I have cc'ed him here as well.

Thank you,

**Evelyne St-Louis**

Senior Planner  
Planning & Zoning Division, Department of Development Services, City of Hartford  
*She/Her/Hers*  
Phone: 860-757-9083  
Email: [evelyne.st-louis@hartford.gov](mailto:evelyne.st-louis@hartford.gov)

---

**From:** Natalie Sweeney <[n.sweeney@lifecaredesign.com](mailto:n.sweeney@lifecaredesign.com)>  
**Sent:** Wednesday, August 10, 2022 4:15 PM  
**To:** Evelyne St-Louis <[Evelyne.St-Louis@hartford.gov](mailto:Evelyne.St-Louis@hartford.gov)>  
**Subject:** FW: 196 Trumbull St - Special Permit Application

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.

Hi Evelyn,

I uploaded this project for historic review but didn't get any message that it was received. Would you be able to check to see if it is in and if so, which historic review date it is assigned to ?

Thanks so much,

Natalie

---

**From:** Berschet, Paige <[Paige.Berschet@hartford.gov](mailto:Paige.Berschet@hartford.gov)>  
**Sent:** Wednesday, August 3, 2022 9:57 AM  
**To:** Natalie Sweeney <[n.sweeney@lifecaredesign.com](mailto:n.sweeney@lifecaredesign.com)>  
**Cc:** Hartford Planning Division <[oneplan@hartford.gov](mailto:oneplan@hartford.gov)>; Evelyne St-Louis <[Evelyne.St-Louis@hartford.gov](mailto:Evelyne.St-Louis@hartford.gov)>  
**Subject:** 196 Trumbull St - Special Permit Application

Hello Natalie,

Thank you for submitting your Special Permit Application for 196 Trumbull St. The proposed use would be categorized as a Drinking Place, and requires a Special Permit to be reviewed by the Planning & Zoning Commission. **Some additional items we would require are a narrative of the proposed business, proposed hours of operation, and the CT Liquor Permit application.** The application review has been assigned to Evelyne St-Louis (cc'd) who will be in touch with additional questions as she completes the staff report and the applicant public noticing requirements that must be completed prior to the public

hearing. The public hearing is scheduled for the September 13, 2022 Planning & Zoning Commission Meeting and the meeting login information and documents will be posted here: <https://www.meetinginfo.org/meetings/1738>

The application fee is \$350 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://developmentervices.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-00062495. **The application fee must be paid before the public hearing date.**

For the proposed exterior signage, it will need administrative Historic Review and a Zoning Sign Permit. We would require more detail on the proposed sign design including material, illumination, etc. before we could do the review. From the plans it looks like there are no other changes to the exterior proposed besides paint, can you confirm?

Let us 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, 1<sup>st</sup> Floor  
[oneplan@hartford.gov](mailto:oneplan@hartford.gov)  
Desk: 860-757-9029

Follow us! **@DDSHartford**

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