

11/10/24
Pd. CK# 2514

BLOOMFIELD ZONING BOARD OF APPEALS

RECEIVED

JAN 10 2024

PLANNING & ZONING
BLOOMFIELD, CT

Type of Application

- ☐ Variance
☒ Use Variance
☐ Ruling of Zoning Enforcement Officer

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

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

860 977 9590
Daytime Phone #

54 Kalish Ave, Enfield CT 06082
Mailing Address

HKURUCA1@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 06002 Zone I-1

Applicable Section(s) of the Zoning Regulations: 4.3C, 4.1d

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 service uses.

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

there are no residential properties in the neighborhood.

Retail sales is permitted in I1 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 gasoline 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,

GENERAL NOTES

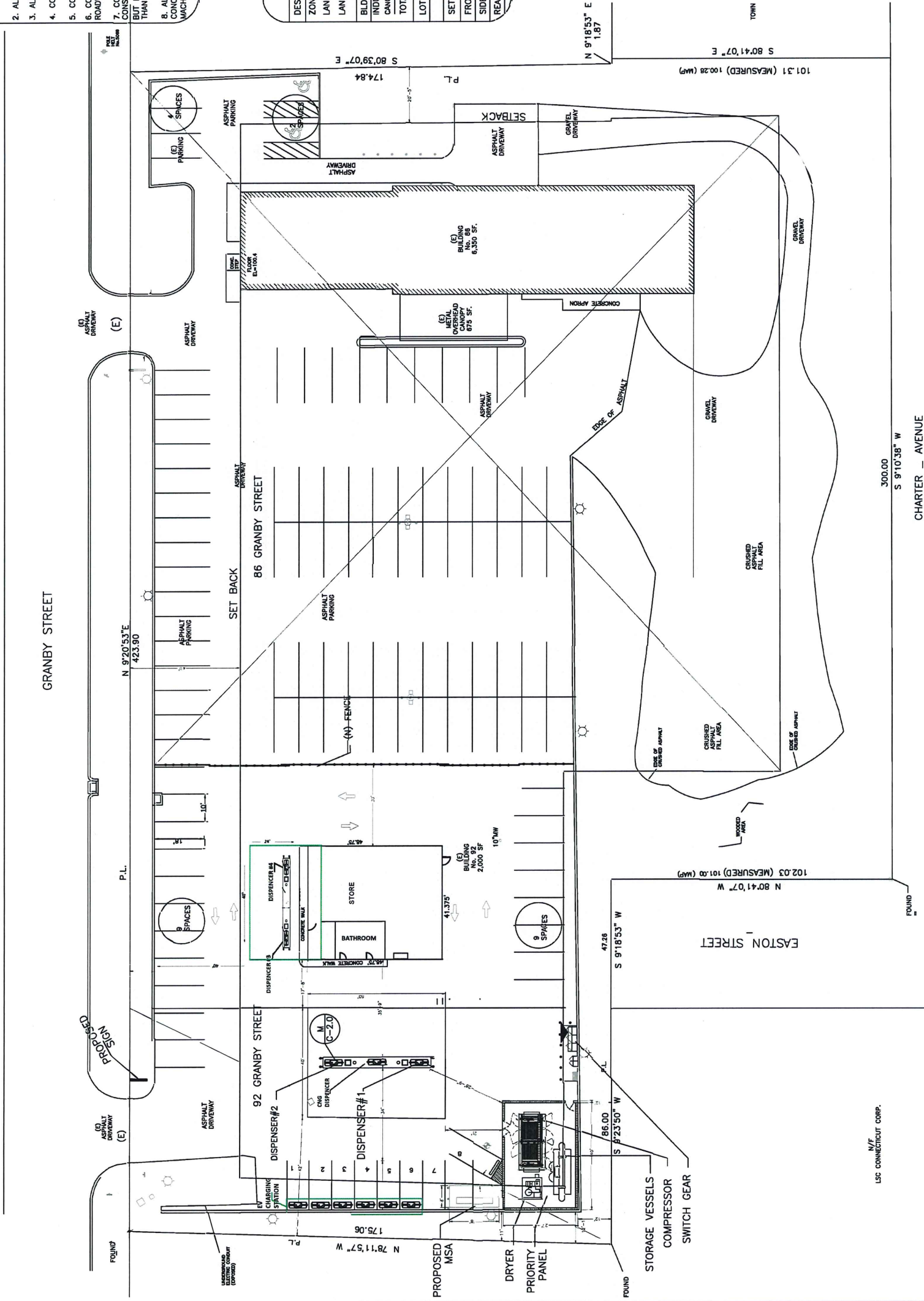
1. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS EXCEPT AS NOTED ON THE PLANS.

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2. ALL CURB RADII ARE SHOWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
4. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL PROPERTY CORNERS.
5. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
6. CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE, AND ALIGNMENT AT ADJACENT ROADWAYS/DRIVEWAYS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS:
A. CRACKS
B. MISSING OR DAMAGED DRIVEWAYS
C. MISSING OR DAMAGED UTILITIES
D. MISSING OR DAMAGED STRIPING
E. MISSING OR DAMAGED CURBS
F. MISSING OR DAMAGED SIDEWALKS
G. MISSING OR DAMAGED RAILROAD CROSSINGS
H. MISSING OR DAMAGED BRIDGES
I. MISSING OR DAMAGED TUNNELS
J. MISSING OR DAMAGED OVERHEAD POWER LINES
K. MISSING OR DAMAGED LIGHT FIXTURES
L. MISSING OR DAMAGED SIGN SUPPORTS
M. MISSING OR DAMAGED SIGNALS
N. MISSING OR DAMAGED TRAFFIC CONTROLS
O. MISSING OR DAMAGED TRAFFIC SIGNALS
P. MISSING OR DAMAGED TRAFFIC SIGNALS
Q. MISSING OR DAMAGED TRAFFIC SIGNALS
R. MISSING OR DAMAGED TRAFFIC SIGNALS
S. MISSING OR DAMAGED TRAFFIC SIGNALS
T. MISSING OR DAMAGED TRAFFIC SIGNALS
U. MISSING OR DAMAGED TRAFFIC SIGNALS
V. MISSING OR DAMAGED TRAFFIC SIGNALS
W. MISSING OR DAMAGED TRAFFIC SIGNALS
X. MISSING OR DAMAGED TRAFFIC SIGNALS
Y. MISSING OR DAMAGED TRAFFIC SIGNALS
Z. MISSING OR DAMAGED TRAFFIC SIGNALS
8. ALL PAVEMENT PAINT SHALL BE SHERWIN WILLIAMS "PROMAR TRAFFIC MARKING". WHITE ON ASPHALT, YELLOW ON CONCRETE. PAINT SHALL BE APPLIED IN TWO (2) COATS TO A CLEAN, DRY SURFACE USING TEMPLATE OR STRIPING MACHINE. STRIPES SHALL BE 4" WIDE UNLESS OTHERWISE NOTED.

ZONING TABLE				
DESCRIPTION	REQUIRED	EXISTING	PROVIDED	
ZONING	I-1	I-1	I-1	
LAND USE	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	
LAND AREA:	0.92 AC 40,000 SF	2,419 AC 105,384 SF	2,419 AC 105,384 SF	
BLDG. AREAS/PARKING				
INDUSTRIAL	(1/5600) 6,350 SF/2	(1/5600) 6,350 SF/17	(1/5600) 6,350 SF/79	
GANDRY (1/5600)				
TOTAL			6,350 SF/79	
LOT COVERAGE	50% MAX	63,230 SF/60%	63,230 SF/60%	
SET BACKS:				
FRONT	40 FT	40 FT	40 FT	
SIDE	20 FT	20 FT	20 FT	
REAR	10% OF DEPTH	10% OF DEPTH	10% OF DEPTH	



USE WAS MADE OF DRAWING BY
CLEAN ENERGY SHEET C-1.0
10/26/2010



N/F
LSC CONNECTICUT CORP.



<div>ENGINEERS: INGA CONSULTING ENGINEERS ANDREW T. INGA REG. 14894 HARTFORD, CONNECTICUT</div>	<div>SURVEYOR:</div>	<div>SITE PLAN 92 GRANBY STREET BLOOMFIELD, CT</div>	JOB NO: -
			DRAWN BY: T.I.
			DESIGNED BY: T.I.
			CHECKED BY: T.I.
			DATE:
		SCALE = 1/20	
		JOB NO:	
		PROPOSED FOR KRC GAS LAYOUT	
		1	