

Special Permit with Site Plan

Application:	Special Permit with Site Plan
Project Name:	MC Barber Academy
Address:	1427 Berlin Turnpike (16-3-142-51A)
Zone:	Berlin Turnpike 1 (BT-1)
Applicant:	Merhan Cecunjanin
Owner:	MC Barber Shop LLC
Proposal:	Barber shop and barber academy (Vocational school – for profit)

PROPOSAL

Merhan Cecunjanin is seeking site plan and special permit approval to operate at vocational school including barber shop for MC Barber Academy at 1427 Berlin Turnpike in the BT-1 zone pursuant to Berlin Zoning Regulations Sections VI, XII, and XIII.

STAFF COMMENTS/ RECOMMENDATIONS

1. All applicable licensing, including Barber License per CCHD comments, be obtained prior to operating.
2. Signage shall require building permits and review for zoning compliance, including consistency with the Berlin Turnpike Design Standards.
3. Any additional or future changes to the site, including modifications to the parking area, landscaping, or lighting, will require zoning review.
4. Department comments be resolved to the satisfaction of the applicable department.

For the Commission to Consider

1. If existing parking fulfils the minimum parking requirement for the vocational school with barber shop use.

EXISTING CONDITIONS

The 1.01-acre site on the northbound side of the Berlin Turnpike is improved with an existing building. parking and drives. A concrete slab sits to the east of the building where a portion of the former restaurant burned. There is no proposal to rebuild or increase floor area with this application. The site is serviced by public water and sewer. The existing building has nonconforming front and north side setbacks. Sage Ridge residential development is behind the parcel to the east.

PROPOSED CONDITIONS

Renovations to the existing building are proposed to include a new stucco parapet, entry renovations to include a new metal roof replacing existing glass, a barrel-vaulted canopy and new glass entry doors. Interior renovations will accommodate the new use with a reception

area, barbershop area, meeting/classroom and office areas. No changes to the parking area and drives are proposed.

Background

The Commission considered and approved an amendment to the Zoning Regulations on May 22, 2019 which added “vocational schools for profit” as a special permit use in the BT-1 zone. The site was formerly a restaurant/club use. A portion of the building burned in June of 2015, was subsequently removed and the property has since remained vacant.

Parking & Driveways (XIII.A.6.d)

No changes are identified by the application. Approximately 50 feet of State ROW sits between the site and the Berlin Turnpike travel way. The site is improved with existing parking and drives as shown on the submitted file plan stamped 2005, it shows 10 parking spaces to the east of the driveway island (see also attached aerial view) that are not included on the older, original 1988 Building Department as-built site plan which identifies 49 spaces (attached). The condition of parking and drives may require site work. Staff recommends any restriping, including stall dimensions and aisle widths or paving be in accordance with current regulations and be subject to staff review.

Parochial or private schools or colleges have required parking of 1/teacher, plus one/additional staff member, plus 1/2 pupils for colleges. The applicant and floor plan allow for 8 barber stations with a maximum of 15 students per semester. This would indicate a need of (8 student spaces) + (1-2 staff) + (instructor parking) = (<15). The applicant should provide number of employees. Staff would suggest there is also a need for clientele parking. It would seem apparent that 49 spaces far exceed the number necessary for the proposed use (± 25).

Signs and Lighting (XIII.A.6.e)

Signage is not included in this application. Any signage would be subject to Berlin Zoning Regulations Section IX.A. and The Berlin Turnpike Design Standards. Signage requires a building permit which includes zoning review.

Utilities (XIII.A.6.f)

The site is served Worthington Water District. No comments have been received.

Stormwater Management (XIII.A.6.g) and Grading

No changes are proposed to the existing site conditions. Any modifications would be subject to Town review.

Interdepartmental Comments

Engineering, Inland Wetlands, Fire Marshal, Police Chief, Board of Police Commissioners indicated “No Comment”

Central Connecticut Health District: Applicant must apply for a Barber’s License. A plan review is required prior to licensing. Form is available at www.ccthd.org

Building Official: Complete sets of plans and/or drawings for all permits required for all work prior to commencing.

Town of Berlin

Geographic Information System (GIS)



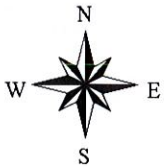
Date Printed: 9/1/2020



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 = 75 feet



SHOWING

BY HELEN CORVOR.

BERLIN, CONN. OCT. 27, 1986

SCALE 1"=30' REV. AS BUILT FEB. 23, 1988

CERTIFIED SUBSTANTIALLY CORRECT.
CLASS A-2 SURVEY Edwin W. Szymanski

July 27, 2020
Updated July 28, 2020 (Board of Police Commissioners)
Updated July 30, 2020 (Building Official)

**TOWN OF BERLIN
PLANNING & ZONING DEPARTMENT
STAFF COMMENTS**

APPLICATION: Site Plan Amendment/Special Permit
APPLICANT: Merhan Cecunjanin
McBarber Academy
LOCATION: 1427 Berlin Turnpike
AGENDA DATE: August 20, 2020

To the Applicant:

- *These are the comments received to date, additional comments may be forthcoming.*
 - *Please submit any written response to Maureen Giusti, Acting Town Planner/Zoning Enforcement Officer at mgusti@town.berlin.ct.us or revised plans directly to the Planning & Zoning Department in Room 121. We will forward your comments or distribute materials to the relevant departments.*
-

Engineering
No comment

Police Chief
No comment

Fire Marshal
No comment

Central Connecticut Health District
Applicant must apply for a Barber License. A plan review is required prior to licensing. Form is available at www.ccthd.org

Inland Wetlands
No comment

Board of Police Commissioners
No comment

Building Official
Complete sets of plans and/or drawings for all permits required for all work prior to commencing.

Emailed to applicant: July 30,, 2020

July 20th, 2020
Town of Berlin
Planning and Zoning Department
240 Kensington Road
Berlin, Connecticut 06037

RE: Site plan and special permit application to open Barber Shop and Barber Academy

To Planning and Zoning Department,

Merhan Cecunjanin and Admir Cecunjanin are applying to open a Barber Academy and Barbershop at 1427 Berlin Turnpike in Berlin, Connecticut.

Merhan has been in the barber industry for the past 20 years starting out in Hartford, CT and now is current operating a barbershop in Wethersfield, CT. Now Merhan and his brother Admir have decided to partner up and open a Barber Academy. With Merhans great reputation and following he wantsto educate and teach people from what he has learned over the years. Being a popular figure in the social media as well as finishing number 2 in the 2018 world competition in Paris, France, it is only fitting that he takes the next step in his career.

Our facilities will include a waiting area and service desk as you walk in. Also there will be a barbershop with 8 stations for barbers and students. We will also have a classroom for students no more then 15 per each semester.

We are confident in our abilities to make sure that we succeed in the area because of our experience and expertise. If you have any question please call or email us.

Merhan Cecunjanin
860-997-9203
mctbarber@gmail.com

Admir Cecunjanin
203-684-1119
mcbarberacademy@gmail.com

Town of Berlin
Received
JUL 21 2020
Planning & Zoning Department
Berlin, Connecticut



Town of Berlin

Planning and Zoning Department

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

Town of Berlin
Received

JUL 21 2020

Planning & Zoning Department
Berlin, Connecticut

SITE PLAN APPLICATION

☐ Site Plan

☐ Site Plan Amendment

Project Name: MC Barber Academy
Property Owner(s): Merhan Cecunjanin
Project Address*: 1427 Berlin Turnpike
Map: 16 Block: 3 Lot: 142-51a Zone(s): B-1 Lot Area: 1.01

Please select all relevant items below:

- ☒ Special Permit – Also complete special permit application form
- ☐ Property is within 500 feet of a Municipal Boundary of _____
- ☐ Amendment to Zoning Regulations – Section(s) _____
- ☐ Amendment to Zoning Map – Zone(s) affected _____
- ☐ Zoning Board of Appeals review needed
- ☐ Inland Wetlands and Water Course Commission review needed

Applicant Information

Name: Merhan Cecunjanin Firm Name: Mc Barber Academy
Street Address: 1427 Berlin Turnpike City: Berlin ST: CT Zip: 06037
Email: mcbarberacademy@gmail.com Phone: 203-684-1119
Signature: [Signature] Date: 7/20/2020

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.

This Site Plan Involves:
☐ Additions ☒ Alterations ☐ Demolition ☐ New Construction

Description of Project*: SEE ATTACHED

*If more space is needed, then please provide separate narrative document.

SITE PLAN ZONING STATISTICS

	EXISTING	PROPOSED	REQUIRED
USE(S)	<u>VACANT</u>	<u>BARKEN SCHOOL</u>	
	_____	_____	
	_____	_____	
COMMERCIAL			
Gross Floor Area	<u>1736</u>	<u>1736</u>	
Parking Spaces	<u>25+</u>	<u>25+</u>	<u>TBD</u>
INDUSTRIAL			
Gross Floor Area	_____	_____	
Parking Spaces	_____	_____	_____
RESIDENTIAL			
Number of Units	_____	_____	
Number of Bedrooms	_____	_____	
Gross Floor Area	_____	_____	
Parking Spaces	_____	_____	_____
OTHER USES			
Gross Floor Area	_____	_____	
Parking Spaces	_____	_____	_____

To be completed by P&Z staff only:
Fee Paid \$ 260.- (Refer to current Fee Schedule)
Received by: fms

Town of Berlin
Received
JUL 21 2020
Planning & Zoning Department
Berlin, Connecticut



Town of Berlin

Planning and Zoning Department

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

SPECIAL PERMIT APPLICATION

(Any Special Permit Application shall be submitted simultaneously with a Site Plan Application)

Project Name: MC Barber Academy
Property Owner(s): Merhan Cecunjanin
Project Address*: 1427 Berlin Turnpike
Map: 16 Block: 3 Lot: 142-51a Zone(s): BT-1 Lot Area: 1.01

Applicant Information

Name: Merhan Cecunjanin Firm Name: MC Barber Academy
Street Address: 1427 Berlin Turnpike City: Berlin ST: CT Zip: 06037
Email: MCbarberacademy@gmail.com Phone: 203-684-1119
Signature: [Signature] Date: 7/20/2020

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

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

*Letter of Authorization Required

Special Permit required pursuant to section(s):

V1 G. 3 old Vocational Schools

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

To be completed by P&Z staff only:

Fee Paid \$ 200.00 (Refer to current Fee Schedule)

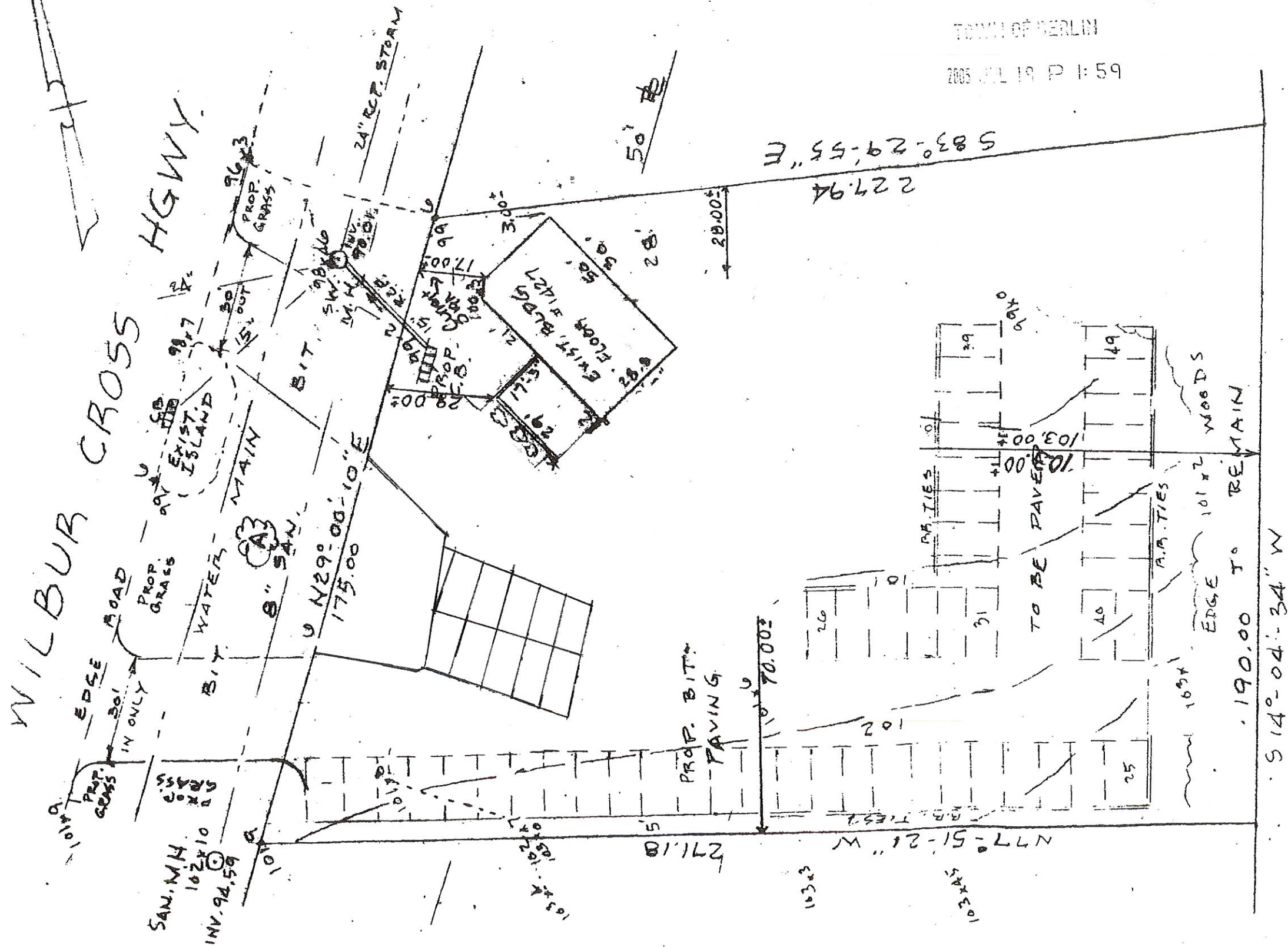
Received by: [Signature]

Town of Berlin
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JUL 21 2020

Planning & Zoning Department
Berlin, Connecticut

1427 Wilbur Cross Hwy



TOWN OF BERLIN
2005 JUL 19 P 1:59

PLOT PLAN SHOWING

THE FUTURE HOME OF M C BARBER

AT #1427 WILBUR CROSS HWY.
BERLIN, CONN. OCT. 27, 1986
SCALE 1"=30' REV. AS BUILT FEB. 23, 1988

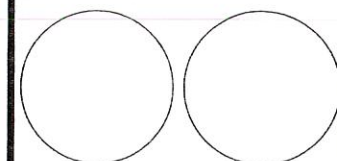
FILE COPY

Town of Berlin
Received

JUL 21 2020

Planning & Zoning Department
Berlin, Connecticut

CERTIFIED SUBSTANTIALLY CORRECT.
CLASS A-2 SURVEY Edwin W. Szymanowski



**REPAIR AND
RENOVATIONS TO:**
1427 Wilbur Cross
Highway
Berlin, Connecticut

CLIENT:
MC BARBER ACADEMY

MARK	DATE	DESCRIPTION
	6/10/20	Floor Plans

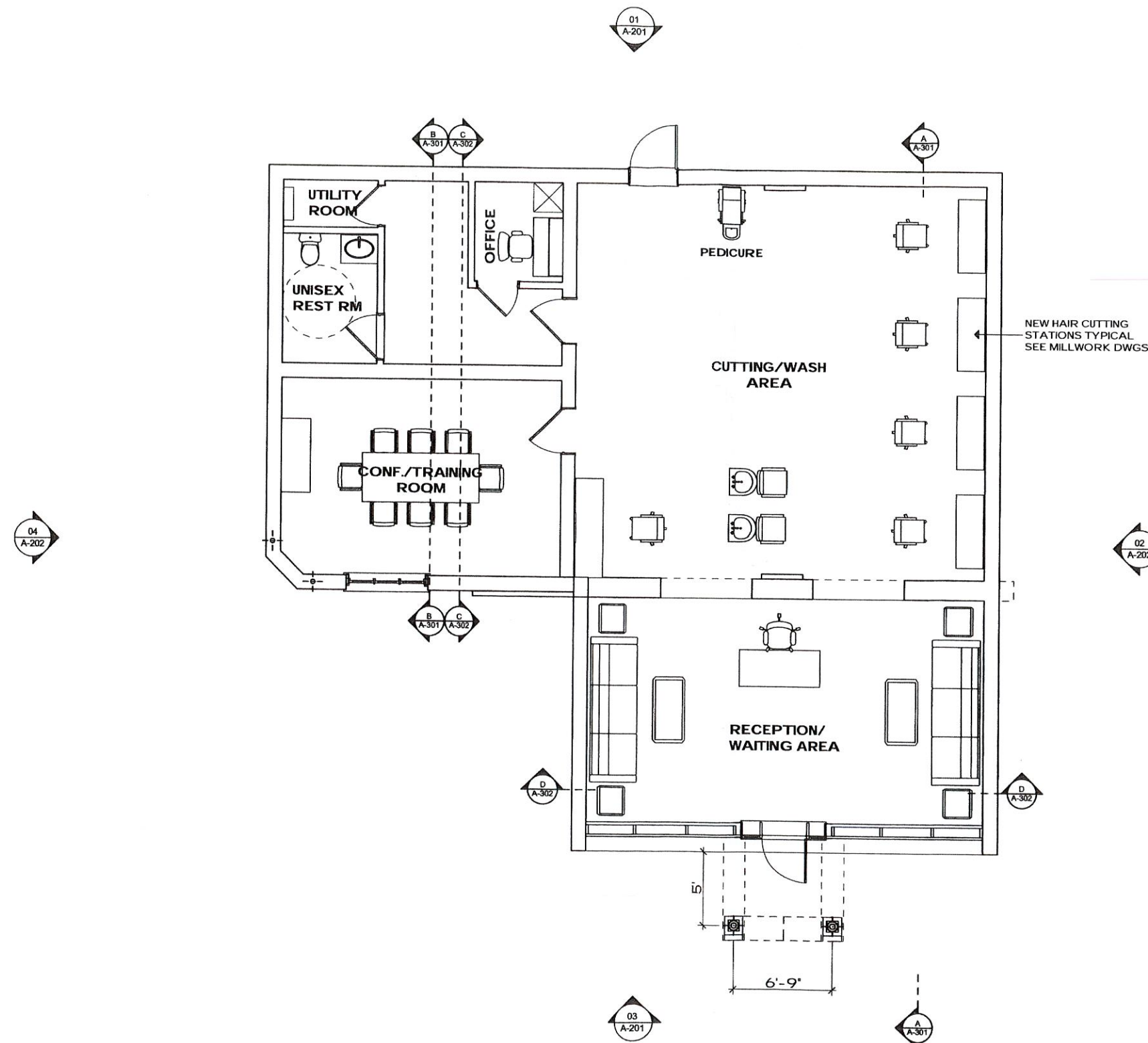
PROJECT NO:
MODEL FILE:
DRAWN BY: JP
CHK'D BY: JT
COPYRIGHT
TORELLO ASSOCIATES 2020

SHEET TITLE

Furniture/Fixture Plan

A-102

SHEET 4 OF 8



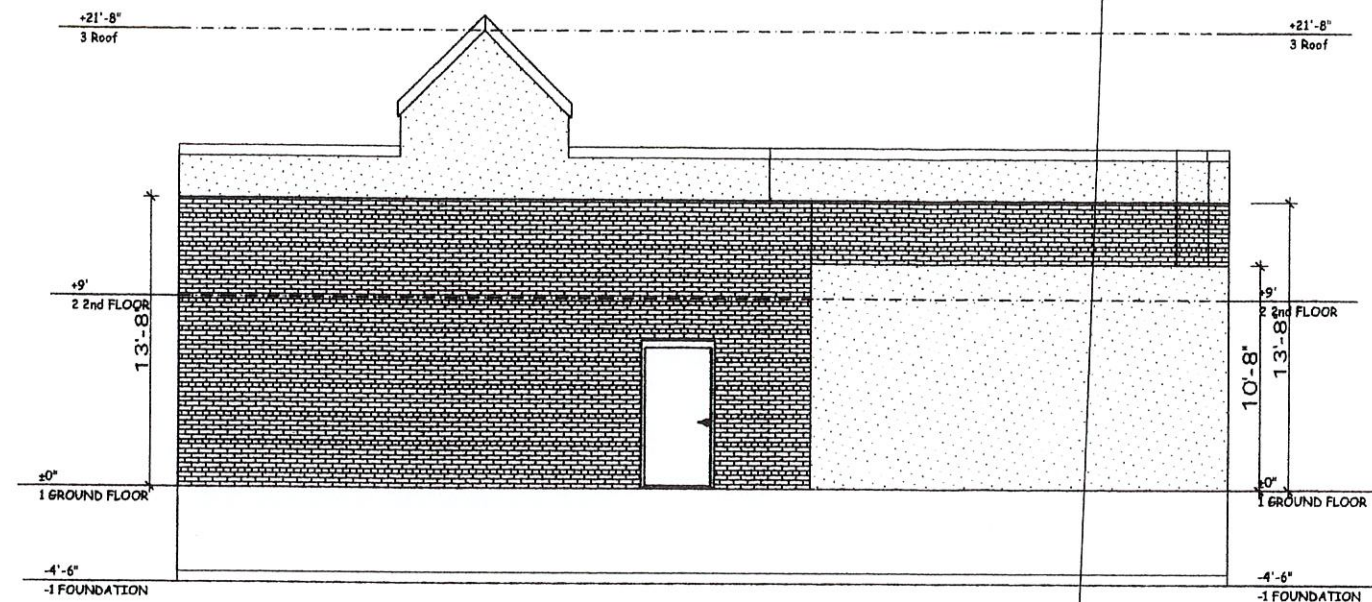
1. 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

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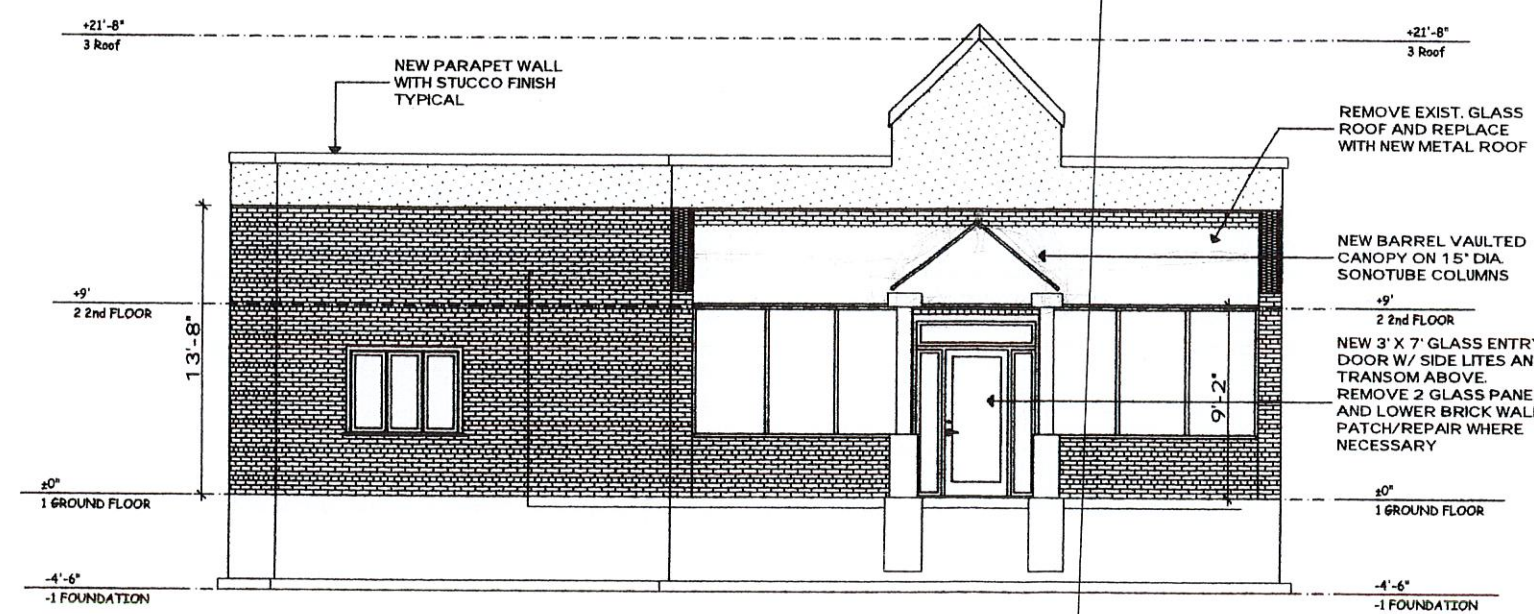
JUL 21 2020

Planning & Zoning Department
Berlin, Connecticut

FILE COPY



01 North Elevation
SCALE: 1/4" = 1'-0"



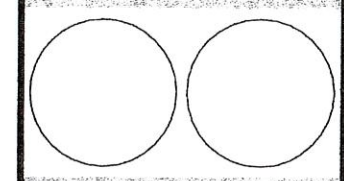
03 South Elevation
SCALE: 1/4" = 1'-0"



ARCHITECTS - PLANNERS - INTERIOR DESIGNERS

368 MAPLE AVENUE
CHESHIRE, CONNECTICUT 06410
TELEPHONE: 203-272-2116

CONSULTANTS



REPAIR AND
RENOVATIONS TO:
1427 Wilbur Cross
Highway
Berlin, Connecticut

CLIENT:
MC BARBER ACADEMY

MARK	DATE	DESCRIPTION
	6/10/20	Floor Plans
	7/16/20	Revisions

PROJECT NO:
MODEL FILE:
DRAWN BY: JP
CHKD BY: JT
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SHEET TITLE

EXTERIOR ELEVATIONS

A-201

SHEET 5 OF 8

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JUL 21 2020

Planning & Zoning Department
Berlin, Connecticut