

**TOWN OF BERLIN ZONING BOARD OF APPEALS**  
**Meeting Agenda**  
**May 28, 2024 7:00 p.m.**

The Berlin Zoning Board of Appeals will hold Public Hearings at a regular meeting to be held 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 Zoom video conference:\***

<https://berlincct.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. Election of Officers**

**III. Public Hearings:**

**A. 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.

**B. 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.

**C. 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.

**D. 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

**E. 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

**F. 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).

**G. 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.

**IV. Regular Meeting**

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**V. Approval of Minutes**

February 27, 2024 (Tubbs, Mazzotta, Simonetta, Matson)

April 23, 2024 (Francalancia, Mazzotta, Simonette, Mathena)

**VI. Commission Business**

**VII. Adjournment**