

**LEGAL NOTICE**  
**TOWN OF BERLIN ZONING BOARD OF APPEALS**

**March 23, 2021      7:00 p.m.**

In accordance with the State of Connecticut General Statutes and the Town of Berlin Zoning Regulations, The Berlin Zoning Board of Appeals will hold Public Hearings at their Regular Meeting on Tuesday, March 23, 2021 via remote Webex video conference and telephone conference call as provided below. The public will also be able to access and participate in this meeting via Webex video conference and telephone conference call as provided below\*.

*\*The WebEx call to participate in this meeting is a toll call and you may incur additional charges for placing the call by your phone service provider. The Town does not reimburse participants for any toll charges. Please check with your phone service provider before making the call.*

**Click the link/use the address below to join the meeting by Webex video conference:**

<https://townofberlin.my.webex.com/townofberlin.my/j.php?MTID=m669b5454075e63fd98fdcc48def53d42>

**Or join by phone:**

+1-408-418-9388 United States Toll

Meeting number (access code): 132 994 6433

Meeting password: ZBATu700 (92288700 from phones and video systems)

**ZBA #2021-03      0 Berlin Turnpike      Map 10-2 Block 83 Lots 12-7333, 12-7334, 13A, 13C-7509, 13C-7510**  
a.k.a. 404 Berlin Turnpike

BT 2008 LLC (Peter D'Addeo, Managing Member of D'Addeo Family Limited Liability Company, Member of BT 2008 LLC) is requesting a motor vehicle use location approval for a gasoline filling station per Berlin Zoning Regulation XI.R. The properties are owned by BT 2008 LLC and the gasoline filling station is being proposed as a component of a proposed mixed-use development.

**ZBA #2021-05      379 Main Street – East Berlin      Map 23-2 Block 152 Lot 6**

Ryan Haley (property owner) is requesting a variance for northerly side yard of 2 feet, 8 inches when 30 feet is required and a westerly front yard of 37 feet, 4 inches when 50 feet is required in the R-43 Zone per Berlin Zoning Regulations V.A.10 for a new 1-car attached garage and small addition. The proposed new garage and addition would be located in the same general area as an existing detached garage and an existing lean-to attached to the house (existing garage and lean-to to be removed).

NOTE: The public hearing was not opened at the 2/23/21 ZBA meeting and was postponed at the request of the applicant. The dimensions for the requested yard variances for ZBA #2021-05 have been updated by the applicant since the 2/23/21 ZBA meeting. The applicant is now requesting a 2-foot, 8-inch northerly side yard and a 37-foot, 4-inch westerly front yard instead of a 1-foot northerly side yard and 37.5-foot westerly front yard. The overall project of a new 1-car attached garage and addition to replace an existing detached garage and lean-to has not changed.

**ZBA #2021-06      276 Chamberlain Hwy      Map 8-3 Block 12F Lot 5B**

Tim Sullivan (property owner) is requesting a variance for a 6-foot-tall fence in a residential front yard when up to 3 feet tall is permitted in a residential front yard per Berlin Zoning Regulations §IV.B.7. The property is on a corner lot, with the requested variance along West Lane.

Please note the agenda and all meeting materials relating to the agenda items which will be distributed to the Board will be posted on the town's website at: [www.town.berlinct.us](http://www.town.berlinct.us) and will be available for viewing 24 hours prior to, during and after the meeting in accordance with the Governor's Executive Orders. Members of the public are encouraged to submit materials relevant to the applications no later than 12:00 p.m. on Friday, March 19, 2021 for posting prior to, during and after the meeting.

Sandra Coppola, Secretary – Zoning Board of Appeals

Posted in the Town Clerk's Office and the Town of Berlin Website – March 11, 2021