

LEGAL NOTICE
TOWN OF BERLIN ZONING BOARD OF APPEALS
May 28, 2024 7:00 p.m.

The Berlin Zoning Board of Appeals will hold Public Hearings at a regular meeting on Tuesday, May 28, 2024 in Berlin Town Hall, Town Council Chambers, 240 Kensington Road, Berlin, CT. Interested parties may join and participate in person or remotely by video or telephone as provided below: **Join by Zoom video conference:***

<https://berlincnct-gov.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.

ZBA 2024-04, 2024-05 979 Deming Rd, Map 5-2 Block 122 Lot 6

Eric Peterson, Cold Spring Brook Farm, Inc is requesting variances for 1) a front yard setback of 5.9 ft for the expansion of non-conforming a greenhouse structure and 2) a side yard setback of 7.8 ft for the expansion of non-conforming a greenhouse structure where a front yard setback of 35.5 ft and a side yard setback of 25 ft is allowed per Berlin Zoning Regulations §XI.C.2 in a OT zone.

ZBA 2024-06, 147 New Britain Rd, Map 3-3 Block 28 Lot 5

Fares Hayek, USA Auto Sales, LLC is requesting a determination to allow a change of a nonconforming use to allow a used car dealer license at 147 New Britain Rd per Berlin Zoning Regulations §IV.C.3.e in a CCD-2 zone.

ZBA 2024-07, 306 Main St, Map 9-1 Block 49 Lot 6

Michael Nixer is requesting a determination to allow a change of a nonconforming use to a single family at 306 Main St Per Berlin Zoning Regulations §IV.C.3.e in a CCD-2 zone.

ZBA 2024-08, 87 Robbins Rd Map 14-2 Block 54 Lot 43

Heather Bertrand Serfass is requesting a variance of fence height in the front yard setback for a six-foot-high privacy fence around the northwesterly front yard along Lansdale Avenue when three feet of height is allowed in the R-15 zone per Berlin Zoning Regulations Section IV.B.7

ZBA 2024-09, 100 Harding St, Map 9-1 Block 28 Lot 27

April D. Mercurio is requesting a use variance of Berlin Zoning Regulations §VII.B. for a hair salon per Berlin Zoning Regulations §XV.A.4. The property is owned by 100 Harding Holdings Inc. in a GI zone

ZBA 2024-10, 250 Berlin Tpke, Map 4-4 Block 82 Lot 18

You Luan Chen, LC Sushi, LLC is requesting a Sale of Alcoholic Beverages approval per Berlin Zoning Regulations XI.B., for an On-Premises Beer and Wine with Patio Liquor Permit for LC Sushi LLC. The property is owned by 224 Berlin Turnpike LLC and is zoned BTB(PS-B).

ZBA 2024-11, 1861 Berlin Tpke, Map 22-1 Block 140 Lot 11

David Miller, The Encore Bar and Grill LLC, is requesting the addition of Live Bands to their previously existing liquor license.

Christine Mazzotta, Secretary, Berlin Zoning Board of Appeals

Posted with the Berlin Town Clerk: Tuesday, May 14, 2024

Published in the New Britain Herald: Friday, May 17, 2024 and
Friday, May 24, 2024