

ZONING BOARD OF APPEALS

MINUTES

Monday, December 6, 2010

The Town of Bloomfield Zoning Board of Appeals held a meeting on December 6, 2010, scheduled for 7:30 p.m. at the Town Hall, Council Chambers in Bloomfield, Connecticut with the following members present:

Present:

Jacqueline Isaacson, Chairperson
Donna Banks
Kim Chamerda
Robert Cromwell
Fannie Pittman
Bill Starkie
Lucille Wactowski

Also Present: Michael Kosilla
Maureen Sullivan,
Recording Clerk

Absent: Pamela Gray

**LEGAL NOTICE
TOWN OF BLOOMFIELD
ZONING BOARD OF APPEALS**

Notice is hereby given that the Zoning Board of Appeals will conduct public hearings on December 6, 2010 at the Bloomfield Town Hall, at 7:30 P.M., to consider the following:

1. Request by Hope Seventh-day Adventist Church for a Variance for an illuminated sign at 1052 Blue Hills Avenue, R-10 zone.
2. Request by 4 Sisters Bloomfield LLC for a Use Variance to expand a nonconforming use to build a rental office at the Wedgewood Apartments on Wedgewood Drive, R-15 zone.

Dated at Bloomfield, Connecticut this 22nd day of December, 2010.

ZONING BOARD OF APPEALS
Jacqueline Isaacson, Chairperson
Pamela Gray, Secretary

**LEGAL NOTICE
TOWN OF BLOOMFIELD
ZONING BOARD OF APPEALS**

Notice is hereby given that the Zoning Board of Appeals will conduct public hearings on December 6, 2010 at the Bloomfield Town Hall, at 7:30 P.M., to consider the following:

1. Request by Hope Seventh-day Adventist Church for a Variance for an illuminated sign at 1052 Blue Hills Avenue, R-10 zone.
2. Request by 4 Sisters Bloomfield LLC for a Use Variance to expand a nonconforming use to build a rental office at the Wedgewood Apartments on Wedgewood Drive, R-15 zone.

Dated at Bloomfield, Connecticut this 22nd day of November, 2010.

ZONING BOARD OF APPEALS
Jacqueline Isaacson, Chairperson
Pamela Gray, Secretary

Ms. Isaacson called the meeting to order at 7:30 p.m. and read the Legal Notice that appeared in The Hartford Courant on November 26, 2010 and December 2, 2010.

1. **Request by Hope Seventh-Day Adventist Church for a Variance for an illuminated sign at 1052 Blue Hills Avenue, R-10 zone.**

Mr. Delroy Alexander Shirley of 2 Park Place, Apt. 12J, Hartford spoke on behalf of the applicant. The applicant requested a variance to allow for the illumination of a new sign to be placed on the property. Members of the Hope Seventh-Day Adventist Church were introduced to the Board. A copy of the sign was shown to the Board. The light on the sign will be on all night. The sign area meets the sign requirements. There will no be scrolling text on the sign. Ms. Isaacson asked if the neighbors were notified. Mr. Shirley replied mailings were sent and he also went door to door to notify the adjacent property owners.

Ms. Isaacson discussed limiting the hours the sign could be illuminated.

Mr. Starkie stated the sign will be an improvement. The surrounding area was discussed. Mr. Starkie did not have an objection to the sign and did not see a reason to limit the hours. This is a low level fluorescent light compared to the previous sign.

There was discussion about restricting the illumination in the late evening hours. Mr. Starkie commented about the other signs in the area.

Ms. Isaacson closed the public hearing.

Ms. Isaacson wanted a restriction and suggested no illumination between midnight until 6:00 a.m.

Mr. Cromwell made a motion to approve the request by Hope Seventh-day Adventist Church for a variance for an illuminated sign at 1052 Blue Hills Avenue, R-10 zone as it is a replacement of the sign which improves the neighborhood, as well as helps for visibility so there will not be traffic issues. Ms. Pittman seconded the motion and it was approved 4-0-1 (Ms. Isaacson abstained from voting).

**2. Request by 4 Sisters Bloomfield LLC
for a Use Variance to expand a
nonconforming use to build a rental
office at the Wedgewood
Apartments on Wedgewood Drive,
R-15 zone.**

Attorney Stanley Cohen of One North Point Landing in Avon stated the applicant was seeking a small building on the property to house a leasing office and vehicles. At this time the property has a leasing office in one of the apartments which isn't a smart move monetarily. The maintenance equipment is currently stored outside. The proposed building, which will be one story, will have an office and will house the truck, lawn equipment and snow blowers that are used at this facility.

The proposed location of the building and parking was discussed. Attorney Cohen presented plans that showed the materials that would be used for construction and the floor plan. Ms. Isaacson stated that this is a nonconforming use and that the proposed building would not encroach on neighbors.

Ms. Isaacson closed the public hearing.

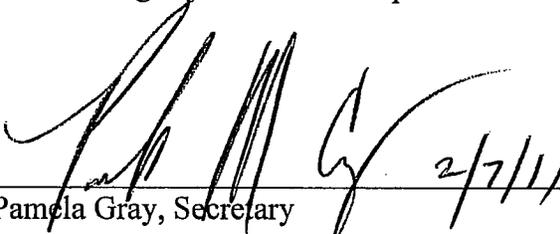
Mr. Cromwell made a motion to approve the request of 4 Sisters Bloomfield LLC for a use variance to expand a nonconforming use to build a rental office at the Wedgewood Apartments on Wedgewood Drive, R-15 zone, the hardship being the existing situation does not allow for a leasing office and facility to house the equipment to take care of the property. Ms. Pittman seconded the motion and it was approved unanimously.

3. Minutes of November 8, 2010.

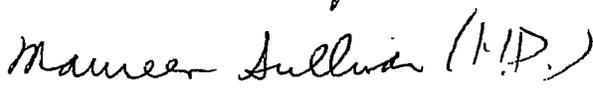
Ms. Pittman made a motion to approve the minutes of November 8, 2010 as amended. Mr. Cromwell seconded the motion and it was approved unanimously.

Ms. Pittman made a motion for the meeting to adjourn. Mr. Cromwell seconded the motion and it was approved unanimously.

The meeting adjourned at 8:02 p.m.

 2/7/11

Pamela Gray, Secretary



Maureen Sullivan, Recording Secretary