



Town of Berlin

Planning and Zoning Department

240 Kensington Road
Berlin, Connecticut 06037
www.town.berlin.ct.us

CERTIFICATE OF ZONING COMPLIANCE FOR NEW or RELOCATED BUSINESS

In accordance with Connecticut General Statutes:

Notice is hereby given to the applicant that under CGS 8-3(f) "No building permit or occupancy shall be issued for a building, use or structure subject to the zoning regulations of a municipality without certification in writing by the official charged with the enforcement of such regulations that such building, use or structure is in conformity with such regulations or is a valid nonconforming use under such regulations. Such official shall inform the applicant for any such certification that such applicant may provide notice of such certification by either (1) publication in a newspaper having substantial circulation in such municipality stating that the certification has been issued, or (2) any other method provided for by local ordinance. Any such notice shall contain (A) a description of the building, use or structure, (B) the location of the building, use or structure, (C) the identity of the applicant, and (D) a statement that an aggrieved person may appeal to the zoning board of appeals in accordance with the provisions of section 8-7."

And

CGS 8-7 ".....An Appeal may be taken to the zoning board of appeals by any person aggrieved or by any officer, department, board or bureau of any municipality aggrieved and shall be taken within such time as is prescribed by a rule adopted by said board, or, if no such rule is adopted by the board, within thirty days, by filing with the zoning commission or the officer from whom the appeal has been taken and with said board a notice of appeal specifying the grounds thereof. Such appeal period shall commence for an aggrieved person at the earliest of the following: (1) Upon receipt of the order, requirement or decision from which such person may appeal, (2) upon the publication of a notice in accordance with subsection (f) of section 8-3, or (3) upon actual or constructive notice of such order, requirement or decision....."

Project Name: CTIALIA PIZZA & BAKREY
Property Owner(s): VANIK ASATOUR
Project Address*: 369 NEW BRITAIN RD STE# A BERLIN CT 06037
Map: 9/1 Block: 28 Lot: 23/4 Zone(s): CCD/1 Lot Area: 0

Applicant Information

Name: VANIK ASATOUR Firm Name: CITALIA PIZZA & BAKERY
Street Address: THESAME City: BERLIN ST: CT Zip: 06037
Email: ASTORDENT@SBCGLOBAL.NET Phone: 860-803-9400
Signature: [Signature] Date: 4/23/2020

Property Owner(s) Information (If Not the Applicant)

Name: SAME Principal: _____
Street Address: _____ City: _____ ST: _____ Zip: _____
Email: _____ Phone: _____

*Letter of Authorization Required

***Any town official and/or employee that the town deems necessary may enter the property to verify information submitted with this application.**

Previous Occupant of the Space:
Business Name: ASTOR DENTAL Use: STORAGE

Proposed Occupant of the Space:
Business Name: CITALIA PIZZA \$ BAKERY Use: RETAIL FOOD OPERATION
Street Address: 369 NEW BRITIAN ROAD City: BERLIN ST: CT Zip: 06037
Email: ASTORDENT@SBCGLOBAL.NET Phone: 860-803-9400

Has Planning & Zoning Commission approval been obtained for this application? Y ☒ N ☐ Date: _____

Is this a multi-tenant property? YES COMMERCIAL CONDOMINIUM

List other tenants: ASTOR DENTAL (SECOND FLOOR)

Description of Project: SEE ATTACHED

1. Will you be making any changes to the building or space that will require Building Permits?
No ☒ Yes ☐ Explain SPACE WILL BUILD OUT FOR FOOD USE
2. Are licenses or approvals from other agencies** (CCHD, State of CT, IWWCC,...) required for your use? No ☒ Yes ☐ EXPLAIN: CCHD, STATE CT FIRE MARSHAL

**It is applicant's responsibility to contact & obtain necessary approvals from other departments and agencies.

SITE PLAN ZONING STATISTICS

	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Square footage for this use	N/A	1054	1054
Total building square footage	N/A	2108	2108
Parking for previous occupant	4+SHARED	4	N/A
Parking for this use	4+SHARED	4+SHARED	4+SHARED
Total parking on site	47	47	47

SHARED 11 SPACES ADJACENT 2 SPACE

Building Frontage for This Tenant: Width: 40 Height: 18

To be completed by P&Z staff only:

Fee Paid \$ 5000 (Refer to current Fee Schedule)

Received by: CE 6/4/2020 MKQ

This use is approved in conformance with Berlin Zoning Regulations § CCD-1

NOTES:

Town of Berlin Zoning Official: _____

Date: _____

Permit Number: _____

cedge

From: Vanik Astor <astordent@sbcglobal.net>
Sent: Monday, April 27, 2020 10:48 AM
To: cedge
Subject: description

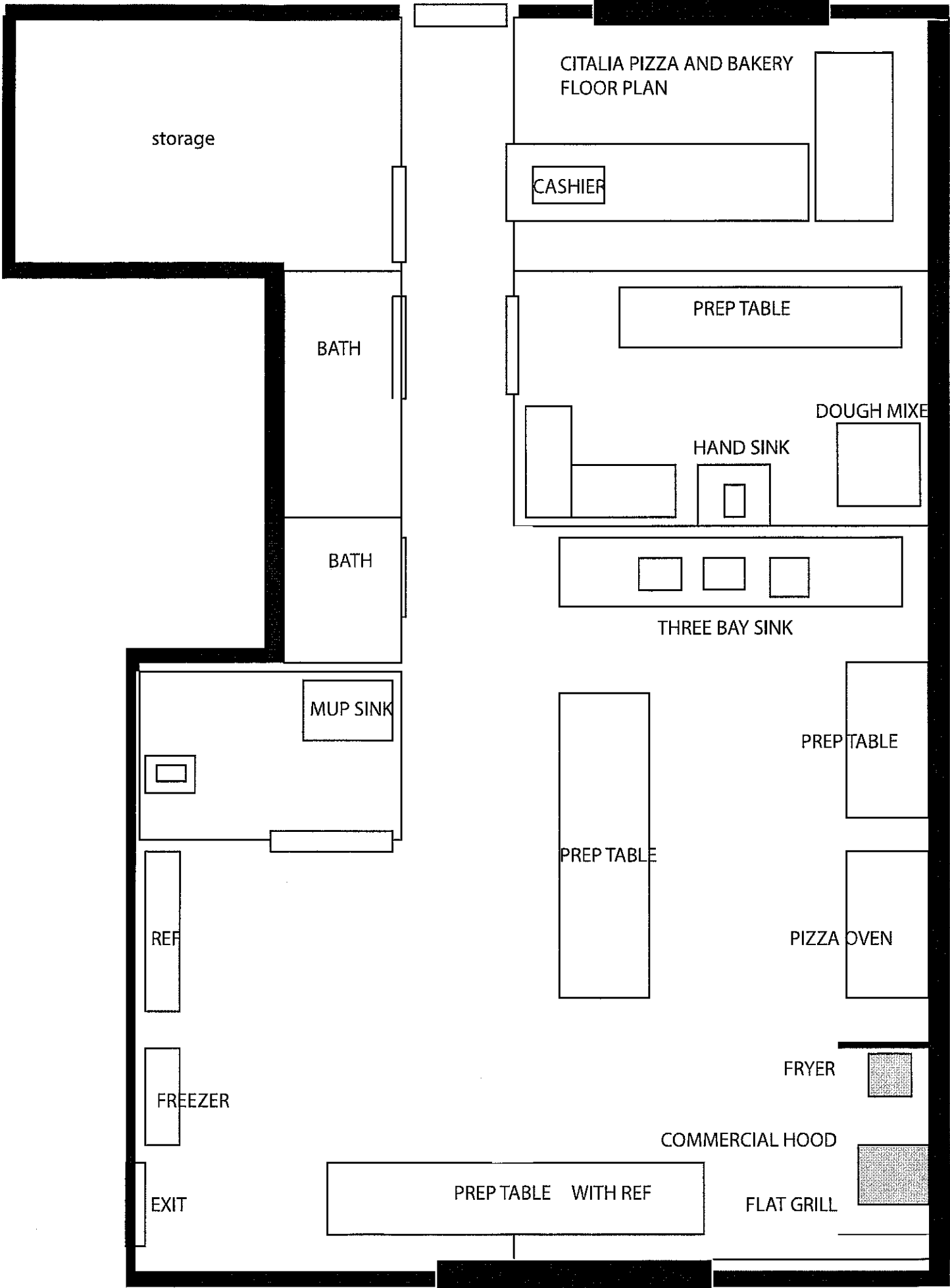
Dear Chris

I am looking to sell food online by pickup and delivery, Through different agencies. I am planning on operating from 5pm to 11pm, for now. I am planning to produce Pizza, Bread, Fries, Baklava, Mediterranean food (Rice and shish kabob, rice and chicken). In a pickup environment without any seating area for customers. We plan on running by myself and family And one employee down the road.

I met with heath department and spoke to the fire marshal and both were not have any real issue and ask us to follow the rules with this project.

Thanks ,Van

FRONT INTREANCE



Town of Berlin

Geographic Information System (GIS)



Date Printed: 5/6/2020



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Berlin and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 100 feet

