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Essie S. Labbot
ESSIE S. LABBOT
TOWN CLERK

LEWIS K. WISE
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March 21, 2019

Honorable Members of the West Hartford Town Council
Town of West Hartford
Town Hall, 50 South Main Street
West Hartford, CT 06107

Re: Application to Amend Special Development District for 527 Prospect Avenue, West Hartford, Connecticut

Dear Mayor and Honorable Members of the Town Council:

Application is hereby filed to amend a Special Development District for property located at 527 Prospect Avenue (the "Property") to allow a small expansion of the building on the Property. The applicant is 527 Prospect LLC, the owner of the Property (the "Applicant"). The members of the Applicant are lawyers in the law firm of Walsh Woodard LLC. The Property is used by the Applicant as its law office. The undersigned has been retained to represent the Applicant in this matter.

The Property is 12,160 square feet in size and contains an approximately 95-year-old two-story house. In 2008, the Town Council ("Council") approved the application of the prior owners to create a Special Development District for the Property and to change the underlying zone from R-6 to RO. The purpose of that application was to permit the house to be renovated and converted to professional office use. The approved modifications to the Property, including the building renovations, landscaping and drainage improvements, were all implemented by the prior owners.

The Property was then acquired by the Applicant to be used as noted above as its law office. On May 22, 2012, the Council granted the Applicant's application to allow, inter alia, a small expansion of the southwest corner of the building of approximately 433 square feet, 260 of which are on the first level and 173 of which are on the second level. The purpose of this application is to allow an expansion of the southern side of the house of approximately 984 square feet, 346 of which are on the first level and 638 of which are on the second level.

The additions to the building together with the modifications to the floor plans will increase the amount of office space from 1,397 to approximately 2,381 square feet.

The Applicant has met with the Town's professional staff. The Applicant will soon be meeting with neighbors of the property and will submit Minutes of the meeting.

Zoning. The Property today meets all zoning regulations. The Property as modified by this application will meet all zoning requirements except for the south side yard setback which is 14 feet for this building. The setback after expansion will be approximately 9 feet. The Applicant accordingly requests a waiver of 5 feet for this setback.

The site currently has 7 on site parking spaces. The proposed expansion will require 1 additional space which is shown on the plan along the driveway. The Applicant hereby requests that the immediate installation of this space be waived pursuant to Section 177-32H of the Zoning Regulations.

Findings. The requested amendment to the Special Development District designation is appropriate for the Property for the following reasons:

(1) The plan as proposed is in harmony with the overall objectives of the Comprehensive Plan and the specific intent of the RO zone.

(2) The proposed plan is superior to one possible under the regular standards of the Town's zoning regulations; and

(3) The plan will clearly be in harmony with the actual or permitted development of adjacent properties. There will be no deleterious change in the character of the surrounding neighborhood.

The required plans will be submitted under separate cover. The required documents are attached as exhibits.

Respectfully submitted,

Lewis K. Wise
Attorney for the Applicant

List of Enclosures:

Exhibit A	Application letter from owners of Premises
Exhibit B	Description of Premises
Exhibit C	Affidavit of Interest
Exhibit D	Description of Proposed Use
Exhibit E	Letter from Director of Health

December 5, 2018

Honorable Members of the West Hartford Town Council
Town of West Hartford
Town Hall, 50 South Main Street
West Hartford, CT 06107

Re: Application for Amendment to Special Development District for 527 Prospect Avenue, West Hartford, Connecticut

Dear Mayor and Honorable Members of the Town Council:

527 Prospect LLC is the owner of property known as 527 Prospect Avenue, West Hartford, Connecticut, and as such, hereby files this application for an amendment to the Special Development District.

This letter is being provided for the purpose of meeting the requirements of Section 177-44(c)(1) of the West Hartford Zoning Regulations requiring written "application" by all of the property owners.

Respectfully submitted,

527 PROSPECT LLC

By: Michael J Walsh

Its Principal

EXHIBIT A

DESCRIPTION OF PREMISES

All that certain parcel of land known as 527 Prospect Avenue situated in the Town of West Hartford, County of Hartford and State of Connecticut being more particularly bounded and described as follows:

A certain piece or parcel of land, together with the buildings and improvement thereon, situated in the Town of West Hartford, County of Hartford and State of Connecticut, known as No. 527 Prospect Avenue, and also known as Lot No. 2 and the northerly 31.19 feet of Lot No. 3 on a certain map entitled "Subdivision Property of Thomas D. Faulkner and Chas. J. Neale West Hartford Scale 1" = 40' July 1917 A. B. Alderson Civil Engineer", which map is on file in the Town Clerk's Office, to which reference may be had, and being more particularly bounded and described as follows, to wit:

NORTHERLY:	by land now or formerly of William A. Schaffenberg, also known as Lot No. 1 on said map, a distance of One Hundred Fifty (150) feet;
EASTERLY:	by Prospect Avenue, a distance of Eighty-One and Nineteen One-Hundredths (81.19) feet;
SOUTHERLY:	by land now or formerly of Rose S. McIntyre et al, being the remaining portion of Lot No. 3, as shown on said map, a distance of One Hundred Fifty (150) feet; and
WESTERLY:	by land now or formerly of Bluma R. Katz, being Lot No. 19 as shown on said map, a distance of Eighty-One and Nineteen One-Hundredths (81.19) feet.

EXHIBIT B

AFFIDAVIT OF INTEREST

The undersigned, being duly sworn, hereby deposes and says:

The names of any person, firm or corporations having a direct or indirect interest in a personal or financial sense in the application by 527 Prospect LLC to amend Special Development District for property located at 527 Prospect Avenue, West Hartford, Connecticut are:

(1) Michael J. Walsh, Member, Walsh & Woodard LLC
(2) Lincoln Woodard, Walsh & Woodard LLC
(3) Karolina Dowd, Walsh & Woodard LLC

Executed in W. Hartford, Connecticut, on the 5th day of December, 2018.

By: _____
Michael J. Walsh

Subscribed and sworn to before me this 5 day of December, 2018.

_____
Commissioner of the Superior Court
Notary Public
My Commission Expires 10·31·22

EXHIBIT C

DESCRIPTION OF PROPOSED USE

The development proposal requires an amendment to the Special Development District for property at 527 Prospect Avenue ("Property") to allow an expansion of the building on the Property in connection with the use of the building for professional offices.

No noise, vibration, radiation, odor or dust, smoke, gas fumes or other atmospheric pollution is expected to be produced from the operation and maintenance of the building other than are customarily generated from such uses.

EXHIBIT D

EXHIBIT E

WHBHD

June 5, 2008

Barbara Bergren
77 Cambridge Drive
South Windsor, CT 06074-0887

Re: Sewage Disposal Adequacy Confirmation
527 Prospect Avenue
West Hartford, CT

Dear Ms. Bergen,

The sanitary sewer line that services the above-referenced property appears adequate under normal conditions to accept the peak flow expected to result from the proposed use of this property described in your correspondence of June 4, 2008 to this office.

It is our understanding the site located at 527 Prospect Avenue seeks a change in zone from single family (R-6) to Residential Office District (RO) then to Special Development District (SDD) designation to permit the use of the premises as a professional office. Additionally, it is our understanding you are targeting a legal/accounting type firm and there are only proposed cosmetic improvements to the exterior and interior of the building.

Finally it is our understanding the site improvements includes the expansion of parking from four to six spaces. The foot print of the property is to remain approximately 1,600 square feet.

Contingent upon an acceptable sewer discharge plan by the MDC and an acceptable storm water discharge plan by the Town Engineer, please consider this letter as our statement of adequacy under Section 177-44. C.(1)(e) of the Code of the Town of West Hartford.

Sincerely,

Steven J. Huleatt, MPH, RS
Director of Health

Sewer adequacy letter

West Hartford-Bloomfield Health District
693-C Bloomfield Avenue, Bloomfield, CT 06002
(860) 561-7900 • Fax: (860) 561-7918