

DEPARTMENT OF
COMMUNITY SERVICES

January 15, 2015

ITEM NO. 36
FILE NO. _____

RECEIVED

To: Town Council

JAN 15 2016

From: Todd Dumais, Town Planner 

TOWN CLERK/TOWN COUNCIL OFFICE
West Hartford, CT

**SUBJECT: 342 NORTH MAIN STREET
SPECIAL DEVELOPMENT DISTRICT
ADMINISTRATIVE AMENDMENT (SDD #89-R1-15)**

I have received an administrative amendment request from Herbert Glick (President, Yush Sign & Display Co., Inc.) on behalf of KIC 342 North Main, LLC & K Centennial 342, LLC for Special Development District plan (SDD #89), located at 342 North Main Street. The request is for the replacement of the existing freestanding building directory sign with the installation of a new partially internally illuminated building directory sign.

Attached are the narrative and supporting plans which further explain the proposal.

The requested modifications fall within the approval powers contained in *Section 177-44C (9)* of the Code of Ordinances. This section allows the Town Planner to approve *minor* adjustments to limited plan elements of an SDD, in this instance, to *Section 177-44C (9)(f)* the size of signs. It is my opinion that the plan, as modified, is in accordance with the purpose of the original SDD approved by the Town Council.

The purpose of the memo is to *notify* the Town Council of my intention to approve the requested modifications. This notice of approval is given with the understanding that such action will not be effective until the day following the next regular meeting of the Town Council and that such notice of approval is given 10 days prior to such Council meeting. This matter would therefore appear as a regular agenda item on the Regular Town Council Meeting of *Tuesday, January 26, 2016*. It is understood that the Town Council may reject my approval decision and direct that the modifications requested be considered under the provisions of *Section 177-44C (9)* which would require a complete application for amendment and requisite public hearing.

C: Ronald Van Winkle, Town Manager
Joseph O'Brien, Corporation Counsel
Mark McGovern, Director of Community Services
Patrick Alair, Corporation Counsel
Herbert Glick, Applicant
Subject SDD File

SD/TPZ/SDD/NorthMainSt342__SDDAA_#89_R1_16_Jan16



TOWN OF WEST HARTFORD
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E-mail: Sales@YushSign.com

December 30, 2015

Town of West Hartford
Planning & Zoning Office, Room 214
50 South Main Street
West Hartford, CT 06107

Attn: Mr. Todd Dumais, Town Planner

Re: KIC 342 North Main, LLC & K Centennial 342, LLC Application for Administrative Amendment

Dear Mr. Dumais,

On behalf of our Client, KIC 342 North Main, LLC & K Centennial 342, LLC, (KIC 342 North Main...) we respectfully submit this letter requesting an Administrative Amendment to the Special Development District SDD # 89 Site Plan regarding the existing Free Standing Building Directory located on the lawn between North Main Street and the west side of the building known as 342 North Main Street.

KIC 342 North Main... would like to Update and Improve the Appearance and Functionality of said Building Directory with a new, cleaner more modern looking Building Directory to better match the overall feel of the Building in design and colors. The Proposed Updated Replacement Building Directory will reside in the same Footprint and Location; it is lower in overall height and the sign panel area has the same amount of sq. ft. as the existing Building Directory. The Header Address Line Panel will be internally illuminated this time to make it easier for Visitors to see the Building Address at night.

Please refer to the Attached 11" x 17" Yush Drawing Titled:

"342 North Main St., Proposed Exterior Replacement Building Directory - HG 12/21/15"

which contains Before and After Renderings, Descriptions and Dimensions.

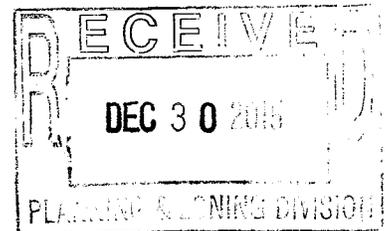
We would appreciate whatever you can do to help expedite and have this Administrative Amendment to the Special Development District SDD # 89 approved.

If you have any questions or require additional documentation please do not hesitate to call.

Respectfully yours,

Yush Sign & Display Co., Inc.

Herbert Glick
President



Attached: Drawing 342 North Main St., Proposed Exterior Replacement Building Directory - HG 12/21/15



Konover
Commercial
Corporation

December 30, 2015

Town of West Hartford
Planning & Zoning Office, Room 214
50 South Main Street
West Hartford, CT 06107
Attn: Mr. Todd Dumais, Town Planner

Re: Letter of Consent
KIC 342 North Main, LLC & K Centennial 342, LLC
Application for Administrative Amendment

Dear Mr. Dumais,

Please be aware that in our continued efforts to update and improve our Property at 342 North Main Street, we have issued Purchase Order #342-1003892 to Yush Sign & Display Co., Inc. (Yush Sign) to produce and install a new and Improved exterior, free standing, Building Directory to replace our current, existing, outdated Building Directory.

By this letter, we hereby authorized and consent to, Yush Sign, representing us in all matters that pertain to applying for and obtaining all the necessary approvals from the Town of West Hartford to permit the installation of this new and improved Building Directory. This Authorization and Consent includes applying for the usual Building / Zoning Permits, and also, as we understand it, the need for an additional application for an Administrative Amendment to the Special Development District SDD # 89 Site Plan.

We would appreciate whatever you can do to help expedite this project. If we can be of further assistance please do not hesitate to contact us.

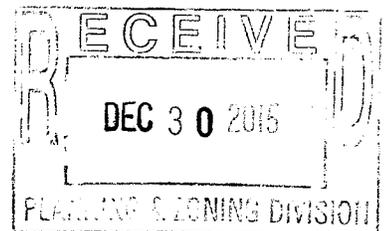
Respectfully yours,

A handwritten signature in black ink, appearing to read 'Brian K. Nicknair', is written over a horizontal line.

Brian K. Nicknair
Senior Property Manager
Konover Commercial Corporation

As Agent For - KIC 342 North Main, LLC & K Centennial, LLC

cc: Elizabeth G. Judd
File



A division of



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