



DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: (860) 561-7555 FAX: (860) 561-7504
www.westhartford.org

PERMIT APPLICATION FOR: (check one of the following)

Lot Split Special Use Permit Site Plan

Lot Line Revisions Subdivision Building Line

1251-RI-16

File # _____ Application Fee \$350 w/PH FEE Surcharge Fee \$60 Date Received 4-15-16

Street Address 526 New Park Ave.

Lot or Parcel # _____ Acreage/Lot Area .27 ac Zone IG

Applicant's Interest in Property OWNER 2 YR LOOK BACK

Brief Description of Proposed Activity: 16 SEATS - OUTDOOR DINING

NO CHANGE TO APPROVED PLAN - SUP #1251

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)

Manola Sidara
Record Owner's Name

Manola Sidara
Applicant's Name

526 New Park Ave
Street

526 New Park Ave.
Street

West Hartford CT 06110
City State Zip

W. Hartford CT 06110
City State Zip

W. (860) 236-3287
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Cell. (860) 965-8912
Telephone #

Contact Person:

Manola Sidara
Name

Manola Sidara
Applicant's Signature

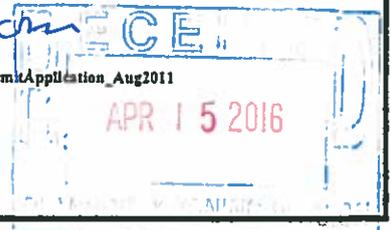
67 Meriline Ave.
Street

Manola Sidara
Signature of Owner/Authorized Agent

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February 14, 2014

Honorable Members of the Town Plan & Zoning Commission
Town of West Hartford
Town Hall
50 South Main Street
West Hartford, Connecticut 06107

RE: Application for a Special Use Permit for Outdoor Dining at the East West Grille restaurant at 526 New Park Avenue, West Hartford, Connecticut.

Dear Honorable Members of the Town Plan & Zoning Commission:

Outdoor Dining Area:

For twelve years prior to the Town's adoption of the ordinance requiring a special use permit for outdoor dining at restaurant establishments with liquor permit, the East West Grill utilized a patio set up almost identical to the proposal before you. This outdoor dining area includes a layout of four-top bistro style tables with up to 16 seats, enclosed by a white vinyl fence and highlighted by a prodigious arrangement of flowering plants, vegetables, and herbs. The enclosure is 18' by 27' and is adjacent to New Park Avenue. The plantings go a long way towards creating a pleasant environment along such a busy road. Two new concrete filled steel pipe bollards are included in the design. This proposal is designed to be in full compliance with the State of Connecticut Building, Fire and Health Codes. The proposed improvements are set forth on the plans prepared by UrFoRm, LLC, provided as part of this application.

Town of West Hartford Zoning Code Section 177-37-2, Compliance with requirements:

A. Space definition/location

- (1) The outdoor dining area shall be enclosed/defined by a vinyl fence. Each fence section shall be 3'-0" high and 9' long. The fence sections are securely anchored to the bituminous surface, and are stored in the basement during the off season
- (2) An umbrella is proposed for each table.

URFORM, LLC

Members of the Town Plan & Zoning Commission

February 14, 2014

- (3) No fire hydrants or hose couplings shall be obstructed.
- (4) The enclosure barrier height and access openings have been designed to comply with the State of Connecticut law for service of alcoholic beverages in outdoor areas.\
- (5) The proposed outdoor dining area is parallel to New Park Avenue

B. Operations

- (1) The entire proposed outdoor dining area is designed to be wheelchair accessible. However, it should be noted that the building itself is existing non-conforming with regards to accessibility, and providing such is unfeasible.
- (2) The existing East West Grille front entry shall serve as the access to the outdoor dining areas and is already equipped with door closure mechanism.
- (3) Letter from the Bloomfield-West Harford Health District shall be provided
- (4) No heating devices are proposed with this application.
- (5) No public address system is proposed with this application. (2) remote, wireless speakers with independent volume controls for background level ambient music are included on the plans. The decibel levels will be maintained at or below 55 decibels in the day and 45 decibels at night.
- (6) The proposed outdoor dining areas are for dining only, alcoholic beverages will be adjunct to food service.
- (7) East West Grille will comply with the prohibition of outdoor dining activities between the hours of 12:00 AM and 7:00 AM.
- (8) East West Grille will comply with the prohibition of animals, except for service animals, within the outdoor dining areas.
- (9) Lighting level shall be limited to that level which is necessary to illuminate the outdoor dining areas for patrons and staff. Tabletop votive style L.E.D.s will provide the illumination.

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C. Maintenance.

- (1) East West Grille understands that: during the season when the outdoor dining area is in operation, it shall be kept clear of litter, food scrapes, soiled dishes and utensils at all times. The entire sidewalk surface in and around the outdoor dining area shall be swept as necessary, but not less frequently than daily, and cleaned to remove greases, oils and stains by steam cleaning or a similar process on a monthly basis. Spilled materials shall be cleaned promptly. Sweeping debris or spilled materials into gutters of public streets is prohibited.
- (2) East West Grille understands that trash receptacles shall be emptied whenever full and shall be emptied at the end of each business day.
- (3) The proposed umbrellas shall have a drip edge located a minimum of seven feet above the ground, and shall not have writing on them.
- (4) East West Grille understands that the tables and chairs shall be of commercial grade and be sufficiently weighted to avoid displacement by wind.
- (5) The entirety of the proposed outdoor dining enclosure barriers, tables and chairs shall be stored in the basement below the East West Grille.

Very truly yours,



Bret Bowin, AIA

UrFoRm, LLC

Architect for East West Grille