

11/10/24
Pd. CR#2514

BLOOMFIELD ZONING BOARD OF APPEALS

Type of Application

Variance
 Use Variance
 Ruling of Zoning Enforcement Officer

RECEIVED

JAN 10 2024

PLANNING & ZONING
BLOOMFIELD, CT

Enclosed herewith is the required \$135.00 fee for this petition.

Hasan Kurucu (86 Granby St LLC)
Applicant (to whom notices will be sent)

860 977 9590
Daytime Phone #

54 Kalish Ave, Enfield CT 06082
Mailing Address

HKurucu1@gmail.com
E-mail Address

Owner (if different from applicant)

Daytime Phone #

Owner's Address

E-mail Address

Applying as Owner Developer Agent Other

HK
Applicant's Signature

11/10/2024
Date

Owner's Signature (if different from applicant)

Location of Site 92 Granby St Bloomfield CT 06082 Zone I-1

Applicable Section(s) of the Zoning Regulations: 4.3C.4.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

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

The site was previously granted use variance and special permit for the sale of gasoline. There is one existing canopy and 2 pumps.

Why is the hardship unique to these premises and not shared by other premises in the neighborhood? This site has a long history of automobile services.

This variance would not change the character of the neighborhood because there are no residential properties in the neighborhood.

Retail sales is permitted in II district. All surrounding uses are industrial. Hours of operation aligns with town ordinance.

If work constitutes an alteration, conversion or extension to an existing building and/or nonconforming building or use, briefly describe: addition of a canopy will be an extension of the granted variance of the sale.

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.

I am writing to request your support for a variance change that would allow the establishment of a gas station at 92 Granby St, Bloomfield. This gas station aims to be a hub for innovative and sustainable energy solutions, offering a range of services that cater to the evolving needs of our community.

Here are some key benefits that our gas station will bring to the public:

EV Charging Stations for GM and Tesla: Our gas station will feature state-of-the-art Electric Vehicle (EV) charging stations, catering to the growing number of electric vehicle users in our community. By supporting both GM and Tesla chargers, we aim to make sustainable transportation accessible to a broader audience.

CNG Dispensers: Compressed Natural Gas (CNG) is a clean and environmentally friendly alternative to traditional fuels. Our station will offer CNG dispensers, providing another sustainable choice for environmentally conscious consumers. This initiative aligns with the town's commitment to reducing carbon emissions and promoting eco-friendly practices.

Traditional Gas for Regular Cars: Recognizing that not all vehicles have transitioned to alternative fuels, our gas station will continue to provide traditional gasoline to accommodate the diverse needs of the community. This ensures that all residents have access to the energy they require for their vehicles.

Well-Lit Environment: Safety is a top priority for our gas station. We are committed to maintaining a well-lit environment, enhancing visibility for both customers and passersby. This not only contributes to the overall safety of the area but also discourages illicit activities, ensuring a secure and welcoming atmosphere for everyone.

Extended Hours of Operation (6 am to 10 pm): Understanding the diverse schedules of our community members, our gas station will operate from 6 am to 10 pm. This extended timeframe allows residents to access fuel and other services at their convenience.

Convenience Store with a Variety of Options and Fresh Coffee: In addition to fuel services, our gas station will feature a convenience store stocked with a wide range of options to meet the daily needs of our community. From snacks and beverages to essential items, our store aims to provide a convenient and one-stop shopping experience. Moreover, we will offer fresh coffee, creating a welcoming space for residents to refresh and refuel, both themselves and their vehicles.

In conclusion, our gas station aims to be a comprehensive and forward-thinking solution for the energy and convenience needs of our community. By embracing innovation, sustainability, and providing a diverse set of services, we believe we can contribute positively to the well-being and satisfaction of the residents in our town. We kindly request your favorable consideration of our variance change request. We are more than willing to address any concerns or questions you may have and collaborate closely to ensure that this gas station becomes an asset to our community.

Thank you for your time and consideration.

Sincerely,

