

## BLOOMFIELD ZONING BOARD OF APPEALS

### Type of Application

- Variance
- Use Variance
- Ruling of Zoning Enforcement Officer

Enclosed herewith is the required \$135.00 fee for this petition.

DAN PREVIOI

Applicant (to whom notices will be sent)

860-869-3166

Daytime Phone #

919 BLUE HILLS AVENUE

Mailing Address

PREVIOI.DA@GMAIL.COM

E-mail Address

Owner (if different from applicant)

Daytime Phone #

76 SHARON LANE WESTERSPIEGO

Owner's Address

E-mail Address

Applying as  Owner  Developer  Agent  Other

Dan Previoi

11/10/2025

Date

Owner's Signature (if different from applicant)

Location of Site 919 BLUE HILLS AVENUE

Zone

Applicable Section(s) of the Zoning Regulations: SECTION 4.5.C NOTE1

SECTION B.1.C (NONCONFORMING USES OF LAND)

Is the property located within 500 feet of a town boundary line?  Yes  No

### For Variance Applications:

Related to

Use

Area

Yard(s)

Height

Building Line  Other (specify) \_\_\_\_\_

In connection with a

proposed building

existing building

Why will strict application of the Zoning Regulations produce an undue hardship? \_\_\_\_\_

THE MOST EFFICIENT, SENSIBLE LAYOUT OF CARS FOR SALE WILL NOT BE PERMITTED WITH CURRENT LAYOUT. IMPROVING SAFETY OF THE SITE IN TERMS OF MANEUVERING VEHICLES IS BEING INTRODUCED.

Why is the hardship unique to these premises and not shared by other premises in the neighborhood? \_\_\_\_\_

THIS IS THE ONLY CAR SALES BUSINESS IN THE IMMEDIATE VICINITY. DISPLAYING CARS FOR SALE REQUIRES THAT VEHICLES BE POSITIONED IN A EFFICIENT, MORE COMPACT MANNER SO AS MANY VEHICLES AS POSSIBLE CAN BE SEEN BY BUYERS.

This variance would not change the character of the neighborhood because \_\_\_\_\_

IT WOULD ACTUALLY IMPROVE THE APPEARANCE AND CHARACTER OF THE NEIGHBORHOOD BY ADDING NEW LANDSCAPING AND REMOVING UGLY SIGNAGE AND CANOPY. VEHICLES WOULD BE PARKED FACING THE STREET IN A GEOMETRIC MANNER.

If work constitutes an alteration, conversion or extension to an existing building and/or nonconforming building or use, briefly describe: INCREASING THE NUMBER OF PARKING SPACES IN FRONT OF BUILDING LINE FROM 24 TO 30.

Has any previous appeal been filed in connection with these premises?  Yes  No

If yes, please describe the nature, date and outcome. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

#### **For Zoning Enforcement Officer Ruling Application:**

I hereby appeal the decision of the Zoning Enforcement Officer for \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOTE: This application shall be accompanied by all items as described in the attached Instructions and Procedures. Failure to supply any of the required information and/or documentation may invalidate this application.