

**LEGAL NOTICE
TOWN OF BERLIN**

ACTIONS TAKEN BY THE TOWN OF BERLIN ZONING BOARD OF APPEALS

At its regular meeting of October 22, 2024, the Berlin Zoning Board of Appeals took the following actions:

Voted unanimously to approve the request of Alexia S. Vento with modifications to allow a variance for a side yard setback of 5 ft for a detached 1 car garage structure 9 ft away from the existing principal structure when 10ft is required for detached accessory structures less than 12 ft away from a principal structure per Berlin Zoning Regulations §V.A.10 in a R-15 Zone.

Voted 4-1 to deny without prejudice the request of John Gomez, Car Guys Automotive LLC, for a variance for a parking and loading 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.

Voted unanimously to approve the request of Kazimierz Perzan, represented by Marianna Pylypiv, for variances for 1) a side yard setback of 20.2 ft for a commercial storage room addition 2) a rear yard setback of 8ft for a commercial storage room addition and 3) a maximum building coverage of 26.40% for a commercial storage room 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.

Dated this 28th day of October, 2024 at Berlin, CT.

Christine Mazzotta, Secretary – Zoning Board of Appeals

Posted with the Berlin Town Clerk: October 28, 2024

To be advertised in the New Britain Herald: October 31, 2024