



**STAFF REPORT
ZONING BOARD OF APPEALS
Meeting date: September 8th, 2025**

Date: September 2nd, 2025

Prepared By: Alex Samalot, Zoning Enforcement Officer
asamalot@bloomfieldct.gov

Application Type: Variance Application

Subject Property: 9 South Barn Hill Rd., Bloomfield, CT (PID 7558)

Zone: R-30 Residential District (R-30)

Applicant: Adam Sipperly

Property Owner: Adam Sipperly



9 South Barn Hill Rd. Overhead View – Town of Bloomfield GIS 2023

9 South Barn Hill Road —Applicant and Owner: Adam Sipperly, for a Variance of the Zoning Regulations Section 3.1.B (Bulk Requirements, Side Yard Setback) to build an addition following the wall of the current residence.

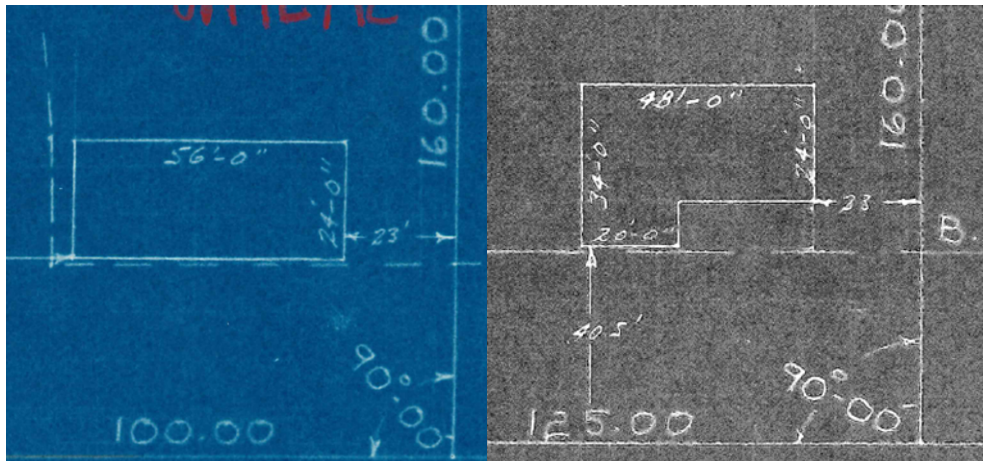
The Applicant shall state for the record the grounds for the variance.

9 South Barn Hill Road is located in the R-30 Residential District (R-30). According to the official property card, the parcel is 0.51 acres. The property is developed with a legal nonconforming single family residence (for the distance to the northern property boundary) and a variance for a garage circa 1967 for the distance to the southern property boundary. All abutting properties to the North, East, South and West are within the R-30.

This floor plan illustrates a renovation project for a house. The existing structure is shown in yellow, while proposed additions are in blue and removals are in red. Key features include:

- Primary Bathroom:** Located at the top left, containing a bathtub, toilet, and vanity. Dimensions include 10'-4" and 7'-0".
- Primary Bedroom:** Located at the top right, featuring a bed and a large window. Dimensions include 12'-6" and 14'-10".
- New Entry:** A new door is proposed at the existing window location on the left side.
- New Pantry:** A new room is proposed adjacent to the primary bathroom.
- Walk-in Closet:** A new closet is proposed for the primary bedroom.
- Removals:** The existing hallway, a portion of the existing bathroom, and a portion of the existing bedroom are marked for removal.
- Other Features:** A deck addition is shown on the left, and a new entry door is proposed at the existing window location.

Dimensions and labels are provided throughout the plan to specify the layout and proposed changes.



The proposed addition would follow the wall labeled 23 feet from the property (left photo above). This is a similar distance the northern abutting home was built to its northern abutting parcel as well (right photo above).

Previous Land Use Approvals:

- At a meeting held on April 20, 1965, ZBA granted a variance to permit a 24'x24' garage 5 feet over the building line on the southern (opposite side) of the building.

Legal:

Sec. 8-6. Powers and duties of board of appeals. (a) The zoning board of appeals shall have the following powers and duties: (1) To hear and decide appeals where it is alleged that there is an error in any order, requirement or decision made by the official charged with the enforcement of this chapter or any bylaw, ordinance or regulation adopted under the provisions of this chapter; (2) to hear and decide all matters including special exceptions and special exemptions under section 8-2g upon which it is required to pass by the specific terms of the zoning bylaw, ordinance or regulation; and (3) to determine and vary the application of the zoning bylaws, ordinances or regulations in harmony with their general purpose and intent and with due consideration for conserving the public health, safety, convenience, welfare and property values solely with respect to a parcel of land where, owing to conditions especially affecting such parcel but not affecting generally the district in which it is situated, a literal enforcement of such bylaws, ordinances or regulations would result in exceptional difficulty or unusual hardship so that substantial justice will be done and the public safety and welfare secured, provided that the zoning regulations may specify the extent to which uses shall not be permitted by variance in districts in which such uses are not otherwise allowed. No such board shall be required to hear any application for the same variance or substantially the same variance for a period of six months after a decision by the board or by a court on an earlier such application.

(b) Any variance granted by a zoning board of appeals shall run with the land and shall not be personal in nature to the person who applied for and received the variance. A variance shall not be extinguished solely because of the transfer of title to the property or the invalidity of any condition attached to the variance that would affect the transfer of the property from the person who initially applied for and received the variance.

Staff Comments:

- If granted, the applicant still requires a zoning approval including an as-built survey of the addition and all other applicable approvals (building, etc).
- Home construction in the area is within the same general character. The property on the affected boundary was built at approximately the same time, and was built approximately the same distance from its northern border.

If the Board is inclined to grant the variance, the following language is suggested:

"I make a MOTION to GRANT the variance as requested for 9 South Barn Hill Road, Bloomfield, CT as follows: a Variance of the Zoning Regulations Section 3.1.B (Bulk Requirements, Side Yard Setback) to build an addition following the wall of the current residence.

The findings for the granting of the variance are the unique conditions and circumstances associated with this request would be in harmony with the general intent and purpose of the Regulations and would conserve the public health, safety, convenience, welfare and property values; and

The exceptional difficulty or unusual hardship on which the decision is based is as follows: **BOARD LISTS ITS FINDINGS HERE.**

If the Board is inclined to deny the variance, it shall state its reasons on the record.