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.

Jolley 2, LLC
Applicant (to whom notices will be sent)
C/O Jasko Development
16 West Main Street Suite 102
Mailing Address
New Britain, CT 06051

SAME
Owner (if different from applicant)

Owner’s Address

Applying as  ☒ Owner  ☐ Developer  ☐ Agent  ☐ Other

Applicant’s Signature

860-369-6960
Daytime Phone #

brian@zelmanre.com
E-mail Address

SAME
Daytime Phone #

E-mail Address

5/11/22
Date

Owner’s Signature (if different from applicant)

Location of Site 65 Jolley Drive
Zone PLR

Applicable Section(s) of the Zoning Regulations: 6.2.M.1.d

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 (UNDER CONSTRUCTION)
Why will strict application of the Zoning Regulations produce an undue hardship? __________

SEE ATTACHMENT

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

SEE ATTACHMENT

This variance would not change the character of the neighborhood because __________

SEE ATTACHMENT

If work constitutes an alteration, conversion or extension to an existing building and/or nonconforming building or use, briefly describe: __________

D/A

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.

Revised 9/10/09
ZBA Application Attachment

65 Jolley Drive
5/12/22

Narrative:

The Bloomfield Inland and Wetland and TPZ Commissions approved a Zone Change and Special Permit for the subject apartment development (aka Residences at Wash Brook) in the fall 2020 with 111 rental units and 163 parking spaces. The facility is currently under construction.

Due to changes in life style and work habits brought upon primarily by the Covid Pandemic, the professional management team that has been brought on by the owner for day to day management of the apartment facility is strongly recommending that an additional 20-25 parking spaces be constructect to meet the expected parking demand. The management team is observing a growing parking demand for very similar rental facilities throughout the region due to work at home and apartment sharing life styles which is resulting in a greater on-site parking demand at these facilities throughout the day.

In order to construct this additional parking, the applicant is proposing to relocate the existing cul-de-sac and ROW and construct parking in the space created with this relocation. The new cul-de-sac will remain as a town road. The applicant has been working with town staff on the details for the relocation. Should this variance be granted, the applicant will pursue all necessary approvals from the town.

The following are written responses to the questions on page 2 of the application:

Variance from the following sections...........

The request is for a front yard variance to allow additional tenant and visitor parking within the 40 front yard associated with the ROW for the permanent cul-de-sac at the north end of Jolley Drive as required by Section 6.2.M.1.d.

Why will strict application..............

This is the only multi-family development on Jolley Drive and the abutting properties in the neighborhood.

Why is the hardship unique...............

Due to the restricted space available on the property resulting from inland wetlands limitations and a previously established Conservation Easement, coupled with the unique location of the site at the end of a cul-de-sac, maintaining a 40 foot setback for parking would prevent the applicant from meeting the anticipated parking demand.
This variance would not change..................

Constructing the additional parking spaces in the front yard will have no impact to abutters or the general public using Jolley Drive. The cul-de-sac used for turning around by vehicles including town public works trucks and emergency vehicles will not be negatively affected.