

TOWN OF BERLIN ZONING BOARD OF APPEALS
Meeting Agenda
January 23, 2024 7:00 p.m.

The Berlin Zoning Board of Appeals will hold a meeting with Public Hearings on Tuesday, January 23, 2024 at 7:00 p.m. in the Engineering/Public Works Department, Room 120, 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.

Join Zoom video conference:*

<https://berlinc-t-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.

I. Call to Order

II. Roll Call

III. Public Hearings:

A. ZBA #2024-01, 1861 Berlin Turnpike Map 22-1 Block 140 Lot 11

David Miller, The Encore Bar & Grill LLC, is requesting a sale of alcoholic beverages location approval for an on-premises restaurant liquor permit with an outdoor patio per Berlin Zoning Regulations §XI.B. The property is zoned BT-1 and is owned by Aly Associates LLC.

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

Tom Cocco, 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.

C. ZBA #2023-18, 797 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.

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.

IV. Regular Meeting

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V. Approval of Minutes

November 28, 2023 (Francalangia, Tubbs, Mazzotta, Simonetta, Whiteside, Zelek)

VI. Commission Business

VII. Adjournment