



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION
REPORT: Special Permit for fence height deviation for consideration May 9, 2023

STAFF REPORT

TO: Planning & Zoning Commission
PREPARED BY: Alexander Castro, Junior Planner
alexander.castro@hartford.gov

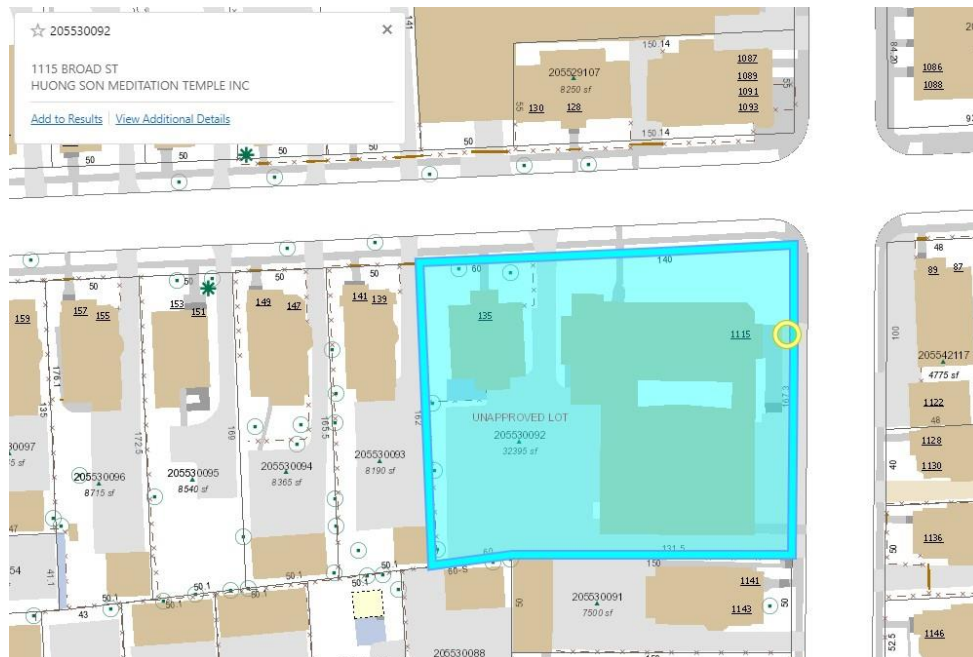
PROJECT: Fence Height Deviation
 1115 Broad Street
PARCEL ID(S): 205-530-092
ACCELA ID: PZ-SPUSE-23-000007

ZONE: NX-2, Neighborhood Mix Zoning District

TYPE: Request for a Special Permit for a fence height deviation per Sec.6.13.5

APPLICANT: Wendy Nguyen

OWNER: Huong Son Meditation Temple Inc.



Overhead View – Harford GIS 2023

BACKGROUND INFORMATION

The applicant is requesting approval of a special permit for the installation of a 6-foot 8-inch fence system in the front yard of the subject property. The current use at the property is that of a Buddhist temple religious assembly space.

The proposed construction was reviewed and approved by the Hartford Historic Preservation Commission on January 25, 2022 (COMM-2022-0701).

KEY APPLICATION TIMELINES

- Application Submission Date: March 16, 2023
- Date Application Accepted as Complete: March 16, 2023
- Application Date of Receipt: March 28, 2023 (sooner of either: date of next regularly scheduled meeting, or 35 days after acceptance of complete application)
- Public Hearing is scheduled to open on Tuesday, May 9, 2023; Open Hearing Deadline: June 1, 2023.
- Close Hearing Deadline (if opens May 9, 2023): (35 days after opening) Tuesday, June 13, 2023
- CT General Statutes Sec.8-7D allow that the applicant may consent to one or more extensions of time, provided the total extension of all time periods shall not be for longer than 65 days.

LEGAL STANDARD

Standard for Application Type:

The Commission reviews special permits in accordance with Zoning Regulations section 1.3.4. Special permits may be approved, approved with conditions, or denied. Considerations the Commission may weigh in special permit review include: harmony with the plan of conservation & development; compliance with the purposes of the district; effect on existing development; creation of safety hazards in vehicular and pedestrian circulation; effects on traffic; compatibility with adjacent properties; suitability of arrangement of buildings, open space, and provision of light and air; impact on essential services; impact on stormwater runoff; impact on city services and infrastructure; tree and landscape provision; and pedestrian amenities. The Commission may deviate from the minimum requirements for building siting, height, street facades, accessory structures dimensions, tree installation, landscape installation, buffers, fencing, lighting, parking, signage, and street design by up to 15% upon certain findings.

STANDARD SPECIFIC TO THE USE

Chapter 1.0 – Administration

Sec.1.3.4 – Special Permits

Chapter 6.0 – Sitework & Landscape

FINDING OF FACTS

Existing Conditions

- The current use at the property is that of a religious assembly space.
- No fence is installed in the proposed site location at this time.
- Construction work has already begun for portions of this proposal, including installation of six temple gate pillars as well as a gate structure on the North Eastern side of the property.

Proposed conditions

- Completion of a stone and aluminum fence system, including three ornamental temple gates.

Review was based on:

- Preliminary site plans provided by the applicant.
- Renderings showing the proposed façade design.



Figure 1. Existing Conditions – Google Maps 2020

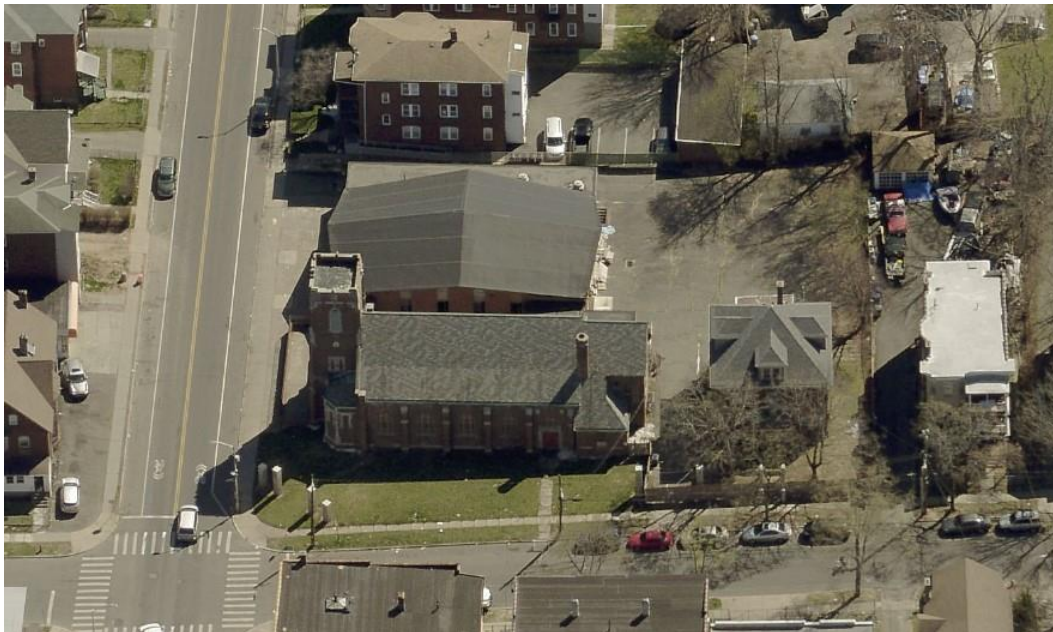


Figure 2. Existing Conditions – Eagleview 2023

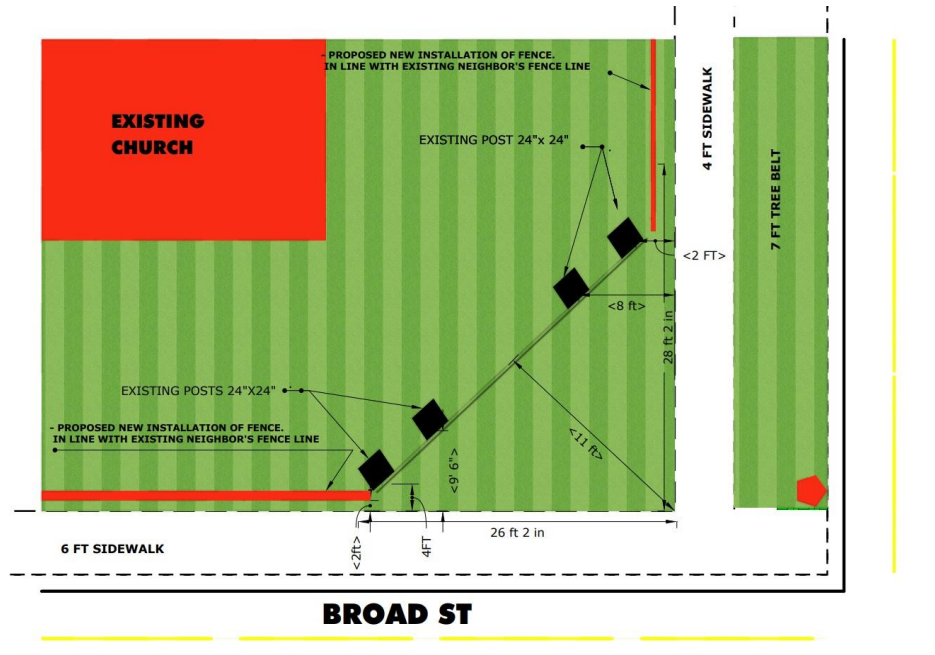


Figure 3. Proposed Conditions – 2023



Figure 4. Proposed Design

ANALYSIS

The request for deviation from the fence height regulations pursuant to section 6.13.2.B is not immediately consistent with Hartford’s Plan of Conservation Development. However, the POCD highlights the value of Hartford’s historic building stock in Play400 goal. The proposal serves to promote cultural awareness within the Barry Square, South Green, and Frog Hollow neighborhoods. The ornamental design of the gate structure is symbolic of the city’s cultural diversity, which the POCD identifies as one of its focus areas in the Play400 goal.

Based on the items submitted to planning staff, site plan review will be required for the scope of work proposed by the applicant. At time of writing, a site survey showing the precise location of landscape features and structures has not been provided for review. Given the proximity of the proposed gate and fence structure to the property lines of the subject parcel, this information is vital for a complete review. Staff request that the commission approve this fence deviation on the condition that a forthcoming site plan compliant with the section 1.3.3 site plan requirements be reviewed and approved administratively by staff.

STAFF RECOMMENDATION

Staff recommends approval of this application with the condition that:

1. The applicant shall submit a site plan application to be reviewed and approved administratively by planning staff.

ATTACHMENTS

REVIEWED AND EDITED BY,

Erin Howard, Acting Director of Planning & Development



**CITY OF HARTFORD
PLANNING & ZONING COMMISSION RESOLUTION
1115 BROAD STREET
SPECIAL PERMIT FOR FENCE HEIGHT DEVIATION**

Whereas, The City of Hartford Planning & Zoning Commission reviewed the application regarding the request for a Special Permit for fence height deviation per Section 6.13.5 and Section 1.3.4; and

Whereas, The subject property is located in the NX-2, Neighborhood Mix district; and

Whereas, The subject property is currently used as a neighborhood assembly space; and

Whereas, The applicant has proposed to construct a 6 foot 8-inch fence structure and with three associated gate structures; and

Whereas, The proposed construction is also related to the POCD's Play400 goals in that it reactivates a historic property in a way that promotes cultural understanding; and

Whereas, The proposed development would require further review to confirm compliance with Hartford's Zoning Regulations; and

Now therefore Be It

Resolved, The City of Hartford Planning & Zoning Commission hereby approves the request for a Special Permit for deviation from the fence height requirements pursuant to section 6.13.5, subject to the following condition of approval:

1. The applicant shall submit a complete site plan application for administrative review by planning staff.

Be It Further,

Resolved, This 9th day of May, 2023.