

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

DATE: 02/14/18

Official Receipt Date:

 / /

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"/> FLOOD HAZARD – MAJOR* | <input type="checkbox"/> ZONING MAP CHANGE* |
| <input type="checkbox"/> FLOOD HAZARD – MINOR* | <input type="checkbox"/> TEXT AMENDMENT* |
| <input type="checkbox"/> SOIL EROSION AND SEDIMENTATION - Cumulative disturbed area (sq. ft.): _____ | |

2. SITE AND PROJECT INFORMATION

PROPERTY ADDRESS: 521 Connecticut Blvd. ZONE: B3

ASSESSORS MAP AND LOT: 5-6-8 PARCEL SIZE (ACRES OR SQ. FT.): 2.61

PROJECT NAME: Hoffman Auto Body

PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED):

Renovate the old Staples building into a working body shop.
Mainly interior work with installing paint booths and work stalls.
Add a customer waiting area.
Add 2 garage doors

3. PROPERTY OWNER INFORMATION

☐ CHECK IF PRIMARY CONTACT

OWNER OF RECORD: The Bakery Center LLC.

OWNER ADDRESS: 750 Connecticut Blvd. E. Hartford

OWNER PHONE: 860-290-6193 OWNER EMAIL: meri.robert@hoffmanauto.com

OWNER SIGNATURE: Jeffrey S. Hoffman PRINT NAME: Jeffrey S. Hoffman

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: Bill Kallert

APPLICANT ADDRESS: 750 Connecticut Blvd. E. Hartford

APPLICANT PHONE: 860-559-9281 APPLICANT EMAIL: bill.kallert@hoffmanauto.com

APPLICANT SIGNATURE: Bill Kallert PRINT NAME: Bill Kallert

5. DESIGN PROFESSIONAL INFORMATION

☐ CHECK IF PRIMARY CONTACT

FIRM: Schadler Selnau Architects

PHONE: 860-677-9620

CONTACT PERSON: Charlie Nyberg

EMAIL: charlie@schadlerselnau.associates

- 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: 403.2.a

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

The old Staples building is currently vacant and by renovating the interior of this building our business will grow without having to build on a new piece of land.

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

The benefit would be having a larger facility means more customers for us and more customers visiting E. Hartford.
Our employee base will also have to grow to meet the demand and a vacant building is now being utilized.
The Hoffman business is growing and we would like to stay in E. Hartford.

B. FLOOD HAZARD ZONE – MAJOR DEVELOPMENT OR MINOR DEVELOPMENT

1) Name of associated watercourse: _____

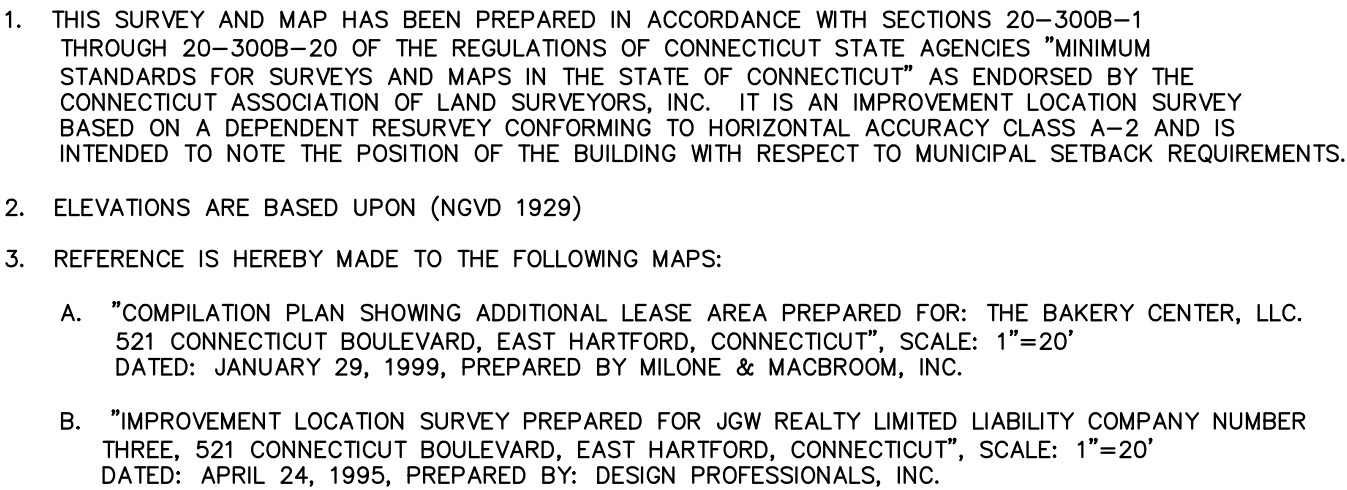
2) Total amount of land (in sq. ft.) to be affected within the:

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:



MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

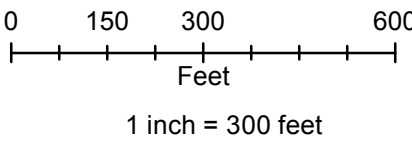
L.S. #11347



Abutters						
Location	Map-Lot	Owner	Address	City	State	Zip
460 CONNECTICUT BLVD	5-156	GENGRAS REALTY L.L.C.	300 CONNECTICUT BLVD	EAST HARTFORD	CT	06108
540 CONNECTICUT BLVD	5-155	GENGRAS REALTY L.L.C.	300 CONNECTICUT BLVD	EAST HARTFORD	CT	06108
600-750 CONNECTICUT BLVD	5-152/154	B-R-H-T TRUST HOLDINGS L.L.C.	750 CONNECTICUT BLVD	EAST HARTFORD	CT	06108
585 CONNECTICUT BLVD	5-5	585 CONNECTICUT BLVD INC	300 CONNECTICUT BLVD	E HARTFORD	CT	06108
477 CONNECTICUT BLVD	5-9	THE NGUYEN & CAI GROUP LLC	477 CONNECTICUT BLVD	EAST HARTFORD	CT	06108
89 ASH ST	5-13	ASH REALTY ASSOCIATES L.L.C.	1659 CODY AVENUE	ROSELAND	NY	11385
111 ASH ST	5-14	NEW TESTAMENT BAPTIST CHURCH	111 ASH STREET	EAST HARTFORD	CT	06108

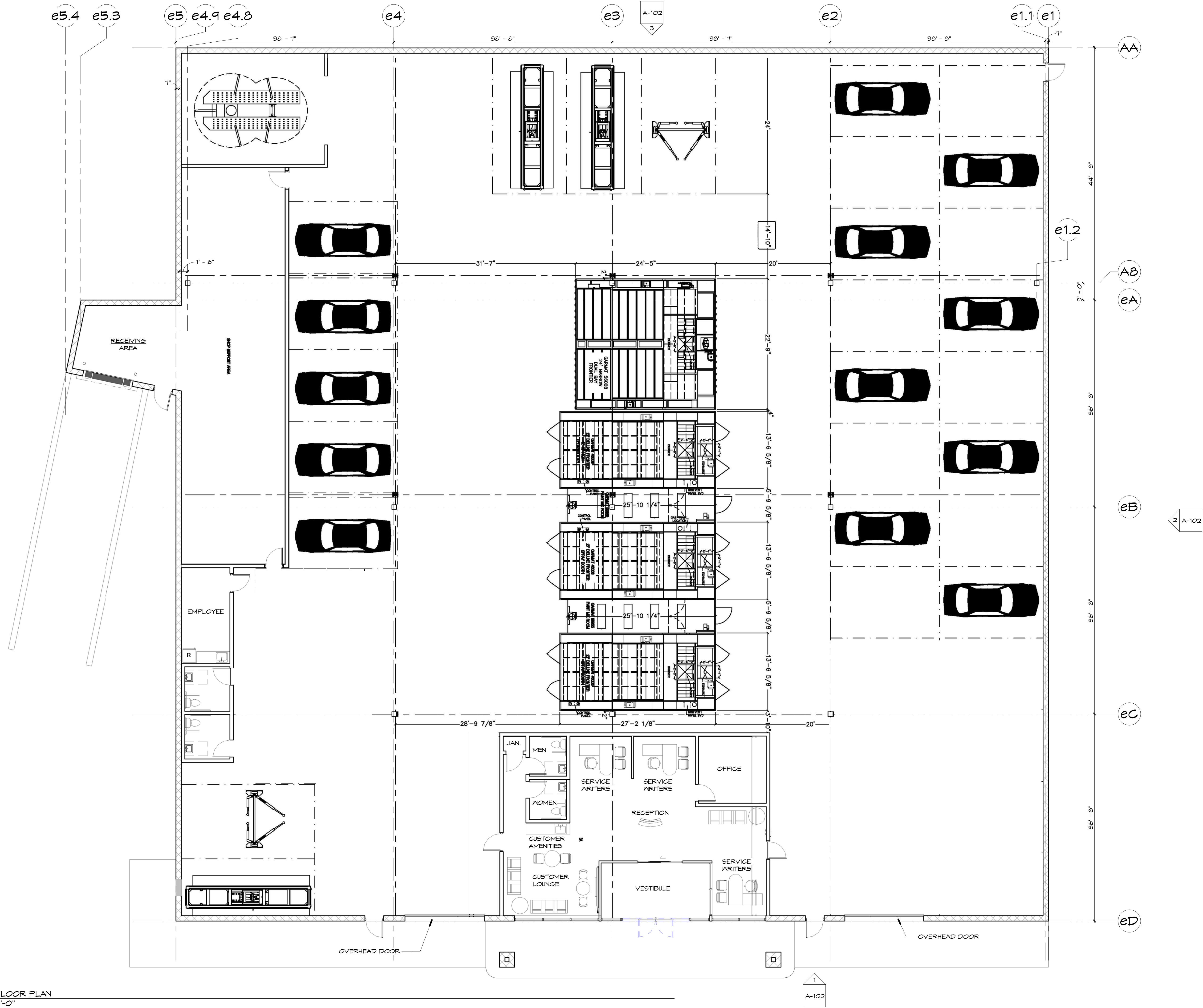
515 Connecticut Blvd

515 Connecticut Blvd
East Hartford Parcels
0.5 mi Vicinity Buffer
200 ft Property Buffer



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1 FIRST FLOOR PLAN
1/8" = 1'-0"



Job.No. 2017-0027

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OF CENTRAL CONNECTICUT
-ESTABLISHED 1960-
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REVISION
NO DESC DATE

HOFFMAN AUTO
BODY

521 CONNECTICUT
BLVD. EAST
HARTFORD, CT

FLOOR PLAN

DATE ISSUED:
FEBRUARY 16, 2018

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

A-101

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REVISION		
NO	DESC	DATE

HOFFMAN AUTO
BODY

521 CONNECTICUT
BLVD. EAST
HARTFORD, CT

EXTERIOR
ELEVATIONS

DATE ISSUED:
FEBRUARY 16, 2018

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

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