

**TOWN OF EAST HARTFORD
PLANNING & ZONING COMMISSION
APPLICATION FORM**


DATE: Dec. 17, 2018

Official Receipt Date:

12/17/18

1. APPLICATION TYPE: (CHECK ALL THAT APPLY)

***COMPLETE SECTION ON PAGE 2 OR 3**

- | | | |
|--|--|---|
| <input type="checkbox"/> SITE PLAN APPLICATION | <input type="checkbox"/> NATURAL RESOURCES REMOVAL AND FILLING | |
| <input type="checkbox"/> SITE PLAN MODIFICATION | <input checked="" type="checkbox"/> SPECIAL USE PERMIT* | <input type="checkbox"/> SITE LOCATION APPROVAL  |
| <input type="checkbox"/> FLOOD HAZARD – MAJOR* | <input type="checkbox"/> ZONING MAP CHANGE* | VEHICLE SALES ▶ <input type="checkbox"/> NEW <input type="checkbox"/> USED |
| <input type="checkbox"/> FLOOD HAZARD – MINOR* | <input type="checkbox"/> TEXT AMENDMENT* | REPAIRER ▶ <input type="checkbox"/> LIMITED <input type="checkbox"/> GENERAL |
| | | FUEL SALES ▶ <input type="checkbox"/> FILLING STATION |
| <input type="checkbox"/> SOIL EROSION AND SEDIMENTATION - Cumulative disturbed area (sq. ft.): _____ | | |

2. SITE AND PROJECT INFORMATION

PROPERTY ADDRESS: 179 Main Street ZONE: R-3

ASSESSORS MAP AND LOT: 19-126 PARCEL SIZE (ACRES OR SQ. FT.): 0.74 acres

PROJECT NAME: Proposed Convenience Store

PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED):

The applicant intends to purchase the existing repair garage and gasoline service station and convert the property to a convenience store with gasoline service. The work will include the elimination of some paved area at the north and west edges of the existing lot, the closing of one existing entry on Naubuc Avenue, the addition of minor cosmetic changes to the building elevations, and the retention of the existing pump islands and the existing building entry doors.

3. PROPERTY OWNER INFORMATION

☐ CHECK IF PRIMARY CONTACT

OWNER OF RECORD: 179 MSR LLC

OWNER ADDRESS: 179 Main Street, East Hartford, CT 06118

OWNER PHONE: _____ OWNER EMAIL: _____

OWNER SIGNATURE: _____ PRINT NAME: _____

The undersigned owner hereby authorizes: (1) this application, and (2) the Planning and Zoning Commission and Town of East Hartford staff the right to enter upon the property for the purposes of inspection associated with this application.

4. APPLICANT INFORMATION

☐ CHECK IF PRIMARY CONTACT

☐ CHECK IF APPLICANT IS SAME AS PROPERTY OWNER

APPLICANT: Mahmood Khan

APPLICANT ADDRESS: 15 James Court, South Windsor, CT 06074

APPLICANT PHONE: 860-490-7123 APPLICANT EMAIL: hibak126@gmail.com

APPLICANT SIGNATURE:  PRINT NAME: Mahmood Khan

5. DESIGN PROFESSIONAL INFORMATION

☒ CHECK IF PRIMARY CONTACT

FIRM: The Architects PHONE: 860-232-2707

CONTACT PERSON: Robert B. Hurd, AIA EMAIL: rbhurd@thearchitects.comcastbiz.net

- COMPLETE ONLY THE SECTIONS THAT APPLY TO YOUR APPLICATION TYPE -

A. SPECIAL USE PERMIT

(ATTACH ADDITIONAL SHEETS IF NEEDED)

1) Applicable Section of the Zoning Regulations: 207 - Special Permit Uses

2) Describe how the proposed Special Use Permit relates to the Plan of Conservation and Development:

The proposed Special Permit will allow conversion of a non-conforming use (automobile repair garage) to a lesser non-conforming use (convenience store) at a property which has operated under a series of variances since 1950.

3) Describe how the proposed Special Use Permit will benefit the Town of East Hartford:

The proposed Special Permit will allow conversion of a non-conforming use (automobile repair garage) to a lesser non-conforming use (convenience store) at a property which has operated under a series of variances since 1950. In this way, othe Special Permit will improve the appearance of Main Street at its intersection with Naubuc Avenue.

B. FLOOD HAZARD ZONE – MAJOR DEVELOPMENT OR MINOR DEVELOPMENT

1) Name of associated watercourse: _____

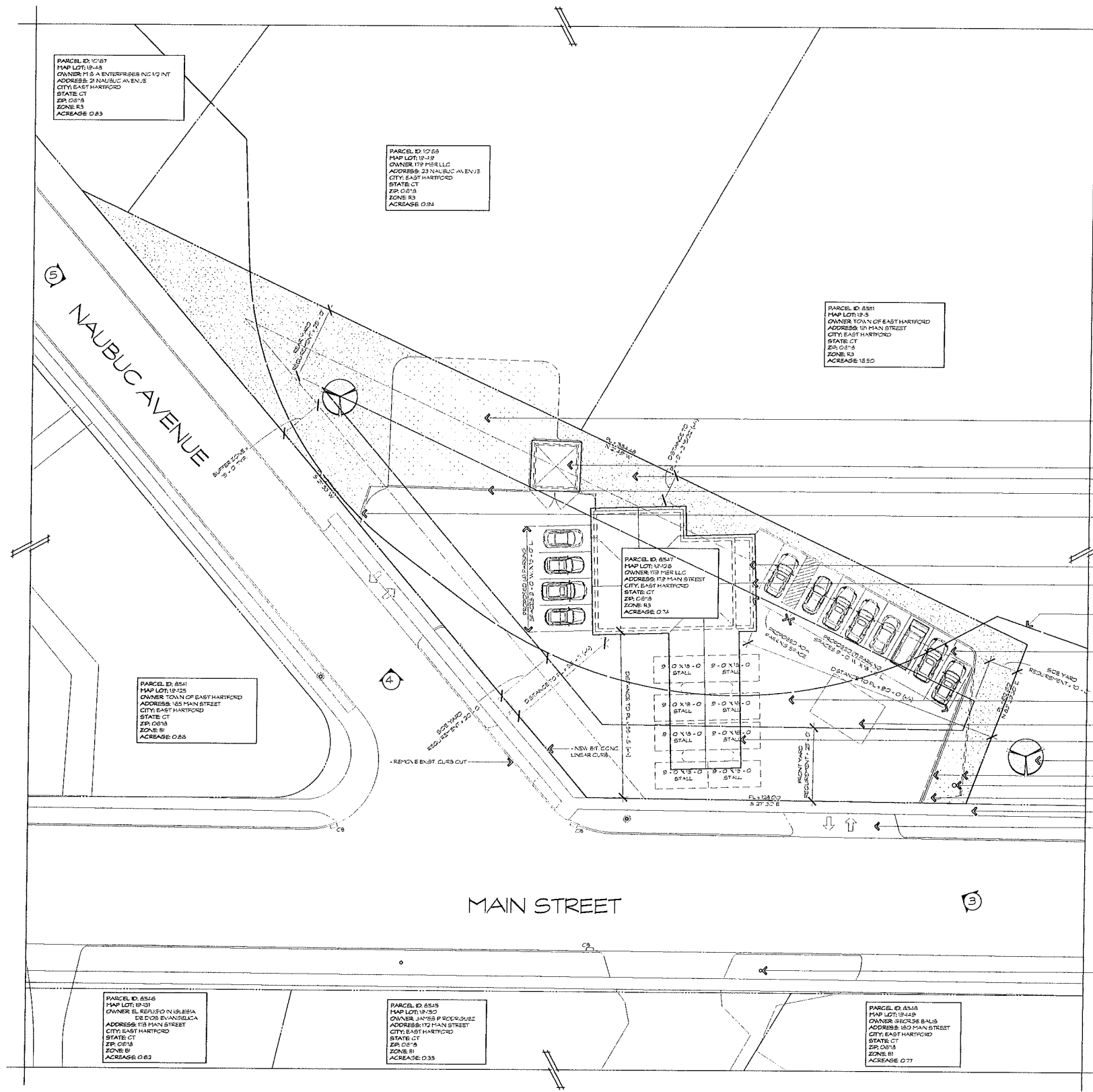
2) Total amount of land (in sq. ft.) to be affected within the:

a. Flood Hazard Zone: _____

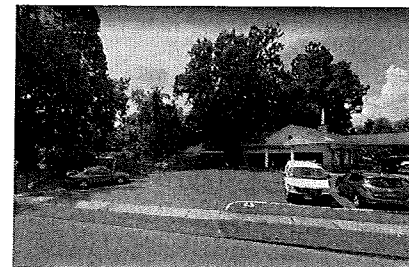
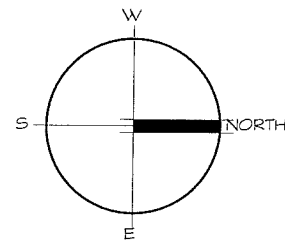
b. Floodway: _____

c. Floodway fringe: _____

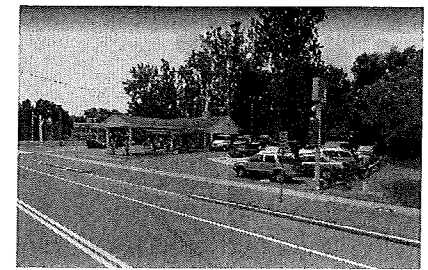
3) Enumerate methods of compliance with Sections 601.10, 601.11, and 601.12 of the Zoning Regulations:



1 SCHEMATIC SITE PLAN
 1' = 20' - 0"



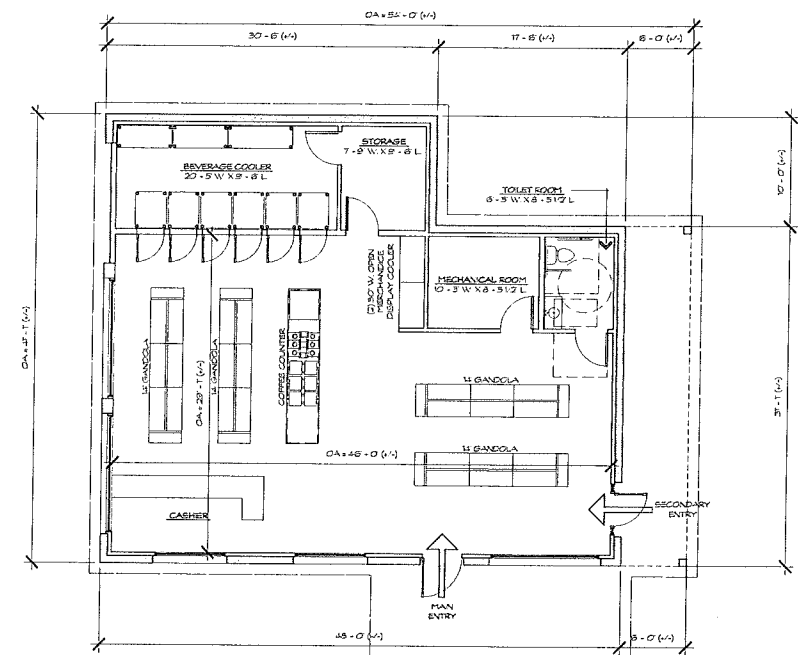
4 STREET VIEW NO SCALE



3 STREET VIEW NO SCALE



5 STREET VIEW NO SCALE

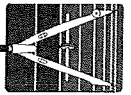


ZONING SUMMARY FOR 179 MAIN STREET, RESIDENCE (R-3) ZONE [1]			
ITEM	REQUIRED	EXISTING	PROPOSED
LOT SIZES AND AREAS			
LOT WIDTH	75' - 0" [2]	163' - 4" (1/2)	163' - 4" (1/2)
LOT AREA	8,000 SF [2]	32,234.40 SF (1/2) OR 0.74 ACRES	32,234.40 SF (1/2) OR 0.74 ACRES
YARDS			
FRONT YARD	25' - 0'	55' - 5" (1/2)	55' - 5" (1/2)
SIDE YARD(S)	20' - 0' COMBINED	36' - 11" (1/2) [3]	36' - 11" (1/2) [3]
REAR YARD	25' - 0'	90' - 0" (1/2) [4]	90' - 0" (1/2) [4]
LOT COVERAGE			
BUILDING AREA	NO REQUIREMENT	1,797.00 SF OR 5% (1/2)	1,797.00 SF OR 5% (1/2)
IMPERVIOUS AREA	NO REQUIREMENT	26,172.53 SF OR 81% (1/2)	23,945.73 SF OR 74 % (1/2)
LAWN/ PLANTING AREA	NO REQUIREMENT	6,061.87 SF OR 19% (1/2)	8,288.67 SF OR 26% (1/2)
HEIGHT			
BUILDING HEIGHT	35' - 0'	EXISTING	EXISTING

NOTES:
 1. ZONING SUMMARY CHART WAS CREATED USING SECTION 303 RESIDENCE (R-3) ZONE OF THE EAST HARTFORD ZONING REGULATIONS; EFFECTIVE ON MARCH 15, 1997 AND REVISED ON SEPTEMBER 2, 2015.
 2. PER SECTION 303.3 VACANT OR OCCUPIED LOTS WHICH LEGALLY EXISTED PRIOR TO SEPTEMBER 30, 2001 SHALL HAVE A MINIMUM WIDTH OF 75' - 0' AND AN AREA OF AT LEAST 8,000 SF.
 3. MEASUREMENT TAKEN FROM THE SOUTH FAÇADE OF THE BUILDING TO THE PROPERTY LINE.
 4. MEASUREMENT TAKEN FROM THE NORTH FAÇADE OF THE BUILDING TO THE PROPERTY LINE.
 5. PER SECTION 209.3 SUB. 22 MINIMUM PARKING REQUIRE IS ONE (1) SPACE FOR EACH TWO HUNDRED FIFTY (250) SQUARE FEET OF GROSS FLOOR AREA; 1,797.00 SF / 250 SF = 7 SPACES. OWNER SHALL PROVIDE 12 SPACES

THE ARCHITECTS
 ROBERT B. HURD, AA
 96 ABBOT STREET
 HARTFORD, CT 06106
 TEL: (860) 233-2707
 LICENSED IN CONNECTICUT,
 NEW YORK, AND SEVERAL OTHER STATES

PROPOSED CONVENIENCE STORE
 179 MAIN STREET, EAST HARTFORD, CONNECTICUT
 FOR MATHOOD KHAN



SITE PLAN FOR SPECIAL USE PERMIT

SCALE: AS NOTED
 REVISIONS: N/A
 DATE: DECEMBER 17, 2016

PROJ. NO: 18132
 DWG. NO:

A1.1