

BERLIN ZONING BOARD OF APPEALS

September 22, 2020

7:00 p.m.

The Berlin Zoning Board of Appeals will meet in person at Town Council Chambers, Berlin Town Hall, 240 Kensington Road and remotely by video conference call on Tuesday, September 22, 2020 at 7:00 p.m. The Town of Berlin invites you to access and participate in this meeting in person, via Webex video conference and telephone conference call as provided below.

Join Webex Meeting:

<https://townofberlin.my.webex.com/townofberlin.my/j.php?MTID=m618e476c7f43c517083b02e65a8e5a01>

Meeting Number (access Code) 132 642 1626

Password: ZBATu700 (92288700 from phones and video systems)

Join by video system

Dial 1326421626@webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Join by phone

+1-408-418-9388 United States Toll

Access code: 132 642 1626

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 12:00 p.m. on Monday, September 21, 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 #2020-09 1104 High Road, Map 14-1, Block 51, Lot 9

Terry and Robin Grant are requesting a variance of 16 feet for a front setback of 24 feet when 40 feet is required and a variance of 4 feet for a side yard of 21 feet with total side yards of 40 feet when 45 feet is required in the R-21 zone per Berlin Zoning Regulations §V.A.10. for an attached garage. The property is owned by Robin E. and Terrence C. Grant. (*opened and continued from June 23, 2020*)

1005 Kensington Road, Map 21-1/Block73/Lot 15

POSTPONED

Remand issued by Superior Court in the matter of Liam T. Mitchell, et al. v. Berlin Zoning Board of Appeals concerning the Board's denial of the plaintiffs' appeal of a Cease and Desist Order

issued by the Zoning Enforcement Officer for an unauthorized basement apartment in the R-43 zone per Berlin Zoning Regulations § XV.A.1. **(postponed)**

ZBA #2020-11 Map 11-3 Block 132 Lot 19, 288 Beckley Road
aka: 286 Beckley Rd and 55 Ledge Drive

POSTPONED

Carrier Enterprises, LLC is appealing the decision of the Zoning Enforcement Officer dated July 7, 2020, to deny a zoning permit for Building Permit Application for new construction of a single-family house. **(postponed at request of applicant)**

ZBA #2020-12 Map 11-3 Block 132 Lot 19, 288 Beckley Road
aka: 286 Beckley Rd and 55 Ledge Drive

POSTPONED

Carrier Enterprises, LLC is appealing the decision of the Zoning Enforcement Officer dated August 19, 2020, to deny a zoning permit for Building Permit Application for new construction of a single-family house. **(postponed at request of applicant)**

ZBA #2020-13 466 Norton Road Map 14-4 Block 71 Lot 11C

George and Christine Choinski are requesting a variance for an easterly side yard of 5 feet when 10 feet is required in the R-43 Zone per Berlin Zoning Regulations §V.A.10 for a detached 14 ft. x 24 ft. accessory structure shed.

ZBA #2020-14 250 Berlin Turnpike, (Building address 224 Berlin Turnpike, Unit 1.
Map 4-4 Block 82 Lot 18

Ken Robitaille 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 The Boss Grill LLC. The property is owned by 224 Berlin Turnpike LLC and is zoned BTB(PS-B).

III. Regular Meeting:

ZBA #2020-09 1104 High Road, Map 14-1, Block 51, Lot 9

Terry and Robin Grant are requesting a variance of 16 feet for a front setback of 24 feet when 40 feet is required and a variance of 4 feet for a side yard of 21 feet with total side yards of 40 feet when 45 feet is required in the R-21 zone per Berlin Zoning Regulations §V.A.10. for an attached garage. The property is owned by Robin E. and Terrence C. Grant.

1005 Kensington Road, Map 21-1/Block73/Lot 15

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IV. Approval of Minutes:

February 25, 2020;

April 28, 2020;

June 23, 2020

V. Adjournment