

**TOWN OF BERLIN ZONING BOARD OF APPEALS**  
**Meeting Agenda**  
**September 26, 2023 7:00 p.m.**

The Berlin Zoning Board of Appeals will hold a meeting with Public Hearings on Tuesday, September 26, 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 #2023-11 and #2023-12, 653 Edgewood Road Map 25-1 Block 17 Lot 37**

Ruslan and Jessica Lavriv are requesting variances for:

**#2023-11)** a front yard setback of 70 feet for a covered front porch addition and

**#2023-12)** a front yard setback of 72 feet for a garage addition,

Where 75 feet is required per Berlin Zoning Regulations §V.A.10 in a R-86 zone.

**B. ZBA #2023-13, 1474 Berlin Turnpike, Map 18-3 Block 3 Lot 18E**

Timothy Sullivan, Esq. representing The Pine Loft LLC is requesting a sale of alcoholic beverages location approval for an outdoor patio restaurant liquor permit per Berlin Zoning Regulations §XI.B. The property is owned by Caria LLC.

**C. ZBA #2023-14, 1041-1055 Farmington Ave Map 9-4 Block 84 Lot 2B**

Peter J. LaPointe, Colvest/Kensington LLC, is requesting a variance to relocate a free-standing sign for Starbucks 29 feet from the building when no more than 10 feet is allowed per Berlin Zoning Regulations §IX.A.6.e.iv. The property is in a CCD-2 zone.

**D. ZBA #2023-15, 100 Harding Street Map 9-1 Block 28 Lot 27**

Robert Manzo, Catching Instruction LLC, is requesting a use variance of Berlin Zoning Regulations §VII.B. for an indoor baseball training facility per Berlin Zoning Regulations §XV.A.4. The property is owned by 100 Harding Holdings Inc. in a GI zone.

**E. ZBA #2023-16, 658 Berlin Tpke Map 10-4 Block 83C Lot 52**

Giovanny Gomez, Car Guys Automotive LLC, is requesting a motor vehicle use location approval for a Used Car Dealer and General Repairers license per Berlin Zoning Regulations §XI.R and §XV. The property is owned by Cisaltina Viveiros in a BT-1 Zone.

**III. Regular Meeting**

**A. ZBA #2023-11, #2023-12, 653 Edgewood Road Map 25-1 Block 17 Lot 37**

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**IV. Approval of Minutes**

June 27, 2023

May 23, 2023 (no quorum present)

May 30, 2023 – special meeting

April 25, 2023

March 28, 2023

February 28, 2023

**V. Commission Business**

POCD Implementation Committee representative nomination

**VI. Adjournment**

**Join Zoom video conference:\***

<https://berlingov.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.