



Department of
Planning & Zoning
TOWN OF BLOOMFIELD
800 BLOOMFIELD AVENUE
BLOOMFIELD, CT 06002-0337
860-769-3515

STAFF REPORT
ZONING BOARD OF APPEALS
Meeting date: December 1st, 2025

Date: November 24th, 2025

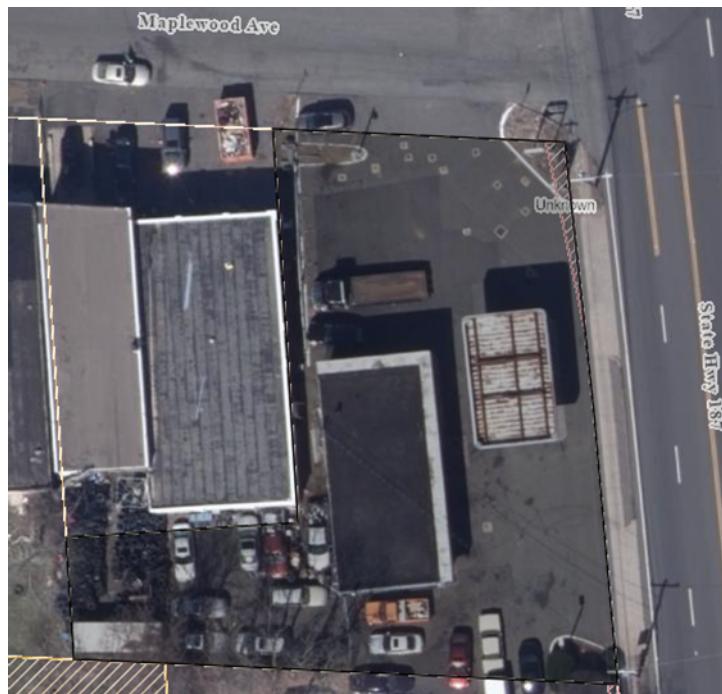
Prepared By: Alex Samalot, Zoning Enforcement Officer
asamalot@bloomfieldct.gov

Application Type: Variance Application (Including Use Variance)

Subject Property: 919 Blue Hills Avenue "Property" (PID 4332)

Zone: Blue Hills Gateway District (GWD)

Owner/Applicant: Dan Preniqi



919 Blue Hills Ave. Overhead View with GIS Aerial Photography– Town of Bloomfield GIS 2023

Variance Request:

919 Blue Hills Ave—Applicant/Owner: Dan Preniqi, for a Variance of the Zoning Regulations Section 4.5.C Note 1 (Bulk Requirements front yard parking setback) and Section 8.1.C.1 (Nonconforming Uses of Land) expand the legal preexisting nonconforming car dealer and repairer vehicle storage area including the front yard setback and abandon the preexisting legal nonconforming use and structure associated with a former gasoline service station.

Hardship Statement:

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

Parcel Information:

919 Blue Hills Ave is located in the Blue Hills Gateway District (GWD). According to the official property card, the parcel is 0.34 acres. The property is developed with a 1680 square foot dealer and repairer building with two bays and a 900 square foot canopy (according to the property card). Abutting properties to the North, East, South and West are within the GWD. An abutting property south/southwest was recently zoned Multi-Family Elderly Residential District (MFER) and the eastern abutting property (Cemetery) across Blue Hills Ave is zoned R-10 Residential.

Historical Context

The site received approvals in 1962 (Exhibit 5) for an automotive service station. In 1965 the property was granted additional approvals to conduct general repairs and/or the sale of used cars on a limited scale (Exhibit 6) as well as a variance to have three signs on the property. In 1985, a Variance was granted for the Canopy over the Building Line (Exhibit 7). In 2003 a variance was granted for a second freestanding sign. There was a Special Permit in 2018 Special Permit Modification to increase the number of cars allowed at an existing dealer and repair service at 919 Blue Hills Avenue (Exhibit 8). The Last approved plans were signed 8/1/2023 for 7 customer spaces, 10 sales display parking and 7 Repair parking spaces (Exhibit 9).

Legal:

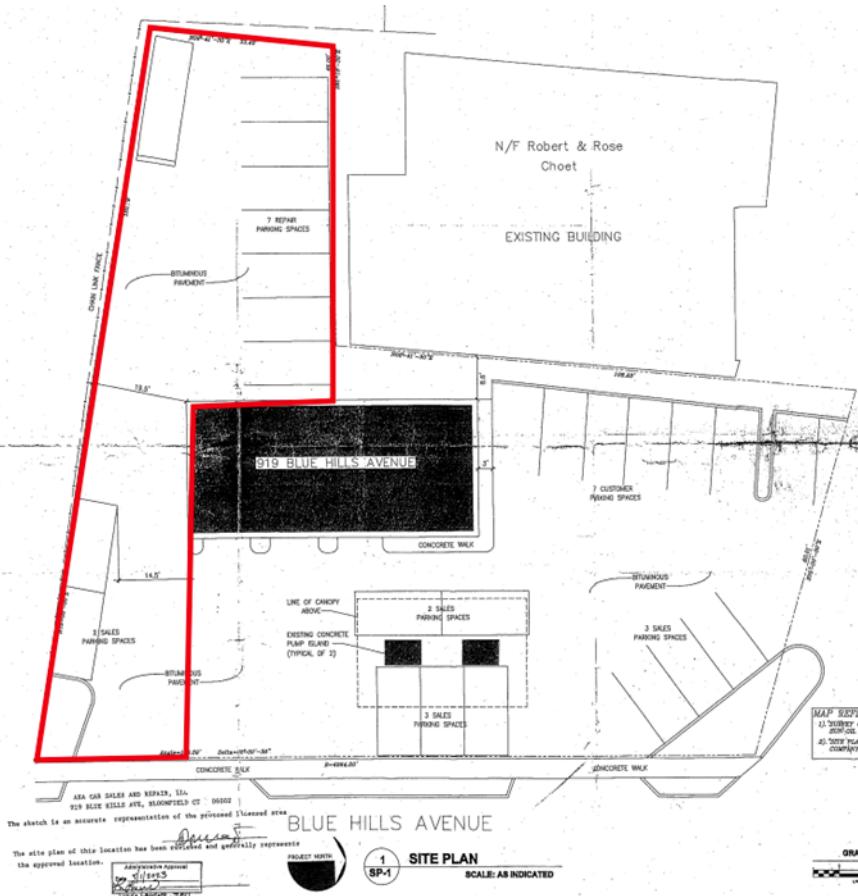
Sec. 8-6. Powers and duties of board of appeals. (a) The zoning board of appeals shall have the following powers and duties: (1) To hear and decide appeals where it is alleged that there is an error in any order, requirement or decision made by the official charged with the enforcement of this chapter 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 shall submit application to Town Plan & Zoning Commission (TPZ) for a Special Permit for the proposed site plan and the applicant is **subject to any buffering and/or reduction in vehicle storage required by TPZ.**
- **If granted, a review of the significant approvals beyond the scope of the Variance is required by the applicant** (right of way work etc.). This Variance would be for expansion to the setback/abandoned fueling station area.
- The applicant has stated the most recent plans incorporate comments from the Fire Marshal.
- Currently gasoline service stations are not a permissible use of the GWD, and the applicant has stated they are abandoning the use entirely (and the last known remaining structure which is also nonconforming with respect to the setback). Outdoor storage is also not a permissible use under the current Zoning Regulations.
- The lot location and characteristics were resulting in a traffic pattern that was determined to be dangerous by the applicant and redesigning the parking configuration with associated improvements was a solution that arose.
- Applicant is proposing landscaping/screening to further reduce the visibility of the nonconformity as well as landscaping between walkable areas and the parked vehicles.
- **Staff recommends no changes along the southern property boundary** (marked in red on last approved plan below) subject to a more thorough TPZ review of the safety of the proposed configuration. The latest plans do not incorporate an increase in the number of vehicles in this area.



- The Variance application lists 2 customer parking spaces, 19 sales display parking and 7 repair parking spaces. **If granted, this is subject to further reduction from TPZ and reassignment of the space uses.**

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 919 Blue Hills Ave, Bloomfield, CT as follows a Variance of the Zoning Regulations Section 4.5.C Note 1 (Bulk Requirements front yard parking setback) and Section 8.1.C.1 (Nonconforming Uses of Land) expand the legal preexisting nonconforming car dealer and repairer vehicle storage area including the front yard setback and abandon the preexisting legal nonconforming use and structure associated with a former gasoline service station.

The findings for the granting of the variance are the unique conditions and circumstances associated with this request are the result of a stated desire to increase vehicular and pedestrian safety, and the variance 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.