

**TOWN OF BERLIN ZONING BOARD OF APPEALS**  
**Meeting Agenda**  
**September 24, 2024 7:00 p.m.**

The Berlin Zoning Board of Appeals will hold Public Hearings at a regular meeting to be held Tuesday, September 24, 2024 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 Zoom video conference:\***

<https://berlinct-gov.zoom.us/j/83762882862?pwd=dzdlK1hZTDdTN0lDR2ozazA1eJpQT09>

**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. Public Hearings:**

**A. ZBA 2024-12, 30 Robbins Rd, Map 14-2 Block 69 Lot 8**

Alexia S. Vento is requesting a variance for a side yard setback of 2 ft for a 1 car garage when 5ft is required for detached accessory structures 12 ft or more away from a principal structure per Berlin Zoning Regulations §V.A.10 in a R-15 Zone.

**B. ZBA 2024-14, 164 New Britain Rd, Map 3-3 Block 24A Lot38**

Pranav Kumah Patel, Anjaniputra164 LLC is requesting a sales of alcoholic beverages location approval per Berlin Zoning Regulations §XI.B for a Grocery-Beer Liquor Permit for Friendly Mart at property owned by Pankaj Kumar in the CCD-1 zone.

**C. ZBA 2024-15, 688 Beckley Rd, Map 17-1 Block 132 Lot 11B**

Judith Gallo is requesting a variance for a lot size of 3.83 acres for a lot line revision when 10 acres is required for a lot in the OT zone per Berlin Zoning Regulation §VII.H.

**D. ZBA 2024-16, 412 Toll Gate Road, Map 21-3 Block 74 Lot 20D4**

Christopher Heerema, is requesting a variance for a front yard setback of 32ft for a garage addition when 40ft is required for all structures per Berlin Zoning Regulations §V.A.10 in a R-21 zone.

**E. ZBA 2024-17, 658 Berlin Tpke, Map 10-4 Block 83C Lot 52**

John Gomez, Car Guys Automotive LLC, is requesting a variance for a side yard setback of 10 ft where 50 ft is required when abutting a residential district per Berlin Zoning Regulations §VI.J.4 in a BT-1 zone. The property is owned by Cisaltina Viveiros

**III. Regular Meeting**

**A. ZBA 2024-12, 30 Robbins Rd, Map 14-2 Block 69 Lot 8**

Alexia S. Vento is requesting a variance for a side yard setback of 2 ft for a 1 car garage when 5ft is required for detached accessory structures 12 ft or more away from a principal structure per Berlin Zoning Regulations §V.A.10 in a R-15 Zone.

**B. ZBA 2024-14, 164 New Britain Rd, Map 3-3 Block 24A Lot38**

Pranav Kumah Patel, Anjaniputra164 LLC is requesting a sales of alcoholic beverages location approval per Berlin Zoning Regulations §XI.B for a Grocery-Beer Liquor Permit for Friendly Mart at property owned by Pankaj Kumar in the CCD-1 zone.

**C. ZBA 2024-15, 688 Beckley Rd, Map 17-1 Block 132 Lot 11B**

Judith Gallo is requesting a variance for a lot size of 3.83 acres for a lot line revision when 10 acres is required for a lot in the OT zone per Berlin Zoning Regulation §VII.H.

**D. ZBA 2024-16, 412 Toll Gate Road, Map 21-3 Block 74 Lot 20D4**

Christopher Heerema, is requesting a variance for a front yard setback of 32ft for a garage addition when 40ft is required for all structures per Berlin Zoning Regulations §V.A.10 in a R-21 zone.

**E. ZBA 2024-17, 658 Berlin Tpke, Map 10-4 Block 83C Lot 52**

John Gomez, Car Guys Automotive LLC, is requesting a variance for a side yard setback of 10 ft where 50 ft is required when abutting a residential district per Berlin Zoning Regulations §VI.J.4 in a BT-1 zone. The property is owned by Cisaltina Viveiros

**IV. Approval of Minutes**

July 23, 2024 (Francalangia, Simonetta, Zelek, Whiteside)

**V. Commission Business**

**VI. Adjournment**