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PLANNING & ZONING
BLOOMFIELD CT

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 Doornweerd
Applicant (to whom notices will be sent) 203 631-8065
Daytime Phone #
685 Brownstone Ridge, Meriden, CT 06451 doornweerd@cardinal-engineering.com
Mailing Address E-mail Address
Philip Crosby 203 631-4326
Owner (if different from applicant) Daytime Phone #
79 Filley Street, Bloomfield, CT 06002 pcrosbi@aol.com
Owner's Address E-mail Address

Applying as ☐ Owner ☐ Developer ☒ Agent ☐ Other

Anthony M Doornweerd 5/9/25
Applicant's Signature Date

Philip Crosby
Owner's Signature (if different from applicant)

Location of Site 79 Filley Street, Bloomfield Zone R-30

Applicable Section(s) of the Zoning Regulations: AMD PC 9.11, 9.12 6.7.B2 a + c 6.4.I.8 6.4.I.9a

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 (x) proposed retaining wall

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BLOOMFIELD ZONING BOARD OF APPEALS
Instructions and Procedures

PLANNING & ZONING
BLOOMFIELD CT

Regular meetings of the Board are generally held on the first Monday of each month in the Town Hall, commencing at 7:30 p.m. Final date for filing of applications shall be 21 days before the scheduled meeting date.

Aug 26 2025

Applications shall be signed by the applicant and property owner. All pertinent questions on the application must be answered. Telephone numbers must be given. Additional statements may be added on separate sheets, if needed. Included with the application shall be the appropriate fee, a written legal property description (as found in the deed that is recorded in the Town Clerk's Office) and ten copies of a plot plan as described below.

Plot plans submitted with variance requests shall be prepared to an A-2 accuracy standard, by a licensed civil engineer or surveyor. Plot plans must be drawn to scale, accurately depicting lot dimensions, area, yard dimensions, the location and size of existing buildings, proposed additions, and any other information as necessary to clearly define the variance request involved. The plan may, however, be a Limited Property/Boundary Survey such as a building location map completed to an A-2 quality standard that depicts only the improvement that need be shown for the existing/proposed structure in relation to a required yard to depict the variance request.

Section 9.12.G of the Bloomfield Zoning Regulations requires that applicants for yard variances notify adjacent property owners of the public hearing by mail, at least seven days prior to the scheduled hearing. Applicants for use variances must notify owners within 400 feet of the subject property. A Certificate of Mailing from the Post Office shall be evidence of compliance. A sample letter for the abutters is attached to the application.

A sign (provided by the Town) must be posted on the subject property for ten days immediately preceding the date of the hearing. The sign will be given when the application is filed.

Fees: A variance request/appeal is \$260.00. Checks shall be made payable to the Town of Bloomfield.

After approval by the Zoning Board of Appeals, a form (which is attached) shall be signed by the Secretary of the Board and mailed to the applicant. The approval will not become effective until the form is recorded on the Land Records in the Town Clerk's Office. No building permits may be issued until this has been done. The owner is responsible for the recording fee.

If there are any questions regarding these instructions, please call (860) 769-3515.

Revised 04/01/2024

BLOOMFIELD ZONING BOARD OF APPEALS

VARIANCE X

USE VARIANCE _____

SECTION(S) OF THE ZONING REGULATIONS:

AMD PC 6.4.I.8
~~9.11 & 9.12~~ 6.7.82 @ 9.11 & 9.12 ~~6.4.I.8~~

PURPOSE OF THE VARIANCE: To permit placement of up to 5.5-ft high retaining wall 7 feet from rear property line as opposed to 12.5 feet = 1/2 rear yard and ending the wall 1 foot from the side (north) property line. Property to the north has a stormwater detention basin in it (no residence)

PROPERTY LOCATION: 79 Filley Street

APPLICANT: Anthony Doornweerd

OWNER OF RECORD: Phil Crosby

I hereby certify that the Zoning Board of Appeals, at a meeting held on _____, approved the application described above. Said approval pertains to the premises as bounded and described in the attached written legal description. If applicable, the following conditions apply:

Secretary – ZBA

(Type or attach a written legal boundary description.)

5-9-2025

Date



Signature of Owner of Record

NOTE: Pursuant to Section 8-3d of the Connecticut General Statutes, this variance will not become effective until it has been recorded on the Land Records of the Town of Bloomfield. It is the responsibility of the owner to record this form (which will be mailed to the applicant if it is approved) and pay the recording fee.

No building permits required in connection with the above variance may be issued until this approval has been recorded.

Why will strict application of the Zoning Regulations produce an undue hardship? Owner
would like an 18-ft wide patio next to (west of) existing deck and likes the aesthetics of a stone
retaining wall next to patio. Without variance the patio can only be 12.5 feet wide. Would also
like to place a shed along the proposed retaining wall north of the proposed patio.

Why is the hardship unique to these premises and not shared by other premises in the neighborhood? The existing slope in the vicinity of the proposed retaining wall slopes at a rate of
3' vertical to 5' horizontal which is very steep. Flattening the slope would encroach upon the
patio area while the retaining wall provides more useable area. Mr. Crosby learned that the slope
was steepened on 79 Filley St by a previous owner of 1 Larensen Ridge (adjacent to proposed
wall) thereby making their property slope more gently. See attached aerial photo when the work
This variance would not change the character of the neighborhood because appears to have
the retaining wall will have an aesthetic and pleasing appearance (see photos) taken place.

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

LEGAL DESCRIPTION

All that certain piece of land situated on the westerly side of Filley Street in the Town of Bloomfield, County of Hartford and State of Connecticut and shown on a map entitled:

“Resurvey prepared for: Bloomfield Ridge Filley Street Map 300/Lot 9 Bloomfield, Connecticut Design Professionals, Inc. Civil Engineers 165 South Satellite Road, South Windsor, Connecticut 06074 Date 5/16/05 Revised through 7/28/07 sheets 1 thru 16B, L1-L3” which map is on file in the Bloomfield Land Records to which reference is hereby make. Said premises are more particularly bounded and described as follows:

Beginning at a point in the westerly line of Filley Street which point is the southeasterly corner of the parcel described herein;

Thence proceeding N 76° 28' 21" W along land now or formerly of William Afoakwa Abrokwa 136.97 feet to a point;

Thence proceeding N 13° 31' 39" E along land now or formerly of Arnel Hines 128.00 feet to a point;

Thence proceeding S 76° 28' 21" E along land designated as Open Space of the Town of Bloomfield 136.97 feet to a point on the westerly line of Filley Street;

Thence proceeding S 13° 31' 39" W along said westerly line of Filley Street 128.00 feet to a point or place of beginning.

Being the same parcel described as Lot # 2051

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: 79 Filley St

NAME OF APPLICANT: Anthony Doornweerd

IF APPLICANT IS OWNER OF RECORD, HOW LONG HAS HE/SHE OWNED THE PROPERTY 4 YEARS 10 MONTHS

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

OWNERS: Philip Crosby

OPTIONEES: _____

OFFICERS, DIRECTORS AND MAJORITY STOCKHOLDERS OF CORPORATIONS LISTED ABOVE:

NA

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

TENANTS/PROSPECTIVE TENANTS: NA

ATTORNEYS, INCLUDING NAME OF LAW FIRM(S) AND PARTNERS: NA

FINANCIAL INSTITUTIONS OR OTHER FINANCIERS: NA

ENGINEERS, SURVEYORS: Anthony Doornweerd Cardinal Engineering Assoc.

ARCHITECTS: none

BUILDERS: property owner

CONSULTANTS: Cardinal Engineering

OTHERS: none

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:

Anthony Doornweerd
NAME OF APPLICANT

Anthony M Doornweerd
APPLICANT'S SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF May, 2025

NOTARY PUBLIC [Signature]

SAMANTHA STRADER
NOTARY PUBLIC
State of Connecticut
MY COMMISSION EXPIRES JAN. 31, 2027

Unique Size and Design

A hollow block measuring 2' x 4' x 3', Verti-Block is perfectly proportioned for the most popular types of landscaping projects, including gravity walls up to 14' high—even higher when reinforced. Its hollow design makes it affordable and easier to handle than solid blocks. Plus, Verti-Block is less labor intensive than small, hand-laid blocks and offers a more practical solution than a cast-in-place retaining wall.

Strong and Versatile

Even more appealing, Verti-Block is incredibly strong and versatile thanks to its interlocking design. Featuring a male-and-female style connection, Verti-Block units ensure you'll get a secure fit that guarantees the correct amount of setback on every installation. Verti-Block's hollow design saves money by using less concrete and lowering transportation costs. It also ensures the right amount of crushed stone backfill. Experienced installers know that too much crushed stone wastes money—too little can build hydrostatic pressure and cause the retaining wall to fail.



Easy Installation

Verti-Block was created with landscaping in mind—meaning we've made it easy to transport and install, even in tight access spots. Blocks can be moved and put into place with smaller equipment; there's no need for heavy machines like a telehandler or crane. The male-and-female connection eliminates placement error, ensuring strength and an exact installation every time.

Perfect for Landscape Projects Big and Small

Verti-Block is ideal for a variety of landscaping projects including residential communities, commercial campuses, schools, parks, back yards, and more. Able to accommodate winding landscapes and even tight curves, Verti-Block is designed to add interest to any landscape while securely retaining earth. For projects also requiring a privacy wall or traffic barrier, Verti-Blocks allow fencing or railing to be constructed directly on top of the Verti-Block structure. Fencing can be placed right to the edge of the wall for an attractive, continuous appearance.

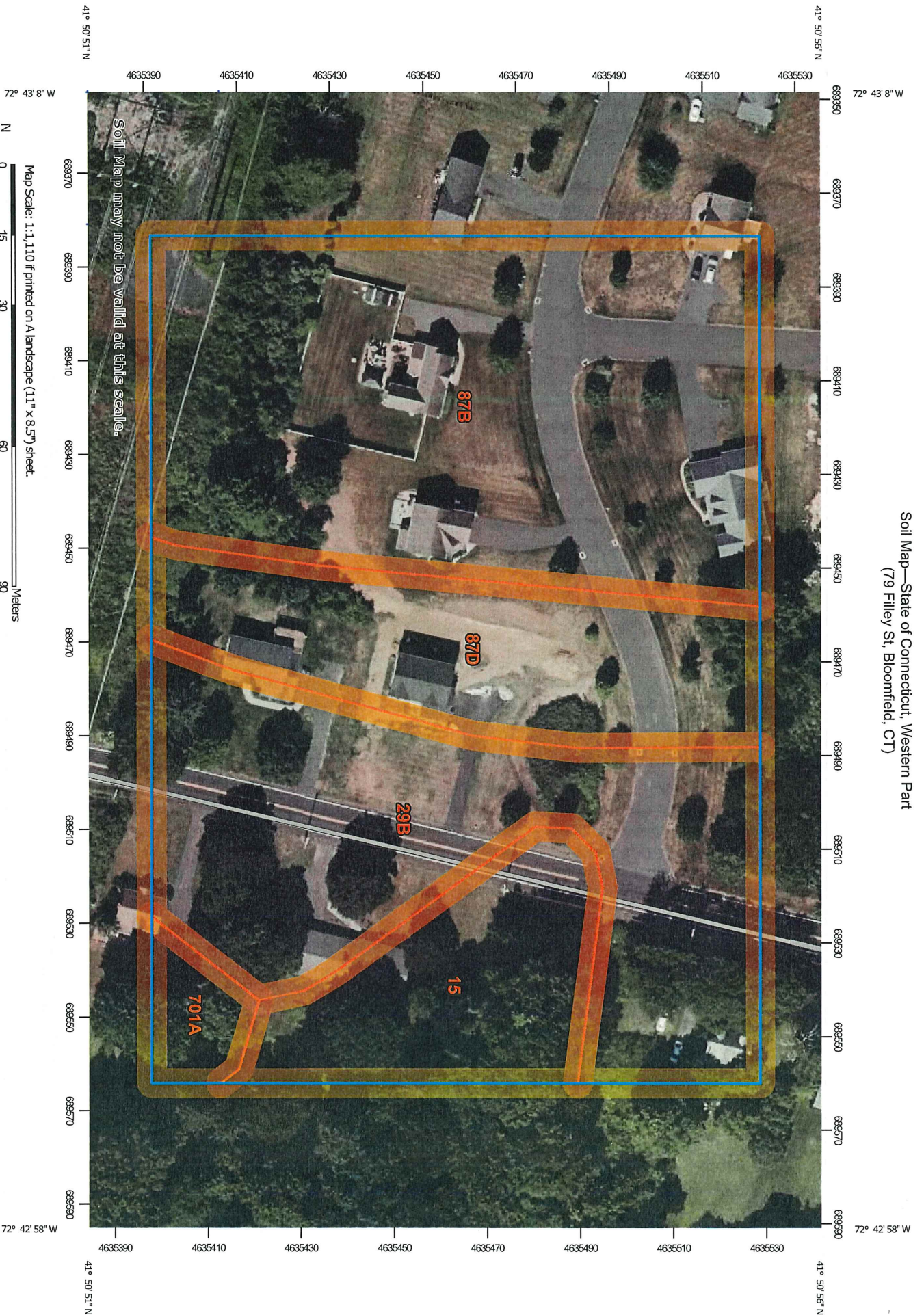
Disclosure

It is important to note that the design parameters for a Verti-Block™ installation come with a suggested maximum height under assumed conditions. Verti-Block wall specifications are calculated using assumed loading conditions and material properties and may fluctuate from location depending on varying soil properties and terrain. In addition to the information included in this manual, please consult with your engineer to determine the specific design requirements for your site as soil and terrain vary by location.




































Verti-Crete, LLC provides forming systems to independent Licensed Producers and does not build the actual precast concrete elements themselves. Therefore, Verti-Crete, LLC does not assume any responsibility regarding structural stability of any particular blocks or wall system. Verti-Crete, LLC also assumes no responsibility in connection with any property damage, injury or death claim whatsoever whether asserted against a Lessee, Lessor, Purchaser or others arising out of or attributable to the operation of or products produced with Verti-Crete, LLC equipment.



Soil Map—State of Connecticut, Western Part
(79 Filley St, Bloomfield, CT)



MAP LEGEND

Area of Interest (AOI)			Spoil Area
Area of Interest (AOI)			Stony Spot
Soils			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
Special Point Features			Streams and Canals
	Blowout		
	Borrow Pit	Transportation	
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow		
	Marsh or swamp	Background	
	Mine or Quarry		Aerial Photography
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part
Survey Area Data: Version 1, Sep 15, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
15	Scarboro muck, 0 to 3 percent slopes	0.7	11.5%
29B	Agawam fine sandy loam, 3 to 8 percent slopes	1.7	29.4%
87B	Wethersfield loam, 3 to 8 percent slopes	2.4	40.2%
87D	Wethersfield loam, 15 to 25 percent slopes	1.0	16.5%
701A	Ninigret fine sandy loam, 0 to 3 percent slopes	0.1	2.4%
Totals for Area of Interest		5.9	100.0%

