

**LEGAL NOTICE**  
**TOWN OF BERLIN ZONING BOARD OF APPEALS**  
**October 22, 2024 7:00 p.m.**

The Berlin Zoning Board of Appeals will hold Public Hearings at a regular meeting to be held Tuesday, October 22, 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 by Zoom video conference:\***

<https://berlinct-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.

**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.

**ZBA 2024-17, 658 Berlin Tpke, Map 10-4 Block 83C Lot 52 (Continuation)**

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.

**ZBA 2024-18, 46 Woodlawn Rd, Map 10-2 Block 83 Lot 17A**

Kazimierz Perzan, represented by Marianna Pylypiv, is requesting variances for 1) a side yard setback of 20.2 ft for a commercial addition 2) a rear yard setback of 8ft for a commercial addition and 3) a maximum building coverage of 26.40% for a commercial addition when 25 ft is required for a side yard, 50 ft is required for a rear yard and 25% is the maximum permitted building coverage per the Town of Berlin Zoning Regulations §VI.J in the BT-1 zone.

**Posted with the Berlin Town Clerk:** Wednesday, October 9, 2024

**Published in the New Britain Herald:** Friday, October 11, 2024 and Friday, October 18, 2024