

BERLIN ZONING BOARD OF APPEALS

April 28, 2020

7:00 p.m.

CALL IN NUMBER: 1-701-802-5317

Access PIN Code: 847264#

The Berlin Zoning Board of Appeals will hold a regular meeting by remote conference call on Tuesday, April 28, 2020 at 7:00 p.m. and hold Public Hearings on the following matters:

The public can call into this meeting. If you would like to attend the meeting, please call: **1-701-802-5317**. You will be asked to punch in the access code followed by the pound sign: **847264 #**

This agenda and all meeting materials related to the agenda items which have been distributed to the Board will be posted on the town's website at: www.town.berlin.ct.us and will be available for viewing twenty-four (24) hours prior, during and after the meeting. Members of the public are encouraged to submit materials relevant to the applications no later than 2:00 p.m. on Monday, April 27, 2020, for posting prior to, during and after the meeting.

Berlin Zoning Board of Appeals Regular Meeting Agenda

I. Call to Order

II. Public Hearings:

ZBA #2020-01

208 Stockings Brook Road, Map 19-3 Block 15 Lot 48

Eugene Palazzolo, Garian Property Management, is requesting a variance to maintain the existing side yard setback of 30+/- feet when 50 feet is required per Berlin Zoning Regulations § V.A.10 in the R-86 zone, to allow an existing 22 ft. x 14 ft. unpermitted screened porch on the northwest rear of the existing attached garage to remain. The property is owned by Federal National Mortgage Association.

ZBA #2020-06

Cynthia Drive, Map 9-3 Block 90 Lot 4D

Kevin and Jill Heslin are requesting a variance of 4 feet for a side yard setback of 6 feet when 10 feet is required in the R-11 zone per Berlin Zoning Regulations §V.B.5. for garage and living space additions. The property is owned by Jill C Heslin.

ZBA #2020-07

50 Butternut Lane, Map 8-1 Block 29 Lot 84

Hoa T. Nguyan, Esq. is appealing the decision of the Zoning Enforcement Officer to issue a Cease and Desist Order to Karen Hoang, owner, dated 3/5/2020 per Berlin Zoning Regulations §XV. regarding the keeping of chickens/poultry at the residential property in the R-15 zone.

ZBA #2020-08

125 Wethersfield Road, Map 10-2 Block 126 Lot 2A

Richard Megos is requesting a variance of front yard setbacks on for a second-floor dormer and front porch roof extension in the required setback per Berlin Zoning Regulations §V.A.10 at an existing single-family dwelling in the R-21 zone.

III. Regular Meeting:

ZBA #2020-01

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existing side yard setback of 30+/- feet when 50 feet is required per Berlin Zoning Regulations § V.A.10 in the R-86 zone, to allow an existing 22 ft. x 14 ft. unpermitted screened porch on the northwest rear of the existing attached garage to remain. The property is owned by Federal National Mortgage Association.

ZBA # 2020-06 46 Cynthia Drive, Map 9-3 Block 90 Lot 4D

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IV. Approval of Minutes

- a. February 25, 2020

V. Adjournment