



## ZONING BOARD OF APPEALS AGENDA

Jacqueline Isaacson, Chair  
Shirley Williams, Secretary  
Alan Budkofsky, Member  
Seth Pitts, Member  
Pansy Archer, Member  
Shelby Maybin, Alternate  
Vivilyn Smith, Alternate

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**Monday, December 1<sup>st</sup>, 2025 • 7:30 PM**  
**Via Zoom Platform**

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**PLEASE NOTE:** This meeting of the Zoning Board of Appeals will be held online via Zoom Platform. This means that this is a virtual meeting only and you can attend via Zoom by using the Zoom link below to register if you would like to join the meeting online.

**Registration:**

**Zoom:**

[https://bloomfieldct.zoom.us/webinar/register/WN\\_VvdmJd9HRjqCtXHw5q\\_tPw](https://bloomfieldct.zoom.us/webinar/register/WN_VvdmJd9HRjqCtXHw5q_tPw)

**YouTube:**

<https://youtube.com/live/7oHH3L80f7k?feature=share>

**AGENDA**

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
  - a. September 8<sup>th</sup>, 2025
  - b. November 3<sup>rd</sup>, 2025
4. **Public Hearings**
  - a. 92 Granby Street—Applicant: Oguz Kuruca Owner: 86 Granby Street LLC, Principal Hasan Kuruca, for a Variance of the Zoning Regulations Section 8.1.C.1 Nonconforming Uses of Land and Section 4.3.B (Lot Area Bulk Requirements of the I-1 District, front yard setback) to expand the legal preexisting nonconforming gasoline service station use and construct a fuel island canopy within the required front yard setback.
  - b. 919 Blue Hills Ave—Applicant/Owner: Dan Preniqi, for a Variance of the Zoning Regulations Section 4.5.C Note 1 (Bulk Requirements front yard parking setback) and Section 8.1.C.1 (Nonconforming Uses of Land) expand the legal preexisting nonconforming car dealer and repairer vehicle storage area including the front yard setback and abandon the preexisting legal nonconforming fueling station use and associated structure.
5. **Old Business**
6. **New Business**
  - a. Election of Chairman
  - b. Election of Secretary
7. **Adjournment**

**Next Regular Meeting: January 5<sup>th</sup>, 2025**