

**LEGAL NOTICE
TOWN OF BERLIN**

ACTIONS TAKEN BY THE TOWN OF BERLIN ZONING BOARD OF APPEALS

At its regular meeting of May 28, 2024, the Berlin Zoning Board of Appeals took the following actions:

Voted unanimously to approve the request of Eric Peterson, Cold Spring Brook Farm, Inc for a variance to allow for 1) a front yard setback of 5.9 ft for the expansion of non-conforming a greenhouse structure and 2) a side yard setback of 7.8 ft for the expansion of non-conforming a greenhouse structure where a front yard setback of 35.5 ft and a side yard setback of 25 ft is allowed per Berlin Zoning Regulations §XI.C.2 in a OT zone.

Voted unanimously to approve the request of Feres Hayek, USA Auto Sales, LLC for a determination to allow a change of a nonconforming use to allow a used car dealer license at 147 New Britain Rd per Berlin Zoning Regulations §IV.C.3.e in a CCD-2 zone.

Voted unanimously to approve the request of Michael Nixer for a determination to allow a change of a nonconforming use to a single family at 306 Main St Per Berlin Zoning Regulations §IV.C.3.e in a CCD-2 zone.

Voted unanimously to approve the request of Heather Bertrand Serfass for a variance of fence height in the front yard setback for a six-foot-high privacy fence around the northwesterly front yard along Lansdale Avenue when three feet of height is allowed in the R-15 zone per Berlin Zoning Regulations Section IV.B.7

Voted unanimously to approve the request of April D. Mercurio for a use variance of Berlin Zoning Regulations §VII.B. for a hair salon per Berlin Zoning Regulations §XV.A.4. The property is owned by 100 Harding Holdings Inc. in a GI zone

Voted unanimously to approve the request of You Luan Chen, LC Sushi, LLC for a Sale of Alcoholic Beverages location approval per Berlin Zoning Regulations XI.B., for an On-Premises Beer and Wine with Patio Liquor Permit for LC Sushi LLC. The property is owned by 224 Berlin Turnpike LLC and is zoned BTD(PS-B).

Voted unanimously to approve with conditions the request of David Miller, The Encore Bar and Grill LLC for the addition of Live Bands (Entertainment) to their liquor license.

Dated this 3rd day of June, 2024 at Berlin, CT.

Christine Mazzotta, Secretary – Zoning Board of Appeals

Posted with the Berlin Town Clerk: June 3, 2024

To be advertised in the New Britain Herald: June 6, 2024