



Department of  
Planning & Zoning  
TOWN OF BLOOMFIELD  
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**STAFF REPORT  
ZONING BOARD OF APPEALS  
Meeting date: December 1<sup>st</sup>, 2025**

Date: November 18<sup>th</sup>, 2025

Prepared By: Alex Samalot, Zoning Enforcement Officer  
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Application Type: Variance Application (Including Use Variance)

Subject Property: 92 Granby Street (with Previous Mention to 86 Granby Street) "Property" (PID 103232)

Zone: I-1 General Industry District (I-1)

Applicant: Oguz Kuruca

Property Owner: 86 Granby Street LLC



92 Granby Street. Overhead View with GIS Plotted Wetlands & Easements– Town of Bloomfield GIS 2023

**Variance Request:**

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.

**Hardship Statement:**

The Applicant shall state for the record the grounds for the variance.

**Parcel Information:**

92 Granby Street is located in the I-1 General Industry District (I-1). According to the official property card, the parcel is 0.7 acres. The property is developed with a building with two garage bays and an office. There are currently two compressed natural gas dispensers as well as other associated improvements. All abutting properties to the North, East, South and West are within the I-1. No wetlands are depicted on GIS mapping of 92 Granby Street however, some amount of wetlands are depicted east of the property. See below for previous Land Use Approvals.

**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foot front yard variance, 5 foot rear yard variance to allow a new warehouse addition at 86 Granby Street (Project was withdrawn later.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
- April 2, 2024      ZBA approved Use Variance Request from Section 4.3.C.4.d to allow a full-service Gasoline Station with a Retail Convenience Store in the I-1 Zoning District.

**Legal:**

**Sec. 8-6. Powers and duties of board of appeals.** (a) The zoning board of appeals shall have the following powers and duties: (1) To hear and decide appeals where it is alleged that there is an error in any order, requirement or decision made by the official charged with the enforcement of this chapter or any bylaw, ordinance or regulation adopted under the provisions of this chapter; (2) to hear and decide all matters including special exceptions and special exemptions under section 8-2g upon which it is required to pass by the specific terms of the zoning bylaw, ordinance or regulation; and (3) to determine and vary the application of the zoning bylaws, ordinances or regulations in harmony with their general purpose and intent and with due consideration for conserving the public health, safety, convenience, welfare and property values solely with respect to a parcel of land where, owing to conditions especially affecting such parcel but not affecting generally the district in which it is situated, a literal enforcement of such bylaws, ordinances or regulations would result in exceptional difficulty or unusual hardship so that substantial justice will be done and the public safety and welfare secured, provided that the zoning regulations may specify the extent to which uses shall not be permitted by variance in districts in which such uses are not otherwise allowed. No such board shall be required to hear any application for the same variance or substantially the same variance for a period of six months after a decision by the board or by a court on an earlier such application.

(b) Any variance granted by a zoning board of appeals shall run with the land and shall not be personal in nature to the person who applied for and received the variance. A variance shall not be extinguished solely because of the transfer of title to the property or the invalidity of any condition attached to the variance that would affect the transfer of the property from the person who initially applied for and received the variance.

**Staff Comments:**

- If granted, the applicant shall submit application to Town Plan & Zoning Commission (TPZ) for a Special Permit (and the Inland Wetlands & Watercourses Commission if deemed necessary).
- A preliminary meeting with the Fire Marshal and Wetlands Agent was held on November 16<sup>th</sup>, 2025 to identify any pressing cross-department issues with the plan.
- Existing approval for the use (including the EV charging and convenience store in 2024)
- A preliminary scope of the whole business was submitted to illustrate site activities. The variance is a discussion of the fuel island/canopy in the setback and the overall expansion of the fueling use only.
- According to application materials, there is a reduction in nonconforming area from 1,944 square feet to 825 square feet.
- Applicant is proposing landscaping/screening to further reduce the visibility of the nonconformity as well as a sidewalk to improve the character of the development.

**If the Board is inclined to grant the variance,** the following language is suggested:

"I make a MOTION to GRANT the variance as requested for 92 Granby Street, Bloomfield, CT as follows 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.

The findings for the granting of the variance are the unique conditions and circumstances associated with this request are the result of a stated desire to increase vehicular and pedestrian safety, and the variance would be in harmony with the general intent and purpose of the Regulations and would conserve the public health, safety, convenience, welfare and property values; and

The exceptional difficulty or unusual hardship on which the decision is based is as follows: **BOARD LISTS ITS FINDINGS HERE.**

**If the Board is inclined to deny the variance,** it shall state its reasons on the record.