

**LEGAL NOTICE
TOWN OF BERLIN**

ACTIONS TAKEN BY THE TOWN OF BERLIN ZONING BOARD OF APPEALS

At its regular meeting of September 24, 2024, the Berlin Zoning Board of Appeals took the following actions:

Voted unanimously to approve the request of Pranav Kumah Patel, Anjaniputra164 LLC to allow 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.

Voted unanimously to approve the request of Judith Gallo to allow 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.

Voted unanimously to approve the request of 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.

Continued the public hearing for the request of John Gomez, Car Guys Automotive LLC, for 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. **[The public hearing has been continued to the meeting to be held on Tuesday, October 22, 2024 at 7:00 p.m.]**

Dated this 30th day of September, 2024 at Berlin, CT.
Christine Mazzotta, Secretary – Zoning Board of Appeals

Posted with the Berlin Town Clerk: October 1, 2024

To be advertised in the New Britain Herald: October 2, 2024