

TOWN OF BERLIN ZONING BOARD OF APPEALS
Meeting Agenda
June 25, 2024 7:00 p.m.

The Berlin Zoning Board of Appeals will hold Public Hearings at a regular meeting to be held Tuesday, June 25, 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 2024-02, 218 New Britain Road, Map 3-3 Block 24A Lot 44

Maroun G. Zoghbi, Esq., is requesting a determination to allow a continuance of a non-conforming use to be operated by a new business, for a used car dealer operating at 218 New Britain Road per Berlin Zoning Regulations Section IV.C.3.e. The property is owned by 100 Harding Holdings LLC and is zoned CCD-1.

B. ZBA 2024-12, 30 Robbins Rd, Map 14-2 Block 69 Lot 8

Alexia S. Vento is requesting a variance for a side yard setback of 2 ft for a 1 car garage when 5ft is required for detached accessory structures 12 ft or more away from a principal structure per Berlin Zoning Regulations §V.A.10 in a R-15 Zone.

IV. Regular Meeting

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V. Approval of Minutes

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

May 28, 2024 (Francalancia, Mazzotta, Simonette, Whiteside, Zelek)

VI. Commission Business

VII. Adjournment