



CONNECTICUT
**AERIAL DRONE
SURVEYS**

Alex Samalot

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Zoning Enforcement Officer

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800 Bloomfield Avenue

Bloomfield CT 06002

RE: Narrative for ZBA application for 92 Granby Street

Existing Conditions

This property is located in the I-1 Zone and is just over 30,000 Sq. Ft. This site currently has two preexisting non conformity's, the first is lot coverage of 82.1% where 50% is allowed in the zone and the second is 12 parking spaces (1,944± sq. ft.) located within the front yard setback. This site is currently comprised of a building with two garage bays and an office. There are currently two compressed natural gas dispensers as well as other associated improvements.

Building Conversion

This application is to convert the existing building into a convenience store. The existing building is 2,028 sq. ft. and will not have any changes to the footprint. The building will undergo some interior renovations and some exterior renovations in order to accommodate the proposed use. The building will have a brick and stone stucco finish. This business is being proposed to have hours of operation from 6 am to 10 pm. There will be a 5' wide sidewalk installed around the perimeter of the building.

Existing Canopy

The existing Canopy will remain while the existing CNG dispensers are removed and replaced with Deisel pumps. All other associated improvements to these dispensers such as the storage tanks, transformers and utility enclosure shall be removed. In the location where the utility enclosure was located this application will propose a dumpster pad along with a fence enclosure for screening.

EV Charging

This application is proposing to add 6 EV charges to the site. These will be located along the south east property line. These are designated by spaces 1-6 on the site plans. The intention is for this refueling service station to not only provide services for gas and diesel but also electric vehicles.



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Proposed Fuel Dispensers and Canopy

This application is proposing a 56' x 26' canopy with a concrete pad and two fuel dispensers under. This proposed configuration will allow for patrons to be protected from the elements and traverse from the pumps into the convince store under cover. The configuration of the pumps shall also provide for easy access and allow for a safe traffic pattern throughout the site.

Second Entrance and other improvements

One of the other major site changes will be to add a second entrance/exit to the property. This will allow for much easier and safer traffic flow patterns in and around the site. The applicant is also proposing a 5' wide sidewalk installed approximately 7' of the existing edge of pavement. This distance reduces the number of conflicts due to existing improvements in the path of the sidewalk.

Variances being requested and hardship

4.3.B – Reduction of front yard setback from 40' to 20.9'. This reduction is being requested in order to construct the proposed canopy. This canopy will not extend further into the front yard setback than the existing edge of pavement and parking spaces currently on the site. The parking spaces currently account for 1,944±Sq. Ft. of nonconformity while the proposed canopy will reduce this number down to 825 Sq. Ft. This application will also provide additional landscaping along the frontage to attempt to soften the aesthetic from the road.

4.3.B – Increase of lot coverage from 50% to 82.8%. This is a pre existing non conformity should be memorialized. The proposed development does not propose to increase any impervious area or changes in grades. During the site plan application, the application will look to find areas where existing impervious area can be removed. But since the 82.8% is existing we are looking to obtain this variance as it is an existing condition.

8.1.C.1 – Expansion of non-conforming use of a gas station in the I-1 Zone. This is due to the request to add two additional pump dispensers. An application submitted on January 10, 2024 was previously submitted and approved for the addition of two fuel dispensers. This application is looking to relocate and reconfigure them in a way that increases vehicular and pedestrian safety. This would be an extension of the granted variance for the sale of gasoline. This property has historically always been a vehicle service station.

If you have any questions or concerns, please feel free to reach out to me.

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