

BLOOMFIELD ZONING BOARD OF APPEALS

Instructions and Procedures

Regular meetings of the Board are generally held on the first Monday of each month in the Town Hall, commencing at 7:30 p.m. Final date for filing of applications shall be 21 days before the scheduled meeting date.

Applications shall be signed by the applicant and property owner. All pertinent questions on the application must be answered. Telephone numbers must be given. Additional statements may be added on separate sheets, if needed. Included with the application shall be the appropriate fee, a written legal property description (as found in the deed that is recorded in the Town Clerk's Office) and ten copies of a plot plan as described below.

Plot plans submitted with variance requests shall be prepared to an A-2 accuracy standard, by a licensed civil engineer or surveyor. Plot plans must be drawn to scale, accurately depicting lot dimensions, area, yard dimensions, the location and size of existing buildings, proposed additions, and any other information as necessary to clearly define the variance request involved. The plan may, however, be a Limited Property/Boundary Survey such as a building location map completed to an A-2 quality standard that depicts only the improvement that need be shown for the existing/proposed structure in relation to a required yard to depict the variance request.

Section 9.12.G of the Bloomfield Zoning Regulations requires that applicants for yard variances notify adjacent property owners of the public hearing by mail, at least seven days prior to the scheduled hearing. Applicants for use variances must notify owners within 400 feet of the subject property. A Certificate of Mailing from the Post Office shall be evidence of compliance. A sample letter for the abutters is attached to the application.

A sign (provided by the Town) must be posted on the subject property for ten days immediately preceding the date of the hearing. The sign will be given when the application is filed.

Fees: A variance request/appeal is \$260.00. Checks shall be made payable to the Town of Bloomfield.

After approval by the Zoning Board of Appeals, a form (which is attached) shall be signed by the Secretary of the Board and mailed to the applicant. The approval will not become effective until the form is recorded on the Land Records in the Town Clerk's Office. No building permits may be issued until this has been done. The owner is responsible for the recording fee.

If there are any questions regarding these instructions, please call (860) 769-3515.

Revised 04/01/2024

BLOOMFIELD ZONING BOARD OF APPEALS

Type of Application

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

Enclosed herewith is the required \$260.00 fee for this petition.

Oguz Kuruca

Applicant (to whom notices will be sent)

860-970-1870

Daytime Phone #

28 Montano Rd Enfield CT 06082

Mailing Address

okuruca@gmail.com

E-mail Address

Hasan Kuruca

Owner (if different from applicant)

860-977-9590

Daytime Phone #

54 Kalish Ave Enfield CT 06082

Owner's Address

kurucaproperties@gmail.com

E-mail Address

Applying as ☒ Owner ☐ Developer ☐ Agent ☐ Other



Applicant's Signature

10-19-2025

Date



Owner's Signature (if different from applicant)

Location of Site 92 Granby Street

Zone I-1

Applicable Section(s) of the Zoning Regulations: 4.3.B , 4.3.B, and 8.1.C.1

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? _____

This property has historically been a vehicle service station and is already built out in an industrial zone. This proposed use will increase safety for patrons of the previously approved refueling station and memorialize a pre-existing nonconformity in terms of lot coverage.

Why is the hardship unique to these premises and not shared by other premises in the neighborhood? Already developed site and approved for the overlying uses. see attached narrative for more information.

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

This area is a industrial zone. the propsoed development will include additional landscaping to improve aesthetics of the property when viewed from the road. see atached narrative for more information.

If work constitutes an alteration, conversion or extension to an existing building and/or nonconforming building or use, briefly describe: see attached narrative

Has any previous appeal been filed in connection with these premises? ☒ Yes ☐ No

If yes, please describe the nature, date and outcome. in january of 2024 a varience request was submitted and approved for sale of fuel. previous application was approved.

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.

BLOOMFIELD ZONING BOARD OF APPEALS

VARIANCE _____

USE VARIANCE _____

SECTION(S) OF THE ZONING REGULATIONS: _____

PURPOSE OF THE VARIANCE: _____

PROPERTY LOCATION: _____

APPLICANT: _____

OWNER OF RECORD: _____

I hereby certify that the Zoning Board of Appeals, at a meeting held on _____, approved the application described above. Said approval pertains to the premises as bounded and described in the attached written legal description. If applicable, the following conditions apply:

Secretary – ZBA

(Type or attach a written legal boundary description.)

10-19-2025

Date



Signature of Owner of Record

NOTE: Pursuant to Section 8-3d of the Connecticut General Statutes, this variance will not become effective until it has been recorded on the Land Records of the Town of Bloomfield. It is the responsibility of the owner to record this form (which will be mailed to the applicant if it is approved) and pay the recording fee.

No building permits required in connection with the above variance may be issued until this approval has been recorded.

[This is a draft notification letter that is to be sent from the applicant to the owners of the land that is adjacent to the subject of the public hearing. For use variances, every landowner within 400 feet is to be notified. The sections in ***bold italics*** are to be filled in for each application. Letters are to be sent no less than 7 days before the hearing date. Letters are to be addressed to the property owner of record. The applicant must submit a Certificate of Mailing from the U.S. Post Office before or at the public hearing. Sections of this document in square brackets are NOT to be included in the notice letter.]

Date of this letter

Dear Property Owner:

In accordance with Section 9.12 of the Bloomfield Zoning Regulations, this letter is being sent to notify you that a public hearing has been scheduled for the application described below. You have the right to attend the public hearing, and ask questions and make comments about the application; however, you are not required to attend the hearing.

The hearing concerns the following:
[As appears on the Application Form]

Location of subject property
Description of proposed variance or ruling
Applicant's name and address

HEARING DATE AND PLACE:

Day and Date [to be determined by the Zoning Board of Appeals]
7:30 P.M.
Council Chambers, Bloomfield Town Hall
800 Bloomfield Avenue
Bloomfield, Connecticut 06002

If you should have any questions concerning this hearing, please contact Lynda Laureano, Zoning Enforcement Officer, at 860-769-3515.

Very truly yours,

Applicant's printed name and Signature