



*Department of
Planning & Zoning*

STAFF REPORT ZONING BOARD OF APPEALS

Meeting Date: April 1, 2024

Prepared By: Lynda Laureano, ZEO

Subject Property: 92 Granby Street (AKA 86 Granby Street per Assessors Card) "Property"
MBL: T11-185

Application Type: Use Variance Request

Applicant & Owner: 86 Granby Street LLC c/o Hassan Kuruca

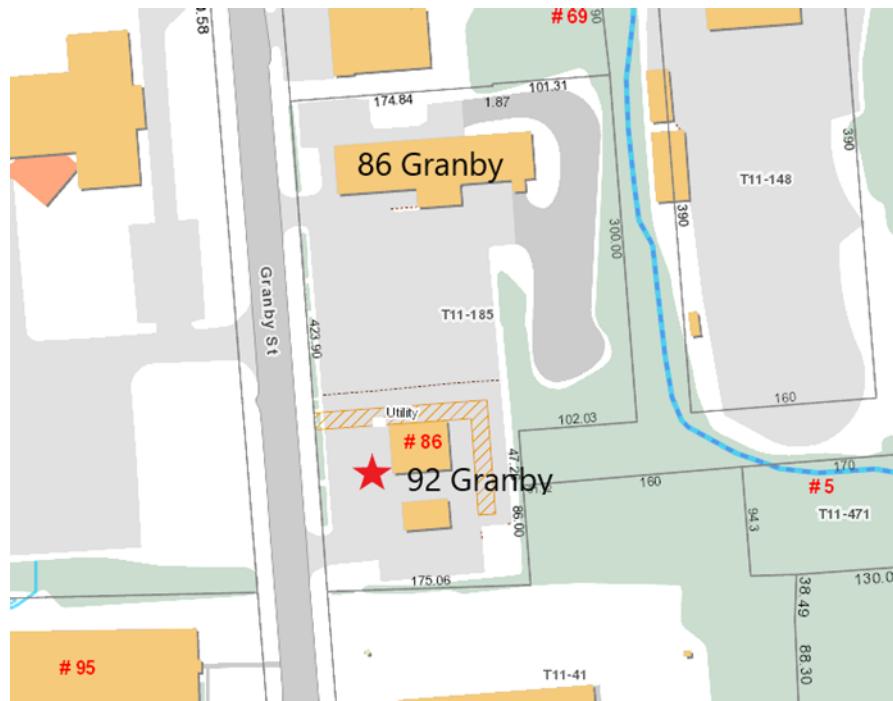


Figure 1: 92 Granby Street (AKA 86 Granby Street per Assessors Card)
GIS Base Map View – Town of Bloomfield GIS 2019

APPLICATION TIMELINES	
Applications Submission Date	January 10, 2024
Official Date of Receipt	February 5, 2024
Public Hearing Opening Deadline	April 10, 2024
Public Hearing Close Deadline	35 days from date PH opened
* CGS §8-7d allows the applicant to consent to one or more extensions of time provided the total extension of time periods does not exceed 65 days	

Proposal

86 Granby Street LLC seeks a Use Variance from Section 4.3.C.4.d “Any nonresidential use, not otherwise prohibited, which takes place within the confines of an enclosed building where no goods, equipment or materials are stored outside”, to allow a full-service gasoline station and electrical vehicle charging station with a convenience store at 92 Granby Street.

Property Information

Zoning District: I-1
Acres: 2.41

Previous Land Use Approvals

- October 19, 1976 3 ½ foot front yard variance, 5 foot rear yard variance to allow a new warehouse addition at 86 Granby Street (Project was withdrawn later. Addition was ever developed)
- July 19, 1977 Special Exception to allow an addition to the service station building at 92 Granby Street
- August 13, 1984 Special Exception and Use Variance to permit the expansion of the uses at 86-92 Granby Street to incorporate the sale of gasoline, the repair of used vehicles, the leasing of used vehicles and a taxi cab business; said approvals were limited to any vehicles associated with the Yellow Cab Company and Limousine Service, and no sale of gasoline or repair of vehicles can be made to outside vehicles at said time.
- September 10, 2001 Special Exception to modify August 13, 1984 Special Exception and Variance, to permit the sale of compressed natural gas to outside customers, but no repairs to outside customers.
- October 25, 2001 Revised Site Plan granted to Yellow Cab from Gasoline to Natural Gas.
- June 28, 2018 Special Permit granted to allow a used car dealership and automotive service at 86 Granby Street.
- December 28, 2018 Special Permit granted to allow sale and repair of used cars at 92 Granby Street

Staff Comments:

1. ZBA should consider the history of the property, and the best use of the property.
2. Should ZBA grant the Variance, a Lot Split or Resubdivision is recommended to separate the uses on the single parcel.
3. The Applicant/Owner must seek a Special Permit and Site Plan Approval thereafter.
4. Consider hours of operation if needed.