

Narrative for Zoning Variance

The subject property is located at 919 Blue Hills Avenue, Bloomfield, Connecticut. It is situated in the Blue Hills Gateway District (GWD) which lists automotive uses as allowed by Special Permit. The following Land Uses currently exist surrounding the site: an automotive service area to the north across Maplewood Street; a Duncan Donuts to the south; a cemetery across Blue Hills Avenue to the east; and a place of worship to the west. The Owner and Manager is Dan Preniqi who is operating a business called "AXA Car Sales & Repair, LLC.

Property, originally zoned B-2, Business, was approved for use as an automotive service station in 1962. The property was granted additional approvals in 1965 to conduct general repairs and/or the sale of used cars. Conditions at that time were established which indicated that "only three (3) cars may be displayed on the southerly side of the three-bay gasoline station; also, no more than two (2) cars owned by the applicant in the process of repair and for the purpose of resale can be stored outside."

In 2018 a Special Permit modification to increase the number of cars at the existing dealer and repair service was applied for and granted. The approval was granted and subject to conformance with a submitted site plan. Shown on this site plan was a display of vehicles limited to ten (10) cars for sale with seven (7) repair spaces and seven (7) customer spaces, all totaling twenty-four (24) spaces. This approval is for the specific use and structures identified in the application. Changes related to the use or the structure will require new approvals from the Bloomfield Town Plan and Zoning Commission.

The new Site Plan depicts a newly designed vehicle display for sales, repair and customer parking. Though the number of spaces increases from 24 to 28, the use of the site for pedestrian and vehicular maneuvering is considerably more efficient and certainly safer. Turning radii address sound design judgement for carefully turning vehicles, and all spaces will be clearly delineated and arranged in an orderly fashion. To enhance the visual appeal of the site, we propose to: introduce a 4-

foot-wide curvilinear planting bed that houses Evergreen Shrubs to partially screen and soften the sales and service operation making for a pleasant walking/driving experience along the western side of Blue Hills Avenue; remove the canopy; and introduce a snow shelf at the far west end of the property. Vehicles to be serviced prior to sale will be parked behind and to the rear (west) of the building. Every effort will be made to enhance the appearance of the property.

Clearly this property is in an area that lends itself to automotive enhancement, and said property use was established over 60 years ago. Witness the adjacent gasoline station, and the car wash. The immediate area has over the years developed into a commercial hub.

This is not a new use being proposed, but rather a modification of one that was previously approved in 1962, 1965, and 2023. See Section 4.5.A of the Gateway District (GWD) Zoning regulations and how this ties in.

Clearly this is an attempt for an existing use to help promote the public safety and health, comfort and convenience, aesthetics and other aspects of the general welfare of this section of Blue Hills Avenue which is part of the Blue Hills Gateway District and is consistent with its purpose.