

PZ-REZONE-23-000001

Menu Reports Help

File Date: [04/06/2023](#)

Application Status:

Assigned To: [Erin Howard](#)

Description of Work: [Proposed zone change for 532 Ann Uccello Street to change its zone from NX-1 to DT-3.](#)

Application Detail: [Detail](#)

Application Type: [Map Amendment](#)

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	2021-0105 - Zone Chang...	PLNG_REZONE	Map Amendment		application/pdf	Uploaded	04/06/2023
	Arrowhead Owner Letter...	PLNG_REZONE	Owners Authoriz...		application/pdf	Uploaded	04/06/2023
	Show all						

Address: [532 Ann Uccello ST, Hartford, CT 06106](#)

Owner Name: [City of Hartford](#)

Owner Address: [250 Constitution Plaza, 4th Floor, Hartford, CT 06106](#)

Application Name:

Parcel No: [244-288-060](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Daniel Jameson	Daniel H. Jameson	Engineer	Mailing, 36 John Stree...	Active
	Eric Polinsky	Eric M. Polinsky	Developer	Mailing, 200 Pratt Str...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$750.00](#)

Total Fee Invoiced: [\\$750.00](#)

Balance: [\\$0.00](#)

Custom Fields: PLNG_REZONE_CF

GIS Information

Zoning District	Zoning Overlay	FEMA Flood Zone	Land Use Per Assessor
-	-	-	-
NRZ	Neighborhood	Local Historic District	
-	-	-	
Historic District	Historic Landmark/Site	State Historic District	
-	-	-	
Dispersion met?	Identify Dispersion	National Historic District	
Yes	-	-	

General Project Information

Existing Use	Proposed Zoning District	Existing Building Type
Parking as a	DT-3	N/A
Principal Use		
Proposed Use	Proposed Building Type	

[Household Living](#) [Downtown Storefront](#)
[Multi-Unit](#)
[Dwelling](#)
[\(4+Units\)](#)
Zoning Enforcement Case ID #

-

Adjacent Land Uses	Reason for Rezoning	Property History
Existing historic Arrowhead Cafe building is located to the north of the parcel. The historic Co-op building and its parking area is located to its south.	This lot is to be combined with 1359 and 1355 Main Street to accommodate a proposed renovation and building addition for the Historic Arrowhead Cafe. The proposed development will provide commercial space on the first floor and residential units above.	-

Total Number of Parcels Being Changed	Is this application a result of a violation notice?
1	No

Other Payment Requirement

Green Infrastructure Fund	Amount
-	-
Complete Streets Fund	Amount
-	-
City Tree Fund	Amount
-	-

Describe Reason for Payments

-

Recommendations

Consistency with POCD	Adverse Impacts on Neighboring Lands
-	-

Suitability as Presently Zoned	Recommendation
-	-

Dates and Notices

Application Received	Open Hearing Deadline	Close Hearing Deadline
-	-	-
Decision Deadline	Extensions Requested?	If yes, describe how the dates above have changed
-	-	-
Notice sent to NRZ/CRCOG	Legal Ad #1	Legal Ad #2
-	-	-
Sign Affidavit Received	Certificate of Mailings Returned	Notice of Decision Published
-	-	-
Recordation Date	Approval Expiration Date	Sign Deposit Check #

Sign Deposit Date Received	Sign Deposit Check Amount	Public Hearing Date
Public Hearing Time	Meeting Link or Location	Document Link
Certificate of Compliance As-Built Drawing Date	Type of Bond	Escrow Account #
Bonding Company Name	Bonding Contact Name	Bonding Primary Phone #
Bonding Email	Reason for Bond request	Drawings Number of Sheets
Drawings Last Revised		

RESOLUTION CLAUSES

Type Comment

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake	Erin Howard			
	Plans Distribution				
	Planning and Zoning Re...				
	NRZ				
	Adjacent Municipalitie...				
	Staff Report				
	Public Notice				
	Planning and Zoning Co...				
	Notice of Decision				
	Appeal Period				
	Recordation				
	Case Complete				

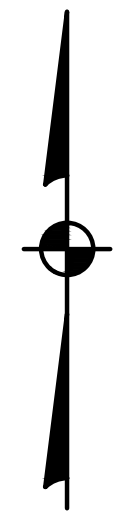
Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Application Comments:	View ID	Comment	Date
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Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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ANN UCCELLO STREET

MAIN STREET

STREET

N/F
1359-1363 MAIN ST.
PARCEL ID.
244-288-095
V 7165, P 0206

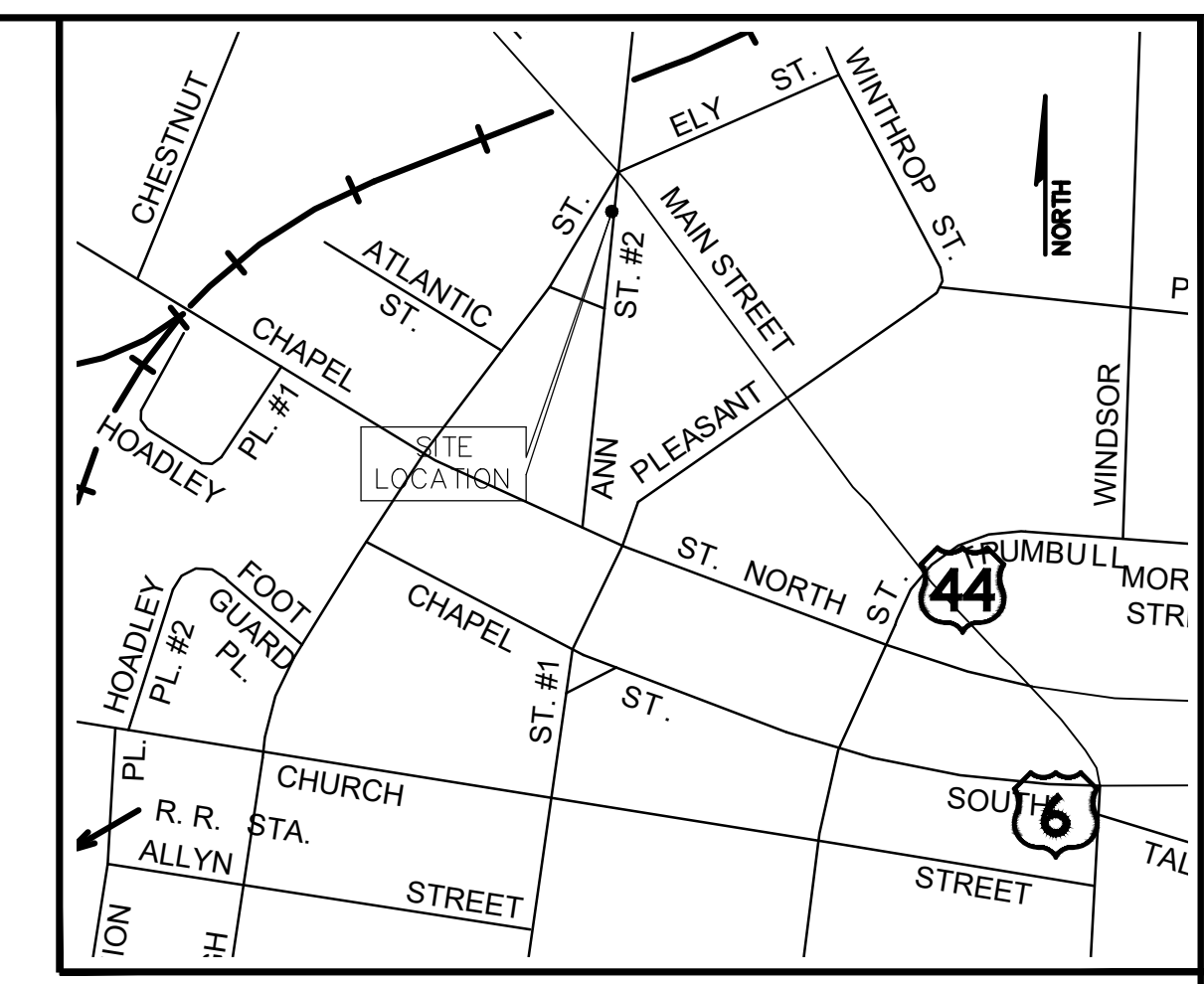
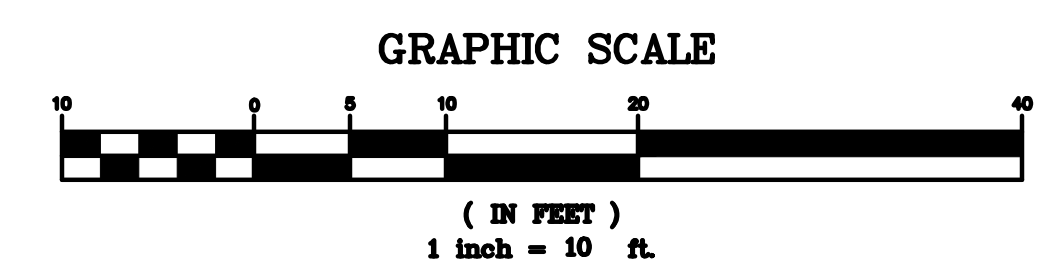
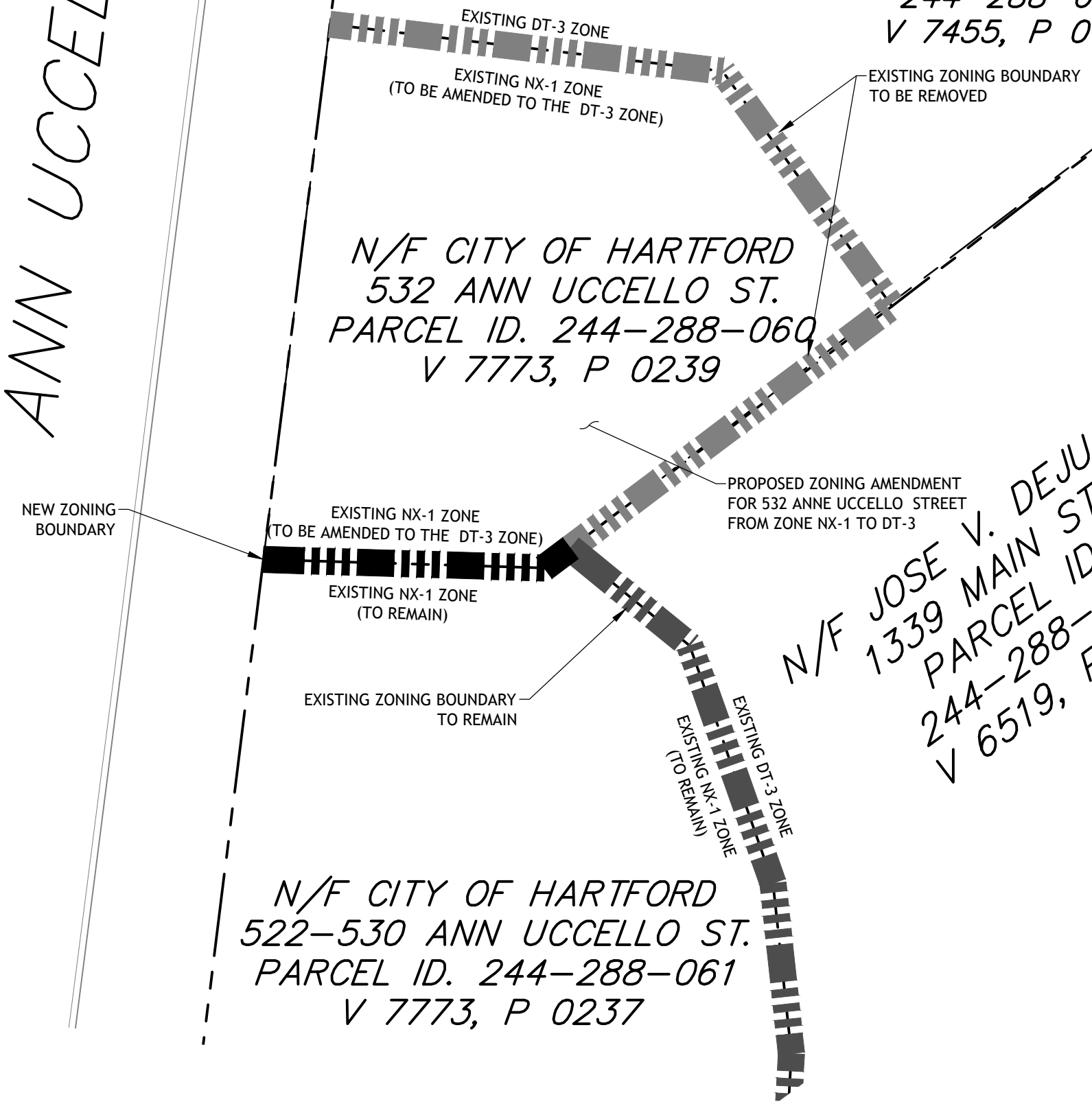
TOTAL AREA =
6,330.36 SQ. FT.
OR 0.145AC.

N/F CITY OF HARTFORD
1355-1357 MAIN ST.
PARCEL ID.
244-288-094
V 7455, P 0194

N/F CITY OF HARTFORD
532 ANN UCCELLO ST.
PARCEL ID. 244-288-060
V 7773, P 0239

N/F JOSE V. DEJUAN
1339 MAIN ST.
PARCEL ID.
244-288-093
V 6519, P 245

N/F CITY OF HARTFORD
522-530 ANN UCCELLO ST.
PARCEL ID. 244-288-061
V 7773, P 0237



LOCATION MAP
NOT TO SCALE

MAP REFERENCES

- 1. "LOT CONSOLIDATION PLAN 1355-1357 & 1359-1363 MAIN STREET & 532 ANN UCCELLO STREET HARTFORD, CONNECTICUT, SHEET 1 OF 1, DATED 03/08/23 BY FREEMAN COMPANIES."

NO.	DATE	DESCRIPTION	REVISIONS

FREEMAN COMPANIES
LAND DEVELOPMENT, ENGINEERING DESIGN, CONSTRUCTION SERVICES
FREEMAN COMPANIES, LLC
36 JOHN STREET
HARTFORD, CT 06105
WWW.FREEMANCO.COM
(860)251-1950
FAX: (860)996-7161

ZONE CHANGE MAP
532 ANN UCCELLO STREET
HARTFORD, CONNECTICUT

SURVEYED: R.C. & C.A.
DRAFTED: P.P.
APPROVED: L.K.
SCALE: 1" = 10'
PROJECT NO.: 2021-0105
DATE: 03/08/2-23
CAD FILE: 2021-0105

TITLE:
ZONE CHANGE MAP

SHEET NUMBER:
1 OF 1



CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES

250 Constitution Plaza, 4th Floor
Hartford, Connecticut 06103

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Fax: (860) 722-6074

www.hartford.gov

I CHARLES MATHEWS
DIRECTOR

LUKE A. BRONIN
MAYOR

March 10, 2023

To Whom It May Concern,

Re: Arrowhead Café Building Lot Consolidation
1355-1357 Main Street, Hartford, Connecticut
1359-1363 Main Street, Hartford, Connecticut
532 Ann Uccello Street, Hartford, Connecticut
522 Ann Uccello Street, Hartford, Connecticut

On behalf of the City of Hartford, the owner of 1359-1363 & 1355-1357 Main Street and 522 & 532 Ann Uccello Street, Hartford, Connecticut, I am acknowledging that I have been informed that Gateway Partnership LLC or its subsidiaries are in the process of submitting Applications for Historic and Site Plan review of this property. The City of Hartford consents to the submission of these applications and other applications as deemed necessary during the review process.

Sincerely,

A handwritten signature in blue ink that reads "William Diaz". The signature is written in a cursive, slightly slanted style.

William Diaz
Project Leader
City of Hartford, Economic Development Division