

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.

Anthony Maulucci
Applicant (to whom notices will be sent)

860 690 6151
Daytime Phone #

5 Kirkstone East Granby, CT
Mailing Address

maulucciconstruction@yahoo.com
E-mail Address

Owner (if different from applicant)

Daytime Phone #

Owner's Address

E-mail Address

Applying as ☒ Owner ☐ Developer ☐ Agent ☐ Other

[Signature]
Applicant's Signature

11-17-24
Date

Owner's Signature (if different from applicant)

Location of Site 69 Brown St Bloomfield, CT Zone R

Applicable Section(s) of the Zoning Regulations: Sec. 9.10

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

RECEIVED
NOV 18 2024
PLANNING
BLOOMFIELD, CT

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

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

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

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

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

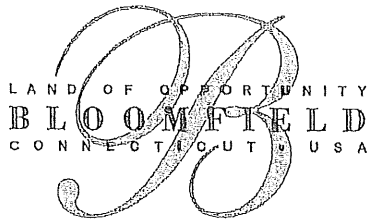
If yes, please describe the nature, date and outcome. _____

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

I hereby appeal the decision of the Zoning Enforcement Officer for 69 Brown St

use of property

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.



*Department of
Planning & Zoning*

TOWN OF BLOOMFIELD
800 BLOOMFIELD AVENUE
BLOOMFIELD, CT 06002-0337
860-769-3515

VIA Certified Mail: 7014 2120 0002 7000 3892 and Standard USPS Mail

November 7, 2024

Maulucci Properties LLC
Attn: Anthony Maulucci, Principal & Manager
69 Brown Street
Bloomfield, CT 06002

CEASE AND DESIST ORDER

Property Location:	69 Brown Street (PID: 4448), Bloomfield CT 06002 ("Property")
Zone:	R-30 (Single-family Residential District)
Property Owner:	Maulucci Properties LLC (Anthony Maulucci, Principal and Manager)
Nature of Violation:	Utilizing an accessory structure (garage) as a commercial building and operating multiple commercial businesses within your Property and structures without any previous land use approvals and where commercial business uses are not permitted in residential zones (other than a home base business as defined and outlined in the Zoning Regulations).
Applicable Zoning Regulations:	Section 3.1.C "Principal Uses and Structures" Section 3.1.D "Accessory Uses and Structures" Section 3.7.A "Home Based Businesses" Section 8.1 "Nonconforming lots, nonconforming uses of land, nonconforming structures and nonconforming uses of structures and premises"

Dear Anthony Maulucci,

On April 3, 2024, I rejected Building Permit BP-23-550, which you submitted for a proposed addition to an accessory structure labeled as a "Shop" in your plans for the Property listed above. This decision was after a drive-by inspection of your property on April 1 and April 2, 2024 revealed that you may be using your property and existing accessory structure in a manner not permitted in a residential district. In response to the rejection of the permit, we met on April 25, 2024, to discuss this matter further.

During our discussion, I confirmed that you were operating multiple commercial businesses from an accessory structure (garage) in the rear of your property. I informed you that your property is strictly a single-family residential district, and that "home-based businesses" as defined in our regulations, were

the only business use types permitted per Section 3.7.A (enclosed). I then advised you to submit a Zoning Permit if you felt that you met the criteria.

On May 14, 2024, you submitted a Zoning Signoff Permit (Z-24-18) to allow a "Home Occupation" (plumbing serviceman). However, you failed to meet the requirements for a home-based business, and as a result, your application was rejected/denied.

Since then, you have claimed to possess commercial "grandfathered use rights" at your Property and structure. However, research of the town's building and land use records confirms that your Property at 69 Brown Street has never had any previously approved commercial uses.

YOU ARE HEREBY ADVISED that you have been found to be in violation of the Town of Bloomfield Zoning Regulations Sections 3.1.C, 3.1.D, 3.1.A and 8.1 for operating multiple commercial business operations including the rental of heavy equipment; outdoor storage of commercial vehicles, equipment, and earth materials; utilizing a residential property as a mixed-use commercial property; continuation of unpermitted commercial business use expansion onto other areas of your Property and structure without providing any previous land use approvals or "grandfathered" use evidence.

YOU ARE DIRECTED: Cease the operation of all established commercial uses on your property, cease all outdoor storage of heavy equipment machinery, commercial vehicles and trailers, and earth materials and remove it from your Property **within 10 days of the issuance of this notice.**

YOU ARE FURTHER ADVISED: You have the right to appeal this notice to the Zoning Board of Appeals if you feel it was issued in error. Appeal forms can be found at the Town of Bloomfield, Building and Land Use Department located at 800 Bloomfield Avenue, Bloomfield CT 06002.

If you have further questions, please contact me at 860-769-3523 or via email at lLaureano@bloomfieldct.gov.

Sincerely,



Lynda Laureano
Assistant Director/Zoning Enforcement Officer

CC: Andrew Crumbie, Town Attorney
Dwight Carlson, Chief Building Official
Ashley DeJesus, Tax Collector
Vincentia Midodzi, Assessor