

TOWN OF BERLIN ZONING BOARD OF APPEALS
Special Meeting Notice and Agenda
January 30, 2024 7:00 p.m.

The Town of Berlin Zoning Board of Appeals will hold a special meeting with Public Hearings on Tuesday, January 30, 2024 at 7:00 p.m. This meeting may be attended in person at Town Council Chambers, Berlin Town Hall, 240 Kensington Road, Berlin, CT or remotely by video or telephone as provided below.

Join Zoom video conference:*

<https://berlinc-t-gov.zoom.us/j/83762882862?pwd=dzdIK1hZTDdTN0lDR2ozazA1eJpQT09>

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.

I. Call to Order

II. Roll Call

III. Public Hearings:

A. ZBA #2024-01, 1861 Berlin Turnpike Map 22-1 Block 140 Lot 11

David Miller, The Encore Bar & Grill LLC, is requesting a sale of alcoholic beverages location approval for an on-premises restaurant liquor permit with an outdoor patio per Berlin Zoning Regulations §XI.B. The property is zoned BT-1 and is owned by Aly Associates LLC.

B. 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. The property is owned by Alen & Eldin Cecunjanin.

C. 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. The property is owned by J&S Enterprise INC in a BT-1 Zone.

IV. Regular Meeting

A. ZBA #2024-01, 1861 Berlin Turnpike Map 22-1 Block 140 Lot 11

David Miller, The Encore Bar & Grill LLC, is requesting a sale of alcoholic beverages location approval for an on-premises restaurant liquor permit with an outdoor patio per Berlin Zoning Regulations §XI.B. The property is zoned BT-1 and is owned by Aly Associates LLC.

B. 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. The property is owned by Alen & Eldin Cecunjanin.

C. 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. The property is owned by J & S Enterprise INC in a BT-1 Zone.

V. Approval of Minutes

November 28, 2023 (Francalangia, Tubbs, Mazzotta, Simonetta, Whiteside, Zelek)

January 23, 2024 (Francalangia, Mazzotta, Simonetta)

VI. Commission Business

VII. Adjournment