

**TOWN OF BERLIN ZONING BOARD OF APPEALS**  
**Meeting Agenda**  
**November 28, 2023 7:00 p.m.**

The Berlin Zoning Board of Appeals will hold a meeting with Public Hearings on Tuesday, November 28, 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 #2023-17, 398 Chamberlain Highway Map 8-3 Block 12F Lot 6A**

Tom Coccoma, DATT INVESTMENTS LLC is appealing per Berlin Zoning Regulations §XV.A.1., the determination of the Zoning Enforcement Officer regarding a commercial use on a residential property in the R-21 zone.

**B. ZBA #2023-18, 1474 Farmington Avenue, Map 9-1 Block 28 Lot 31B**

Skender Cirikovic, Pasha's LLC, is requesting a sale of alcoholic beverages location approval for a restaurant with a patio liquor permit per Berlin Zoning Regulations §XI.B The property is in the CCD-2 zone. The property is owned by Alen & Eldin Cecunjanin.

**C. ZBA #2023-19 and #2023-20, 152 Spruce Brook Road Map 22-1 Block 153 Lot 7C**

Connor Mahoney is requesting variances for:

**#2023-19)** a side yard setback of 25.2 feet for an enclosed storage room and

**#2023-12)** a rear yard setback of 37.1 feet for an enclosed storage room,

Where a side yard setback of 30 feet and a rear yard setback of 50 feet is required per Berlin Zoning Regulations §V.A.10 in a R-43 zone.

**D. ZBA #2023-21, 86 Woodlawn Road Map 10-2 Block 83 Lot 18A**

David Camacho, Camacho Enterprises LLC is requesting a variance to allow a used car dealer and general repair business on a lot of less than 2 acres where 2 or more acres is required per Berlin Zoning Regulations §VI.G.3.g in a BT-1. The property is owned by J&S Enterprise INC in a BT-1 Zone.

**III. Regular Meeting**

**A. ZBA #2023-17, 398 Chamberlain Highway Map 8-3 Block 12F Lot 6A**

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**IV. Approval of Minutes**

September 26, 2023 (Francalangia, Tubbs, Mazzotta, Simonetta, Whiteside, Zelek)

June 27, 2023 (Francalangia, Matson, Simonetta, Whiteside, Zelek)

May 30, 2023 – special meeting (Francalangia, Tubbs, Mazzotta, Whiteside, Zelek)

May 23, 2023 (no quorum present) (Francalangia, Mazzotta, Whiteside)

February 28, 2023 (Tubbs, Mazzotta, Whiteside, Zelek)

**V. 2024 Meeting Calendar**

**VI. Commission Business**

**VII. Adjournment**

**Join 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.