

**TOWN OF BERLIN ZONING BOARD OF APPEALS**  
**Meeting Agenda**  
**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 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 2024-17, 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

**C. ZBA 2024-18, 2024-19 and 2024-20, 46 Woodlawn Road 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 an addition on a commercial storage room 2) a rear yard setback of 8ft for an addition on a commercial storage room and 3) a maximum building coverage of 26.40% for an addition on a commercial storage room 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.

**III. Regular Meeting**

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**IV. Approval of Minutes**

September 24, 2024 (Francalangia, Tubbs, Simonetta, Zelek, Whiteside)

**V. Commission Business**

**VI. Adjournment**