

TOWN OF BERLIN ZONING BOARD OF APPEALS
Meeting Agenda
June 27, 2023 7:00 p.m.

The Berlin Zoning Board of Appeals will hold a meeting with Public Hearings on Tuesday, June 27, 2023 at 7:00 p.m. in the Town Council Chambers, Berlin Town Hall, 240 Kensington Road, Berlin, CT. Interested parties may join and participate in person or remotely by video or telephone as provided below.

I. Call to Order

II. Public Hearings:

A. ZBA 2023-08, 1634 Kensington Road Map 20-4 Block 71 Lot 21X-2872

Stephen J. Karp is requesting a variance for an accessory structure front yard setback of 67.5 feet where 75 feet is required per Berlin Zoning Regulations §V.A.10 to rebuild an existing garage with a 384 square foot addition at 1634 Kensington Road in the R-86 Zone.

B. ZBA 2023-09, 1474 Berlin Turnpike, Map 18-3 Block 3 Lot 18E

The Pine Loft, LLC. is requesting an alcohol uses location approval for an on-premises liquor permit at 1474 Berlin Turnpike in the BT-1 Zone, owned by CARIA, LLC, Principal Anthanasia Vastakis.

III. Regular Meeting

A. ZBA 2023-08, 1634 Kensington Road Map 20-4 Block 71 Lot 21X-2872

Stephen J. Karp is requesting a variance for an accessory structure front yard setback of 67.5 feet where 75 feet is required per Berlin Zoning Regulations §V.A.10 to rebuild an existing garage with a 384 square foot addition at 1634 Kensington Road in the R-86 Zone.

A. ZBA 2023-09, 1474 Berlin Turnpike, Map 18-3 Block 3 Lot 18E

The Pine Loft, LLC. is requesting an alcohol uses location approval for an on-premises liquor permit at 1474 Berlin Turnpike in the BT-1 Zone, owned by CARIA, LLC, Principal Anthanasia Vastakis.

IV. Approval of Minutes

V. Adjournment

Join Zoom video conference:*

**Data and toll charges may apply*

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

Or join by phone:* 1 929 205 6099 Meeting ID: 837 6288 2862 Passcode: 576531