

DDS- Planning & Zoning: Plan Review Application



Submission date: **24 October 2022, 1:49PM**
Receipt number: **1072**
Related form version: **2**

Application Type

Check all that apply: **Sign Permit**

Property Information

Property Address: **1212MAIN STREET No coordinates found**

Zoning District: **DT3**

Parcel ID: **267293001**

Property Owner: **RMS COMPANIES**

Address of Property Owner: **1 LANDMARK SQUARE, STAMFORD CT 06902**

Email: **MARIA@RMS-COMPANIES.COM**

Applicant

Name of Applicant: **JOHN MALAGISI - SIGN DESIGN INC**

File Date: **10/24/2022**

Address: **25 COMERCE STREET, NORWALK CT 06850 No coordinates found**

Phone: **203.984.5599**

Email:

JOHN@SIGNDESIGNCT.COM

Primary Point of Contact

Name: JOHN MALAGISI

Phone: 2039845599

Email: JOHN@SIGNDESIGNCT.COM

Project Narrative

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

**3 WALL SIGNS FOR THE PENNANT BUILDING AT
1212 MAIN ST**

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? **No**

Maximum extension from building line:

2. Is this sign proposed outside of the street line? **No**

Maximum extension from the Street line

3. Is the sign luminated? **Yes**

4. Engineer Name (if any):

Phone:

Address:

5. Minimum distance from lowest point to the sidewalk: __ft. __in

6. Maximum height of sign from lowest point of established grade: __ft. __in

7. Distance from the nearest outdoor sign: __ft. __in.

8. Square feet of surface for one face of the sign: __ft. __in.

9. Wording of the sign (include all words):

Description of work (upload additional files if necessary)

Upload any supporting materials below.

[BUILDING SIGNS zoning.jpg](#)

Signatures

Signature of Applicant



[Link to signature](#)

Printed Name of Applicant:

JOHN MALAGISI

Date:

10/24/2022

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 10-18-22.pdf](#)

Date:

10/24/2022



To: DDS-Planning and Zoning
City of Hartford

From: RMS Companies
Jay P Inzitari
203-223-6948
jay@rms-companies.com

RMS Companies is giving Sign Design Inc. authorization to produce and install the signs that are being applied for at 1212 Main Street. If there is anything else that is needed from RMS Companies, please contact Jay P Inzitari.

Thank you

Jay P Inzitari
RMS Companies
Senior Project Manager
203-223-6948
jay@rms-companies.com

Record and return to:

Steven D. Grushkin, Esq.
Wofsey, Rosen, Kweskin & Kuriansky, LLP
600 Summer Street
Stamford, CT 06901

Receipt # 152433



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10/01/2020 09:29:07 AM

5 Pages

NOTICE OF LEASE

Noel F. McGregor, Jr., Hartford City Cl
Clerk:AS

NOTICE OF GROUND LEASE

Pursuant to §47-19 of the General Statutes of Connecticut (1958 revision, as amended), notice is hereby given of the existence of the following Ground Lease (the "Ground Lease"):

1. The name and address of the Tenant is:

RMS DONO I LLC
One Landmark Square
2nd Floor - Suite 220
Stamford, CT 06901
Attn: Randall M. Salvatore

2. The name and address of the Landlord is:

City of Hartford
550 Main Street
Hartford, CT 06103
Attn: Corporation Counsel

3. The date of execution of the Lease is as of September 30, 2020.

4. The Leased Premises (the "Premises") is commonly known as "Parcel C" and is located at 1212 Main Street, in the City of Hartford, County of Hartford and State of Connecticut. Said Premises are more fully described on Exhibit A attached hereto and made a part hereof.

5. The term of the Ground Lease is forty-nine (49) years (the "Initial Term") commencing on September 30, 2020 (such date, the "Commencement Date") and extended through September 29, 2069.

6. The Ground Lease includes an option in favor of the Tenant to extend the term of the Ground Lease for a period of forty-nine (49) years following expiration of the Initial Term, subject to notice requirements and conditions as stated in the Ground Lease.

7. The Tenant's right to sell, assign, transfer, convey or otherwise dispose of the Premises is subject to certain restrictions as set forth in the Ground Lease.

8. A copy of said Ground Lease is on file at the offices of Landlord, Tenant and:

Office of the Corporation Counsel
550 Main St. Suite 210
Hartford, Ct 06103
Attention: Corporation Counsel

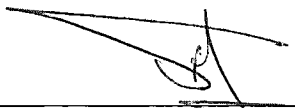
WOFSEY, ROSEN, KWESKIN & KURIANSKY, LLP
600 Summer Street
Stamford, Connecticut 06901

This instrument, being intended to be a Notice of Ground Lease executed for the purpose of complying with §47-19 of the General Statutes of Connecticut so as to give constructive notice of said Lease, is not intended to affect in any way the rights and obligations of the parties to said Lease, except as the same may be accomplished by compliance with said §47-19.

[Remainder of Page Intentionally Left Blank; Signature Page(s) to Follow]

IN WITNESS WHEREOF, the parties hereto, and to said Ground Lease, have either set, or caused to be set, their respective hands and seals, by a duly authorized officer thereof, all as of the 3rd day of September, 2020.

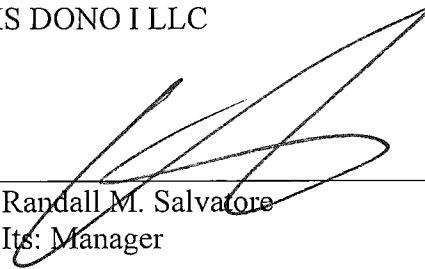
Signed, Sealed and Delivered
in the presence of:


Name: Steven D. Grushkin


Name: Edmund M. Remondino

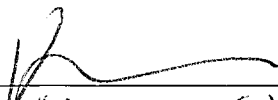
TENANT:


RMS DONO I LLC

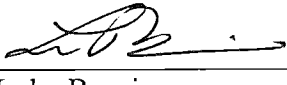
By: 
Randall M. Salvatore
Its: Manager

LANDLORD:

CITY OF HARTFORD


Name: KAYLA NEASCO



Name: VASITH SELVASIVA

By: 
Luke Bronin
Its: Mayor
Duly Authorized

{Signature Page-Notice of Ground Lease}

STATE OF CONNECTICUT))
) ss. Stamford
COUNTY OF FAIRFIELD))

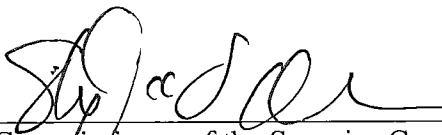
Before me, the undersigned officer, personally appeared on this 29th day of September, 2020, Randall M. Salvatore, who acknowledged himself to be the Manager of RMS DONO I LLC, and that he, as such Manager being authorized to do so, executed the foregoing Notice of Ground Lease for the purposes therein contained by signing the name of said RMS DONO I LLC as his free act and deed as such Manager and as the free act and deed of said RMS DONO I LLC.



Steven D. Grushkin
Commissioner of the Superior Court

STATE OF CONNECTICUT))
) ss. Hartford
COUNTY OF HARTFORD))

Before me, the undersigned officer, personally appeared on this 29th day of September, 2020, Luke Bronin, who acknowledged himself to be the Mayor of the City of Hartford, signer and sealer of the foregoing instrument, and that he as such officer being authorized to do so, acknowledged the execution of the same to be his free act and deed as such officer and the free act and deed of such municipal corporation.



Commissioner of the Superior Court
Notary Public / My Commission Expires:
Affix Seal

Stephanie S. Coleman
NOTARY PUBLIC
State of Connecticut
My Commission Expires 9/30/2023

{Acknowledgment Page-Notice of Ground Lease}

EXHIBIT A

1212 MAIN STREET:

DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY STREET LINE OF MORGAN STREET (NORTH), WHICH POINT MARKS THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF HARTFORD-50 MORGAN LLC, WHICH POINT IS THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE, ALONG SAID NORTHERLY STREET LINE N 84° 19' 41" W A DISTANCE OF 305.75 FEET TO A POINT;

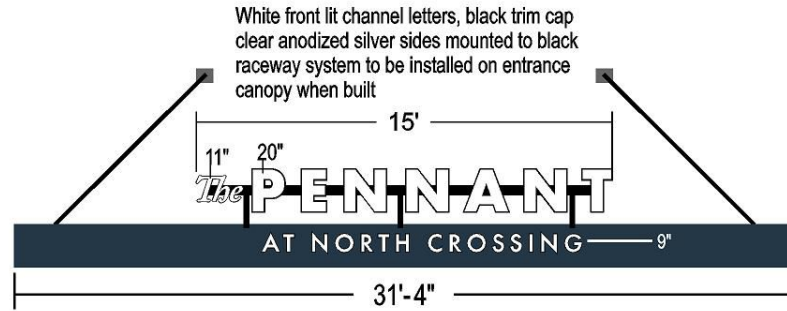
THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 101.71 FEET, A CENTRAL ANGLE OF 21° 40' 27" AND AN ARC DISTANCE OF 38.47 FEET TO A POINT;

THENCE, ALONG THE EASTERLY STREET LINE OF MAIN STREET, N 46° 06' 48" W A DISTANCE OF 142.93 FEET TO A POINT;

THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 102° 13' 28" AND AN ARC DISTANCE OF 44.60 FEET TO A POINT;

THENCE, ALONG THE SOUTHERLY STREET LINE OF TRUMBULL STREET, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 898.00 FEET, A CENTRAL ANGLE OF 31° 01' 18" AND AN ARC DISTANCE OF 486.20 FEET TO A POINT;

THENCE, ALONG LAND NOW OR FORMERLY OF HARTFORD-50 MORGAN LLC, S 02° 59' 59" W A DISTANCE OF 329.07 FEET TO THE POINT OR PLACE OF BEGINNING.



40"



40" x 25' backdrop, front lit white channel letters
"PENNANT" LETTERS 22"

3' x 16' backdrop, front lit white channel letters
"PENNANT" LETTERS 18"
190"

