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BLOOMFIELD ZONING BOARD OF APPEALS

Type of Application

- ☒ Variance
☐ Use Variance
☐ Ruling of Zoning Enforcement Officer

Enclosed herewith is the required \$260.00 fee for this petition.

Wintonbury Owners, LLC
Applicant (to whom notices will be sent) 914 686-3539
Daytime Phone #
45 Knollwood Road, Suite 305
Mailing Address dparisier@paredim.com
E-mail Address
Owner (if different from applicant) Daytime Phone #
Owner's Address E-mail Address
Applying as ☒ Owner ☐ Developer ☐ Agent ☐ Other

D. Parisier
Applicant's Signature Date 12-9-2025

Type text here

Owner's Signature (if different from applicant)

Location of Site 10 East Wintonbury Avenue Zone pre-existing garden
apartments zone currently
Applicable Section(s) of the Zoning Regulations: Section 9.11 + 8.1.C
+ 3.3.C R-15

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) Garden Apartment Zone - Development
completion

In connection with a ☒ proposed building ☐ existing building

Why will strict application of the Zoning Regulations produce an undue hardship? It will deny the property owner the right to use a nonconforming use pursuant to the GA Regulations subsequently repealed, which under CT law permits the owner of property right, that is resting in a constitutional protection to "intensify a nonconforming use, when it reflects the nature and purpose of the original use, reflects the character of the original use and makes ^{no} substantial differences in the activities conducted on the property.

Why is the hardship unique to these premises and not shared by other premises in the neighborhood? The hardship was created when the Town repealed the GA Regulations which applied to this Development and not to any other nearby properties, which Development relied upon the then existing GA Regulations.

This variance would not change the character of the neighborhood because The new units are in conformity with the existing units, are internally located and do not impact the character of the neighborhood, which is generally residential and nearby churches, some of whom are proposing to develop multi-family housing on their church sites.

If work constitutes an alteration, conversion or extension to an existing building and/or nonconforming building or use, briefly describe: Work consists of the construction of 7 new units, which were included in the number of approved units in the original approval.

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

If yes, please describe the nature, date and outcome. N/A

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.

EXHIBIT A

DESCRIPTION OF THE PROPERTY

(Windsor Crossing)

BEGINNING AT A POINT ON THE NORTHERLY LINE OF EAST WINTONBURY AVENUE, SAID POINT MARKING THE SOUTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF BETHEL AFRICAN METHODIST EPISCOPAL CHURCH AND THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINE RUNS;

THENCE N-7-57'-44"-W ALONG LAND NOW OR FORMERLY OF BETHEL AFRICAN METHODIST EPISCOPAL CHURCH, A DISTANCE OF 127.87 FEET TO A POINT;

THENCE N-9-47'-30"-W ALONG LAND NOW OR FORMERLY OF BETHEL AFRICAN METHODIST EPISCOPAL CHURCH, A DISTANCE OF 99.18 FEET TO A POINT;

THENCE N-6-06'-06"-W ALONG LAND NOW OR FORMERLY OF BETHEL AFRICAN METHODIST EPISCOPAL CHURCH, A DISTANCE OF 99.54 FEET TO A POINT;

THENCE N-8-07'-02"-W ALONG LAND NOW OR FORMERLY OF BETHEL AFRICAN METHODIST EPISCOPAL CHURCH, A DISTANCE OF 99.66 FEET TO A POINT;

THENCE N-4-11'-23"-W ALONG LAND NOW OR FORMERLY OF BETHEL AFRICAN METHODIST EPISCOPAL CHURCH, A DISTANCE OF 63.44 FEET TO A POINT;

THENCE N-7-59'-13"-W ALONG LAND NOW OR FORMERLY OF BETHEL AFRICAN METHODIST EPISCOPAL CHURCH, A DISTANCE OF 101.28 FEET TO A POINT;

THENCE N-3-59'-11"-W ALONG LAND NOW OR FORMERLY OF BETHEL AFRICAN METHODIST EPISCOPAL CHURCH, A DISTANCE OF 99.17 FEET TO A POINT;

THENCE N-15-38'-20"-W ALONG LAND NOW OR FORMERLY OF BETHEL AFRICAN METHODIST EPISCOPAL CHURCH, A DISTANCE OF 31.32 FEET TO A POINT;

THENCE N-14-19'-20"-E ALONG LAND NOW OR FORMERLY OF CLARENCE D. & MILDRED SHAW, A DISTANCE OF 74.54 FEET TO A POINT;

THENCE N-18-11'-40"-E ALONG LAND NOW OR FORMERLY OF CLARENCE D. & MILDRED SHAW, A DISTANCE OF 66.43 FEET TO A POINT;

THENCE S-76-28'-33"-E ALONG LAND NOW OR FORMERLY OF REHOBOTH CHURCH OF GOD, A DISTANCE OF 410.96 FEET TO A POINT;

THENCE S-74-34'-42"-E ALONG LAND NOW OR FORMERLY OF REHOBOTH CHURCH OF GOD, A DISTANCE OF 99.74 FEET TO A POINT;

THENCE S-75-42'-36"-E ALONG LAND NOW OR FORMERLY OF REHOBOTH CHURCH OF GOD, A DISTANCE OF 214.24 FEET TO A POINT;

THENCE S-21-21'-49"-E ALONG LAND NOW OR FORMERLY OF DAVE M STEWART & VALERIE V. HUTCHINSON-STEWART (SURV), A DISTANCE OF 630.04 FEET TO A POINT;

THENCE S-7-50'-11"-W ALONG LAND NOW OR FORMERLY OF DAVE M STEWART & VALERIE V. HUTCHINSON-STEWART (SURV), A DISTANCE OF 90.00 FEET TO A POINT;

THENCE N-82-09'-49"-W ALONG LAND NOW OR FORMERLY OF LUIS A. RODRIGUEZ & CHRISTINA M. RODRIGUEZ (SURV), A DISTANCE OF 144.76 FEET TO A POINT;

THENCE S-7-50'-11"-W ALONG LAND NOW OR FORMERLY OF LUIS A. RODRIGUEZ & CHRISTINA M. RODRIGUEZ (SURV), A DISTANCE OF 105.00 FEET TO A POINT;

THENCE N-82-09'-49"-W ALONG THE NORTHERLY LINE OF EAST WINTONBURY AVENUE, A DISTANCE OF 144.27 FEET TO A POINT;

THENCE N-7-50'-11"-E ALONG LAND NOW OR FORMERLY OF CASSANDRA A. COPELAND, A DISTANCE OF 178.23 FEET TO A POINT,

THENCE S-70-43'-11"-W ALONG LAND NOW OR FORMERLY OF CASSANDRA A. COPELAND, A DISTANCE OF 146.95 FEET TO A POINT,

THENCE ALONG A CURVE TO THE RIGHT ALONG LAND OF CASSANDRA A. COPELAND, HAVING A RADIUS OF 189.21', AND DISTANCE OF 89.55' FEET TO A POINT,

THENCE ALONG A CURVE TO THE LEFT ALONG LAND OF CASSANDRA A. COPELAND, HAVING A RADIUS OF 25.00', AND A DISTANCE OF 39.27' FEET TO A POINT,

THENCE N-82-09'-49"-W ALONG THE NORTHERLY LINE OF EAST WINTONBURY AVENUE, A DISTANCE OF 100.00 FEET TO A POINT,

THENCE ALONG A CURVE TO THE LEFT ALONG LAND NOW OR FORMERLY OF WINSOME HYLTON, ROBERT LEE HATHAWAY, SR. AND VICTORIA M. WIGGINS, HAVING A RADIUS OF 25.00', AND A DISTANCE OF 39.27' FEET TO A POINT,

THENCE ALONG A CURVE TO THE LEFT ALONG LAND NOW OR FORMERLY OF WINSOME HYLTON, ROBERT LEE HATHAWAY, SR. AND VICTORIA M. WIGGINS, HAVING A RADIUS OF 139.21', AND A DISTANCE OF 65.88' FEET TO A POINT,

THENCE N-19-16'-49"-W ALONG LAND NOW OR FORMERLY OF WINSOME HYLTON, ROBERT LEE HATHAWAY, SR., AND VICTORIA M. WIGGINS, A DISTANCE OF 80.38' FEET TO A POINT,

THENCE N-82-09'-49"-W ALONG LAND NOW OR FORMERLY OF WINSOME HYLTON, ROBERT LEE HATHAWAY, SR., AND VICTORIA M. WIGGINS, A DISTANCE OF 77.58' FEET TO A POINT,

THENCE S-7-50'-11"-W ALONG LAND NOW OR FORMERLY OF WINSOME HYLTON, ROBERT LEE HATHAWAY, SR., AND VICTORIA M. WIGGINS, A DISTANCE OF 160.00' FEET TO A POINT,

THENCE N-82-09'-49"-W ALONG THE NORTHERLY LINE OF EAST WINTONBURY AVENUE, A DISTANCE OF 169.67' FEET TO A POINT,

THENCE ALONG A CURVE TO THE LEFT, ALONG THE NORTHERLY LINE OF EAST WINTONBURY AVENUE, HAVING A RADIUS OF 524.06', AND A DISTANCE OF 111.18' FEET TO THE POINT OF BEGINNING,

SAID PARCEL CONTAINS 14.09 ACRES

TOGETHER WITH AN AGREEMENT FOR DRAINAGE EASEMENT AND RIGHT OF WAY BY AND BETWEEN JOSEPH CICERO AND JOSEPH C ALVAREZ ET AL DATED NOVEMBER 23, 1970 AND RECORDED IN VOLUME 132 AT PAGE 464 OF THE BLOOMFIELD LAND RECORDS.

Recorded in Bloomfield
LAND RECORDS
Nov 30, 2023 09:55A
BOOK# 2202 PAGE# 161
INST# 00003208
Marguerite Phillips Town Clerk

CONFLICT OF INTEREST DISCLOSURE FORM

(This form is required for all applications and must be notarized. Complete all sections, indicate N/A if not applicable and use additional sheets if necessary. Full disclosure is required for a complete application. Incomplete applications will not be scheduled for a hearing).

LOCATION OF PROJECT: 10 East Wintonbury Avenue, Bloomfield CT 06002

NAME OF APPLICANT: Wintonbury Owners, LLC

IF APPLICANT IS OWNER OF RECORD, HOW LONG HAS HE/SHE OWNED THE PROPERTY 21 YEARS 8 MONTHS

NAMES AND ADDRESSES OF ALL PARTIES KNOWN TO HAVE AN INTEREST IN THIS APPLICATION/PROPERTY:

OWNERS: Wintonbury Owners, LLC by David Parisier, duly authorized

OPTIONEES: None

OFFICERS, DIRECTORS AND MAJORITY STOCKHOLDERS OF CORPORATIONS LISTED ABOVE:

David Parisier, sole Officer & Director

BENEFICIARIES OF ANY TRUST OR OTHER FIDUCIARY OWNERSHIP LISTED ABOVE: _____

TENANTS/PROSPECTIVE TENANTS: _____

ATTORNEYS, INCLUDING NAME OF LAW FIRM(S) AND PARTNERS: O'Malley Deneen Leary Messina O'Connell
Kevin Deneen, Mike Deneen, Tim Fitzgerald, David Baran, Mary Deneen, Martha McKean

FINANCIAL INSTITUTIONS OR OTHER FINANCIERS: _____

ENGINEERS, SURVEYORS: Godfrey, Hoffman & Hodge - Marcus Puttack

ARCHITECTS: Lazarus & Sargeant Limited James Deren, Samuel Sargeant, Gianni Marino

BUILDERS: No selection at this time

CONSULTANTS: _____

OTHERS: _____

To the best of my knowledge, no one except those listed below has a financial interest in this application or the subject property who is an employee of the Town of Bloomfield, or an elected or appointed official of the Town of Bloomfield:

Wintonbury Owners LLC (by David Parisier - Member)

NAME OF APPLICANT

David Parisier
APPLICANT'S SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF December, 2025

NOTARY PUBLIC

[Signature]
Wesley R. Woodlief
Notary Public, State of New York
Reg. No. 01WO4692934
Qualified in Westchester County
Commission Expires November 30 2027