

LEGAL NOTICE
TOWN OF BERLIN ZONING BOARD OF APPEALS
November 28, 2023 7:00 p.m.

The Berlin Zoning Board of Appeals will hold Public Hearings at a regular meeting to be held Tuesday, November 28, 2023 in Berlin Town Hall, Town Council Chambers, 240 Kensington Road, Berlin, CT. Interested parties may join and participate in person or remotely by video or telephone as provided below: **Join by Zoom video conference:***

<https://berlincct-gov.zoom.us/j/83762882862?pwd=dzdIK1hZTDdTN0IDR2ozazA1eJpQT09>

Meeting ID: 837 6288 2862 **Passcode:** PZ100

Join by phone:* 1 929 205 6099 **Meeting ID:** 837 6288 2862 **Passcode:**576531

*Data and toll charges may apply.

ZBA 2023-17 398 Chamberlain Highway Map 8-3 Block 12F Lot 6A

Tom Coccomo, DATT INVESTMENTS LLC is appealing per Berlin Zoning Regulations §XV.A.1., the determination of the Zoning Enforcement Officer regarding a commercial use on a residential property in the R-21 zone.

ZBA 2023-18 797 Farmington Avenue Map 9-1 Block 28 Lot 31B

Skender Cirikovic, Pasha's LLC, is requesting a sale of alcoholic beverages location approval for a restaurant with a patio liquor permit per Berlin Zoning Regulations §XI.B The property is in the CCD-2 zone.

ZBA 2023-19, 2023-20, 152 Spruce Brook Road Map 22-1 Block 153 Lot 7C

Connor Mahoney is requesting variances for 1) a side yard setback of 25.2 feet for an enclosed storage room and 2) a rear yard setback of 37.1 feet for an enclosed storage room where a side yard setback of 30 feet and a rear yard setback of 50 feet is required per Berlin Zoning Regulations §V.A.10 in a R-43 Zone.

ZBA 2023-21 86 Woodlawn Road Map 10-2 Block 83 Lot 18A

David Camacho, Camacho Enterprises LLC is requesting a variance to allow a used car dealer and general repair business on a lot of less than 2 acres where 2 or more acres is required per Berlin Zoning Regulations §VI.G.3.g in a BT-1 zone.

Christine Mazzotta, Secretary, Berlin Zoning Board of Appeals

Posted with the Berlin Town Clerk: Tuesday, November 14, 2023

Published in the New Britain Herald: Friday, November 17, 2023 and

Friday, November 24, 2023