

MEMORANDUM OF STAFF COMMENTS

TO: Zoning Board of Appeals
FROM: Adam Levitus, ZEO
DATE: May 20, 2021
RE: #2021-08 Motor Vehicle Use Approval
APPLICANT: Samuel Alejandro (Main Auto of Berlin)
ADDRESS: 2576 Berlin Turnpike
Map 27-1 Block 120 Lot 7
ZONE: BT-1

Proposal and Background

Samuel Alejandro (Main Auto of Berlin) is requesting a Motor Vehicle Location approval for a used car dealership per Berlin Zoning Regulation XI.R. The property is zoned BT-1 and is owned by MJ-TK LLC (Kevin O'Sullivan).

The property at 2576 Berlin Tpke is zoned BT-1, which allows motor vehicle uses subject to Special Permit/ZBA location approval. The building owner is not changing. The application is to change the business operation to the Applicant's business (Main Auto of Berlin). This requires a new license from the DMV, and therefore a new approval from the ZBA.

The property is adjacent to and shares driveway access with 2566 Berlin Tpke (Lot 6), which currently operates under a Used Car Dealer's license under the name Presta & Presta Automotive Inc. Both properties are owned by MJ-TK LLC (Kevin O'Sullivan) and have been operated as various gasoline service station / repair garage / used car dealer uses since 1952 when ZBA approval was issued for Dukett's Garage. The latest ZBA approval that could be found for the 2576 property in available records was in 1997 for used motor vehicle sales to Michael Quintiliani (property owner Robert Bishop).

The site housing both 2576 and 2566 Berlin Tpke have been the subject of various enforcement actions over the decades, largely pertaining to unsightly materials, unapproved vehicle storage, and unapproved signage. Based on conversations with the applicant and a recent staff site visit, multiple areas of the site appear to have been cleaned up as compared with prior conditions. Photos have been provided for Board consideration.

A search of available historical records in the Planning, Zoning, and Building department files did not yield previously approved site plans to confirm the configuration of car parking/storage approved in prior ZBA decisions/discussions insofar as operations are concerned across both properties in the shared lot.

Staff Comments

Staff understanding is that no physical modifications to the building, site, or use are being proposed by the applicant as part of this application. However, further efforts to clean up / beautify the site have been suggested by the applicant in conversations with staff. Note that any changes to the existing site plan / building façade / etc. would be subject to PZC review. Any new/modified signage or other building modifications would at least need zoning staff approvals with building permits (if not also PZC/ZBA approval).

A site plan has been submitted as part of this application, which shows parking in the lot in front of the building. Vehicle storage is not enumerated on the submitted plans, but should be confirmed as part of the public hearing and ZBA decision.

Staff recommends discussion of:

- Location/storage/parking of vehicles including quantities and nature (new cars, junked cars, etc.)
- Intended services to be offered in relation to lot usage (sales, repair, etc.)
- Ongoing maintenance/cleanup of site. The ZBA may impose conditions of approval related to the number of cars / type of cars on site.
- Unapproved storage / storage containers / unsightly materials and vehicles should continue to be cleaned up to avoid zoning enforcement action.

Zoning Requirements:

§XI.R. Automotive Services

The Town of Berlin Plan of Conservation and Development, Section II, Strategic Outline for Implementation, Strategy 1: Coordinate the Regulatory Structure to Support the Plan, 3) states: Any variance granted by the Zoning Board of Appeals should be consistent with the standards imposed by Connecticut General Statutes in which a hardship exists owing to conditions affecting a specific parcel of land, and the variance which is granted should be consistent with the goals and policies of this plan and the intent of the zoning regulations.



Town of Berlin

ZBA # 2021-08

Planning and Zoning Department

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

ZONING BOARD OF APPEALS APPLICATION

- ☐ Special Permit ☐ Variance ☐ Appeal of ZEO
☒ Motor Vehicle Location ☐ Alcohol Uses Location ☐ Other / Determination

Property Owner(s): MJ TKL KRUIN O'Sullivan

Project Address*: 2576 Berlin Turnpike, Berlin, Ct 06037

Map: 27-1 Block: 120 Lot: 7 Zone(s): BT-1 Lot Area: 1.03

Please select all relevant items below:

- ☐ Supplemental Information Is Required For:
ZBA Special Permit / Sale of Alcoholic Beverages Location / Motor Vehicle Uses Location
☐ Inland Wetlands and Water Course Commission review needed
☐ Planning and Zoning Commission review needed
☐ Property is within 500 feet of a Municipal Boundary of _____
☐ Previous Zoning Board of Appeals actions on this property:

Date(s) & Purpose(s): _____

Applicant Information

Name: SAMUEL ALEJANDRO Firm Name: MAIN Auto of Berlin
Street Address: 2576 Berlin Turnpike City: Berlin ST: CT Zip: 06037
Email: _____ Phone: 860-505-0696
Signature: _____ Date: _____

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

Name: Kevin O'Sullivan Principal: Member
Street Address: 21 Appleton Hill City: New Britain ST: CT Zip: 06053
Email: KOSullivan85@gmail.com Phone: 860-637-0046

*Letter of Authorization Required

ZBA action is requested pursuant to Berlin Zoning Regulations Section(s): XI.R

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

Town of Berlin
Received

Page 1 of 2

Eff. 8/15/2018

MAY 06 2021

Planning & Zoning Department
Berlin, Connecticut

Brief description of the proposal: _____

VARIANCE APPLICATIONS: For relief of: _____ requirement.

Requested requirement: _____

Reason/Description of Hardship (REQUIRED): _____

MOTOR VEHICLE USE LOCATION¹:

The first page of the State DMV application is required to be submitted with this application

	Number of Service Bays	Parking Required	Parking Provided
<input type="checkbox"/> New Car Dealer	_____	_____	_____
<input checked="" type="checkbox"/> Used Car Dealer	<u>1</u>	<u>4</u>	<u>75</u>
<input type="checkbox"/> General Repairer	_____	_____	_____
<input type="checkbox"/> Limited Repairer	_____	_____	_____
<input type="checkbox"/> Gasoline Station	_____	_____	_____

SALE OF ALCOHOLIC BEVERAGES LOCATION¹

The first page of the State Liquor Permit application is required to be submitted with this application

Type of State Liquor Permit:

☐ On -Premises Permit: Type _____
☐ Off-Premises: Type _____
☐ Other: Explain _____

To be completed by P&Z staff only:

Fee Paid \$ 380.00 (Refer to current Fee Schedule)

ZBA # 2021 - 08

Received by: ADL

Scheduled on ZBA Agenda of:

5/25/21

ZONING BOARD OF APPEALS DECISION:

Plan Title & Date: _____

**Town of Berlin
Received**

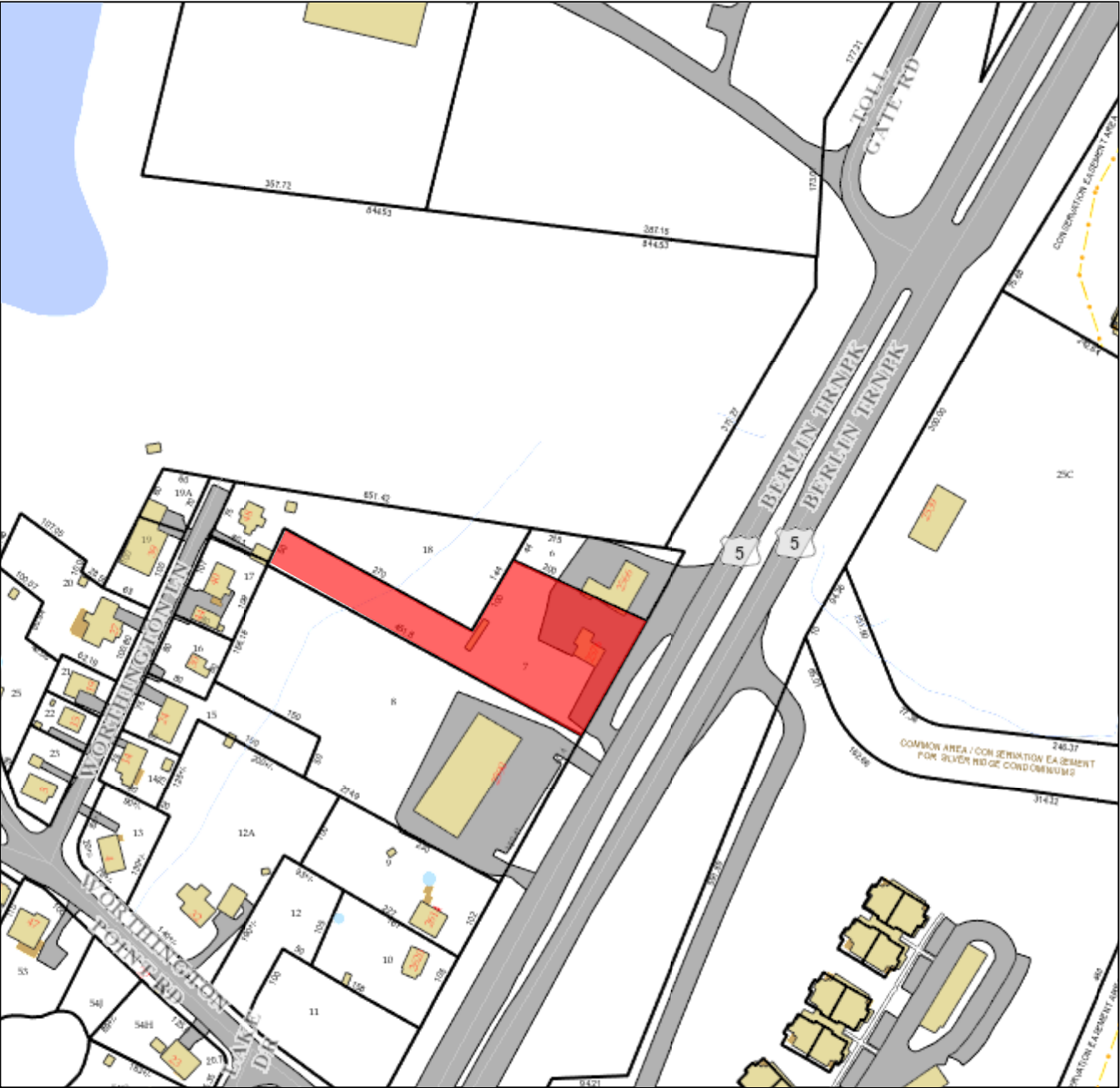
MAY 06 2021

Planning & Zoning Department
Berlin, Connecticut

Town of Berlin
Geographic Information System (GIS)



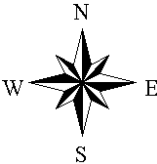
Date Printed: 5/19/2021



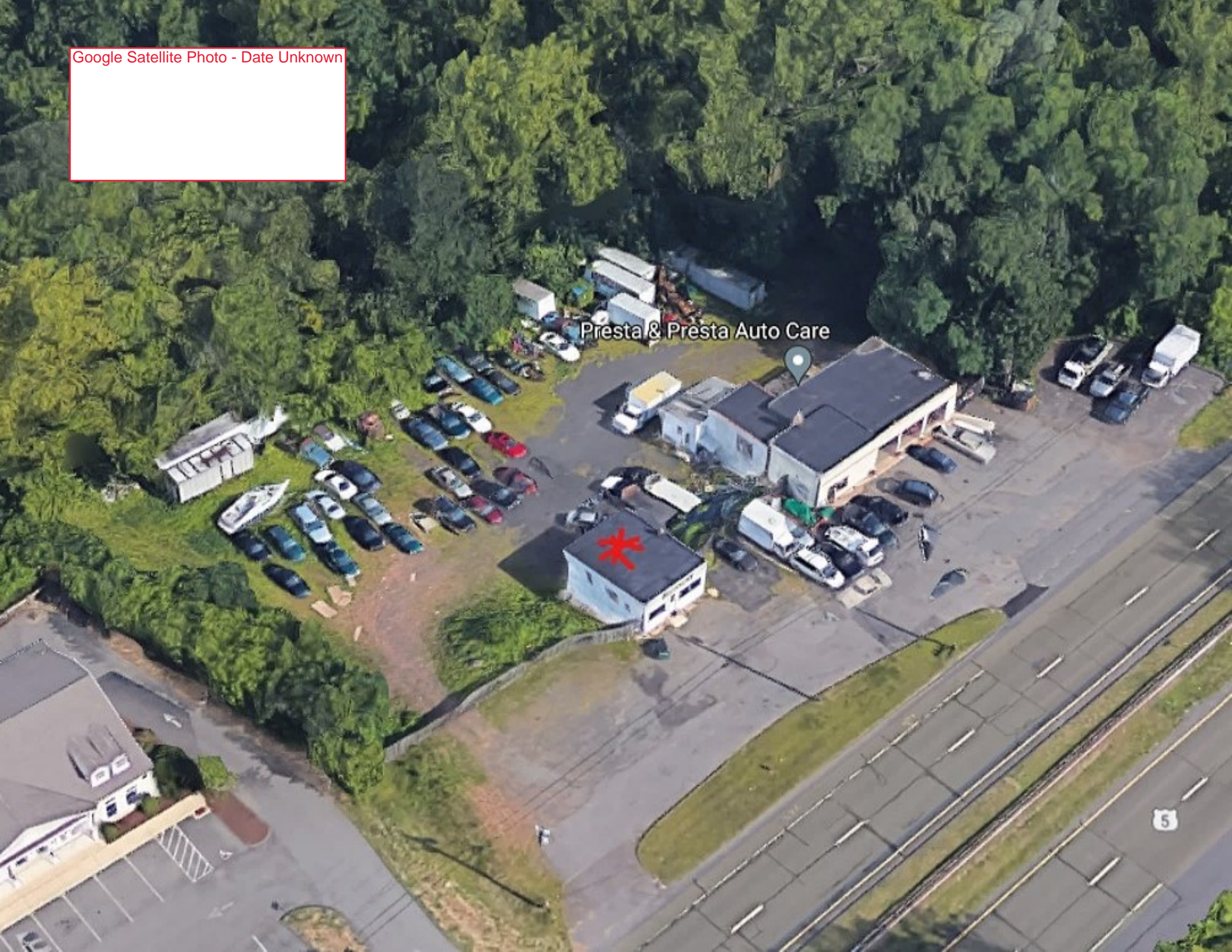
MAP DISCLAIMER - NOTICE OF LIABILITY

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 = 200 feet



Google Satellite Photo - Date Unknown



Presta & Presta Auto Care

Google Street Photo - Nov 2020



bookmark



Google

Google Street Photo - Nov 2020



Google

ADL Staff photo - 5/20/2021



ADL Staff photo - 5/20/2021



ADL Staff photo - 5/20/2021



STATE OF CONNECTICUT
DEPARTMENT OF MOTOR VEHICLES
DEALERS AND REPAIRERS UNIT
dmv.dr@ct.gov

DMV USE
ONLY

INSTRUCTIONS:

- SECTION 1&2 Must be completed by the APPLICANT
- SECTION 3 Must be completed and signed by the local authorities of the city or town in which the location is proposed
- Submit the completed application with required attachments to the above e mail or by mail to: DEPARTMENT OF MOTOR VEHICLES, DEALERS AND REPAIRERS UNIT Room 102, 60 STATE ST, WETHERSFIELD, CT 06161-2011

SECTION 1 BUSINESS INFORMATION

PLEASE CHECK ONE BOX ONLY:
TYPE OF LICENSE:

☐ NEW CAR DEALER ☒ USED CAR DEALER ☐ GENERAL REPAIRER ☐ LIMITED REPAIRER ☐ LEASING ☐ MANUFACTURER

PLEASE CHECK ONE BOX ONLY:
TRANSACTION TYPE:

☒ NEW LICENSE ☐ CHANGE MEMBER ☐ ADD PROPERTY ☐ CHANGE LOCATION ☐ CHANGE OF BUSINESS NAME (DBA, LLC, ETC.)

Name Under which Business is to be Conducted:

MAIN AUTO OF BERLIN, LLC

Existing License number (if applicable):

Full Address of Location for Which License is Requested:

2576 BERLIN TURNPIKE, BERLIN, CT 06037

Business License # from Secretary of State:

Mailing Address, If Different From Above:

FEIN #:

If Incorporated or LLC, Under the Laws of which State:

CT

E Mail Address

sales@mainautofberlin.com

The Business Holds a Factory Franchise to Sell the Following Make(s) of Vehicle(s) at The Above Location for (New, Used, Car Dealers Only):

List all Makes of Vehicles Manufactured by the Applicant which are offered in the State of Connecticut. (Manufacturers Only)

If applicant firm is owned by individual or partnership, enter data below for all owners. If owned by a corporation, enter data for officers. If LLC, Enter data for members..

NAME	TITLE	HOME ADDRESS	PHONE #	SOCIAL SECURITY #	DATE OF BIRTH
Samuel Alejandro	Member	43 Liberty St Hartford, CT 06120	860985 1079	584 41 5411	9/16/1973
Ebony Martin	Member	2 Birch St Enfield, CT 06082	860808 9842	047 76 1997	3/30/1984

New/Used Car Dealers and Manufacturers only (MUST CHECK ONE)

I am applying for a Dealer's license and do not hold, or intend to apply for a Manufacturer's license ☒

I am applying for a Manufacturer's license and do not hold, or intend to apply for a Dealer's license ☐

SECTION 2 TO BE COMPLETED BY LEASING COMPANIES ONLY

Do you lease vehicles for periods of 30 days or more?

☐ YES ☐ NO

Leasing company's normal business hours

CONTACT PERSON FOR REGISTRATION RENEWAL ISSUES

Name

Phone #

Fax #

Email

CERTIFICATION (To be signed by Owner, Partner, Managing Member or Authorized Officer in presence of notary)

Pursuant to CGS 53a-157b, I declare that the statements made by me in this application or in any documents attached hereto are true and complete to the best of my knowledge and belief.

Signed (Owner, Partner, Managing Member or Officer)

☒ *Samuel Alejandro*

Title

Member

Date

2/12/2021

Subscribed and sworn to before me:

Place Sworn (Town/City and State of)

East Hartford, CT

Signed: (Notary Public, Justice of the Peace, or Commissioner of Superior Court)

☒ *Gary P. Berube*

GARY P. BERUBE
Notary Public
My Commission Expires AUG. 31, 2022

SECTION 3 CERTIFICATION OF LOCAL APPROVAL FOR PROPOSED LOCATION - NOT APPLICABLE FOR LEASING OR MANUFACTURERS

Pursuant to CGS 14-54, local approval is hereby granted for the above named firm or individuals to conduct a business of the type checked above at the location specified in this application.

Are there any restrictions placed on the licensee's use of property? ☐ YES ☐ NO

(If "YES," a copy of the restrictions MUST be attached to this application.)

Signature of Authorized Official

☒ *X*

Printed Name of Authorized Officer

Title

Date

Signatures of Building Officials and Fire Marshal indicate compliance with applicable laws and regulations (Required for New and Used Dealers, General and Limited Repairer ONLY)

Signature of Building Official

☒ *X*

Printed Name of Building Official

Date

Signature of Local Fire Marshal

☒ *X*

Printed Name of Local Fire Marshal

Date

2/18/21

ATTACH ADDITIONAL PAGES IF NECESSARY

State Use 3220
Print Date 5/11/2021 3:15:54 PM

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																		
MJ-TK LLC 2576 BERLIN TPKE BERLIN CT 06037				1 Level		1 All Public		1 Paved				Description		Code	Appraised		Assessed		6007 BERLIN, CT											
												COM LAND		2-1	156,500		109,600													
												COM BLDG		2-2	79,200		55,400													
				SUPPLEMENTAL DATA								COM OUTBL		2-5	2,400		1,700		VISION											
				Alt Prcl ID 27-1 0120 000007 CENSUS 4002 (not used) Heavy Incomeexp YES:						Section: E dc CB Letter																				
				GIS ID 27-1-120-7						Assoc Pid#																				
												Total		238,100		166,700														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
MJ-TK LLC BISHOP ROBERT A BISHOP ROBERT E + MARGARET				757 701		05-16-2019		U I		350,000		25		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				0558 0042		10-19-2005		U I		0		1		2020	2-1	109,600	2019	2-1	109,600	2018	2-1	109,600								
				0209 0568				U I		0					2-2	40,700		2-2	40,700		2-2	40,700								
															2-5	1,700		2-5	1,700		2-5	1,700								
				Total										Total	152000	Total	152000	Total	152000	Total	152000									
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																		
Year	Code	Description				Amount		Code	Description													Number	Amount		Comm Int					
						Total		0.00																						
ASSESSING NEIGHBORHOOD																														
Nbhd			Nbhd Name					B					Tracing				Batch													
3020																														
NOTES																														
GL21 RENOVATED WINDOWS SIDING AC ECT																														

Property Location 2576 BERLIN TPKE
 Vision ID 7363 Account # 1008350

Map ID 27-1/ 120/ 7/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

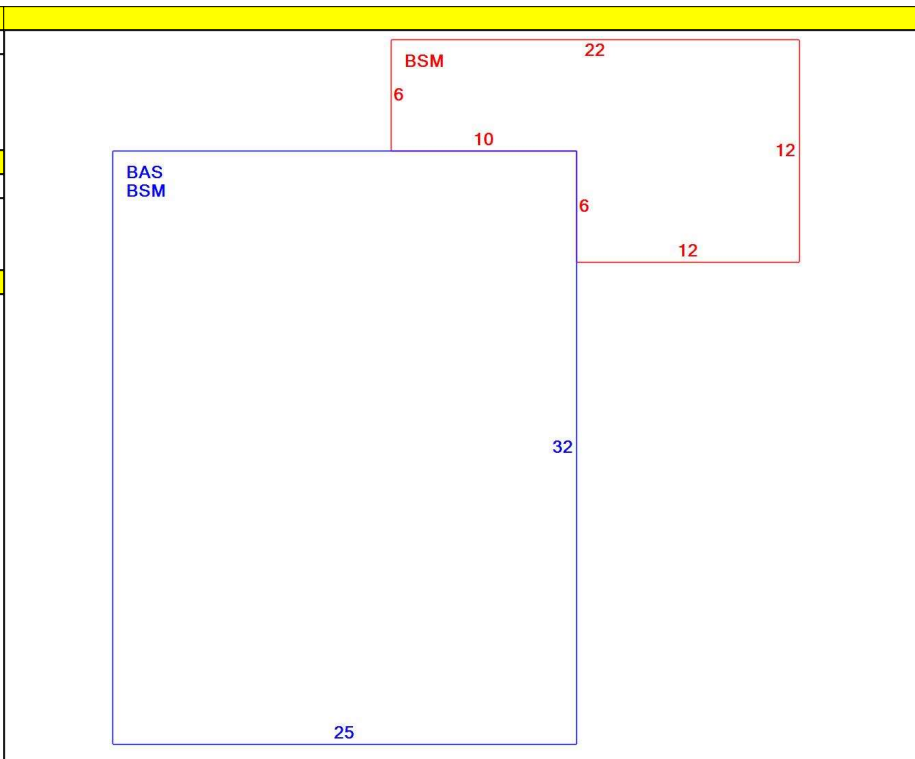
Card # 1 of 1

State Use 3220
 Print Date 5/11/2021 3:15:55 PM

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	54	Retail Sgl Occ									
Model	94	Comm/Ind									
Grade	02	D									
Stories:	1										
Occupancy	1.00										
Exterior Wall 1	25	Vinyl Siding									
Exterior Wall 2											
Roof Structure	02	Shed									
Roof Cover	02	Rolled Compos									
Interior Wall 1	05	Drywall/Plaste									
Interior Wall 2											
Interior Floor 1	08	Average									
Interior Floor 2											
Heating Fuel	03	Gas/Oil									
Heating Type	04	Forced Air-Duc									
AC Type	03	Central									
Bldg Use	3220	Store/Shop									
Total Rooms											
Total Bedrms	00										
Total Baths	0										
Heat/AC	00	NONE									
Frame Type	02	WOOD FRAME									
Baths/Plumbing	02	AVERAGE									
Ceiling/Wall	04	CEIL & MIN WL									
Rooms/Prtns	02	AVERAGE									
Wall Height	8.00										
% Conn Wall											
1st Floor Use:	3250										

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving - Asphal	L	2,000	3.00	1950	F	40		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	800	800	800	109.94	87,953	
BSM	Basement	0	1,004	201	22.01	22,098	
Ttl Gross Liv / Lease Area		800	1,804	1,001		110,051	



Detail by Entity Name

Florida Limited Liability Company
MJ-TK LLC

Filing Information

Document Number	L19000125287
FEI/EIN Number	84-4920094
Date Filed	05/08/2019
Effective Date	05/09/2019
State	FL
Status	ACTIVE

Principal Address

431 BLUE JAY LANE
SATELLITE BEACH, FL 32937

Mailing Address

431 BLUE JAY LANE
SATELLITE BEACH, FL 32937

Registered Agent Name & Address

O'SULLIVAN, KEVIN
431 BLUE JAY LANE
SATELLITE BEACH, FL 32937

Authorized Person(s) Detail

Name & Address

Title MGR

Raup, Mindy Schwarz
431 BLUE JAY LANE
SATELLITE BEACH, FL 32937

Annual Reports

Report Year	Filed Date
2020	03/01/2020
2021	03/15/2021

Document Images

[03/15/2021 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/01/2020 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[05/08/2019 -- Florida Limited Liability](#)

[View image in PDF format](#)

SPECIAL POWER OF ATTORNEY
A-83 REV. 6-2008

STATE OF CONNECTICUT
DEPARTMENT OF MOTOR VEHICLES
60 STATE STREET, WETHERSFIELD, CT 06161

Town of Berlin
Received

MAY 06 2021



Planning & Zoning Department

INSTRUCTIONS: The form below may be used as a special Power of Attorney to authorize, according to Connecticut law, another person designated by you to make, to complete and to sign on your behalf an application for a motor vehicle registration and certificate of title, or other written document, form or application that is required to be filed with the Commissioner of Motor Vehicles in connection with any other transactions involving a motor vehicle registration or title.

Please note the following carefully:

1. This form must be completed in its entirety. The form requires your signature, the signature of two witnesses, and the signature of an officer authorized to take acknowledgments (a Notary Public, Justice of the Peace, or Commissioner of the Superior Court).
2. The Special Power of Attorney does not authorize your agent to perform transactions related to your motor vehicle operator's license or identification card, or other transactions with the Commissioner that are unrelated to a motor vehicle registration or title.
3. This Special Power of Attorney, bearing original signatures must be shown and will be returned to you.
4. The grantor of any Special Power of Attorney or the attorney-in-fact may make application to any Court of Probate for an accounting, as provided in subsection (b) of section 45a-175 of the Connecticut General Statutes.

SPECIAL POA FOR MICHAEL CAMILLO TO REPRESENT ALL PARTIES IN REFERENCE TO ZONING 2576 HARTFORD

KNOW ALL PERSONS BY THESE PRESENTS, which are intended to constitute a Special Power of Attorney, that I,

KEVIN O'SULLIVAN (MJ-TK LLC), do hereby appoint
(Print your full name above)

MICHAEL CAMILLO, as my attorney-in-fact
(Print full name of your agent above)

to act in my name, place and stead in any way which I myself could do, as if I were personally present, to the full extent permitted by law to act as an agent, to make, to complete, and to execute any application or other written document or form that is required to be filed with the Commissioner of Motor Vehicles of the State of Connecticut, pursuant to the authority that is granted to the said Commissioner by any provision of the General Statutes of Connecticut or the regulations of Connecticut State Agencies, in connection with the registration of any motor vehicle or the certificate of title to any motor vehicle. This Special Power of Attorney is granted and is valid only for the express purposes stated herein, and may not be used for any transaction involving any other person or party who is not named herein.

IN WITNESS WHEREOF, I have hereunto signed my name below on this 6th day of MAY, 2021.

Principal: [Signature] (L.S.)
(Sign your full name as above)

Attested and subscribed in the presence of the Principal and subsequent to the Principal subscribing same:

[Signature]
(Signature of Witness)

[Signature]
(Signature of Witness)

STATE OF CONNECTICUT

COUNTY OF

SS:

Personally appeared KEVIN O'SULLIVAN, signer and sealer of the foregoing Power of Attorney, who
(Full name of Principal)

acknowledged the same as his or her free act and deed, before me, this 6th day of MAY, 2021.

BONNIE CAIRO
Notary Public/Justice of Peace

Commissioner of the Superior Court

My commission expires
Notary Public, State of Connecticut
My Commission Expires Apr. 30, 2023

Seal of the Notary Public or Justice of Peace

SPECIAL POWER OF ATTORNEY
A-83 REV. 6-2008

STATE OF CONNECTICUT
DEPARTMENT OF MOTOR VEHICLES
60 STATE STREET, WETHERSFIELD, CT 06161

Town of Berlin
Received
MAY 06 2021
Planning & Zoning Department
Berlin, Connecticut

INSTRUCTIONS: The form below may be used as a special Power of Attorney to authorize, according to Connecticut law, another person designated by you to make, to complete and to sign on your behalf an application for a motor vehicle registration and certificate of title, or other written document, form or application that is required to be filed with the Commissioner of Motor Vehicles in connection with any other transactions involving a motor vehicle registration or title.

Please note the following carefully:

1. This form must be completed in its entirety. The form requires your signature, the signature of two witnesses, and the signature of an officer authorized to take acknowledgments (a Notary Public, Justice of the Peace, or Commissioner of the Superior Court).
2. The Special Power of Attorney does not authorize your agent to perform transactions related to your motor vehicle operator's license or identification card, or other transactions with the Commissioner that are unrelated to a motor vehicle registration or title.
3. This Special Power of Attorney, bearing original signatures must be shown and will be returned to you.
4. The grantor of any Special Power of Attorney or the attorney-in-fact may make application to any Court of Probate for an accounting, as provided in subsection (b) of section 45a-175 of the Connecticut General Statutes.

SPECIAL POA FOR MICHAEL CAMILLO TO REPRESENT ALL PARTIES FOR 2576 Berlin TPKE

KNOW ALL PERSONS BY THESE PRESENTS, which are intended to constitute a Special Power of Attorney, that I, *Samuel Alejandro*, do hereby appoint

Samuel Alejandro (Main Auto of Berlin LLC)
(Print your full name above)

Michael Camillo

(Print full name of your agent above)

Samuel Alejandro
Samuel Alejandro

to act in my name, place and stead in any way which I myself could do, as if I were personally present, to the full extent permitted by law to act as an agent, to make, to complete, and to execute any application or other written document or form that is required to be filed with the Commissioner of Motor Vehicles of the State of Connecticut, pursuant to the authority that is granted to the said Commissioner by any provision of the General Statutes of Connecticut or the regulations of Connecticut State Agencies, in connection with the registration of any motor vehicle or the certificate of title to any motor vehicle. This Special Power of Attorney is granted and is valid only for the express purposes stated herein, and may not be used for any transaction involving any other person or party who is not named herein.

IN WITNESS WHEREOF, I have hereunto signed my name below on this 6th day of MAY, 2021.

Principal: *Samuel Alejandro* (L.S.)
(Sign your full name as above)

Attested and subscribed in the presence of the Principal and subsequent to the Principal subscribing same:

[Signature]

(Signature of Witness)

[Signature]

(Signature of Witness)

STATE OF CONNECTICUT)

COUNTY OF)

SS:

Personally appeared *Samuel Alejandro*, signer and sealer of the foregoing Power of Attorney, who
(Full name of Principal)

acknowledged the same as his or her free act and deed, before me, this 6th day of MAY, 2021.

Bonnie Cairo

Notary Public/Justice of Peace

Commissioner of the Superior Court

My commission expires: BONNIE CAIRO
Notary Public, State of Connecticut
My Commission Expires Apr. 30, 2023

Seal of the Notary Public or Justice of Peace

Letter of Authorization

Town of Berlin
Received

MAY 06 2021

Planning & Zoning Department
Berlin, Connecticut

Property Owner: MJ
MJ-TK LLC

Principal: Kevin O'Sullivan

Subject Address: 2576 Berlin Tpke

Applicant: MAIN AUTO OF BERLIN LLC

I, Kevin O'Sullivan hereby give consent to SAMUEL ALEJANDRO, to
(Current Owner or Principal) (Applicant)

apply to all relevant Town of Berlin land use Boards and Commissions for

USED CAR License at the property located at 2576 Berlin Tpke,
(Purpose of Application) (Address &/or Map Lot Block)

Berlin Connecticut.

In addition I consent to allow any town official and/or employee that the town deems necessary
the ability to enter said property to verify any information submitted with corresponding
application.

Sincerely,

Samuel Alejandro
Signature

SAMUEL ALEJANDRO

5/6/21
Date

MAY 06 2021

Planning & Zoning Department
Berlin, Connecticut

Letter of Authorization

Property Owner: MJTK LLC
Principal: KEVIN O'SULLIVAN
Subject Address: 2576 Berlin Tpke
Applicant: MAIN AUTO OF Berlin

I, Kevin O'Sullivan hereby give consent to MAIN auto of Berlin, to
(Current Owner or Principal) (Applicant)
apply to all relevant Town of Berlin land use Boards and Commissions for
used car Dealer License the property located at 2576 Berlin TPKE,
(Purpose of Application) (Address &/or Map Lot Block)
Berlin Connecticut.

In addition I consent to allow any town official and/or employee that the town deems necessary
the ability to enter said property to verify any information submitted with corresponding
application.

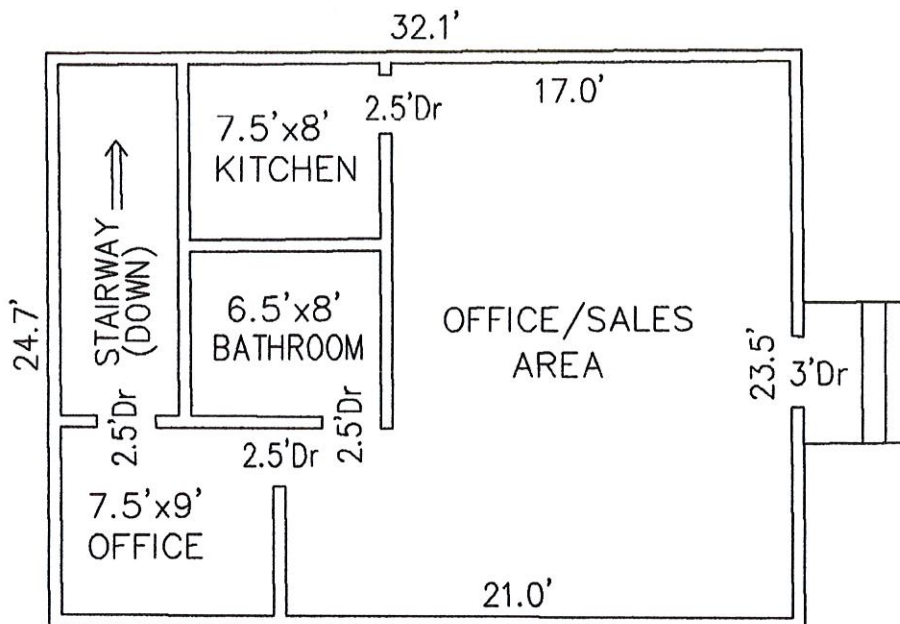
Sincerely,



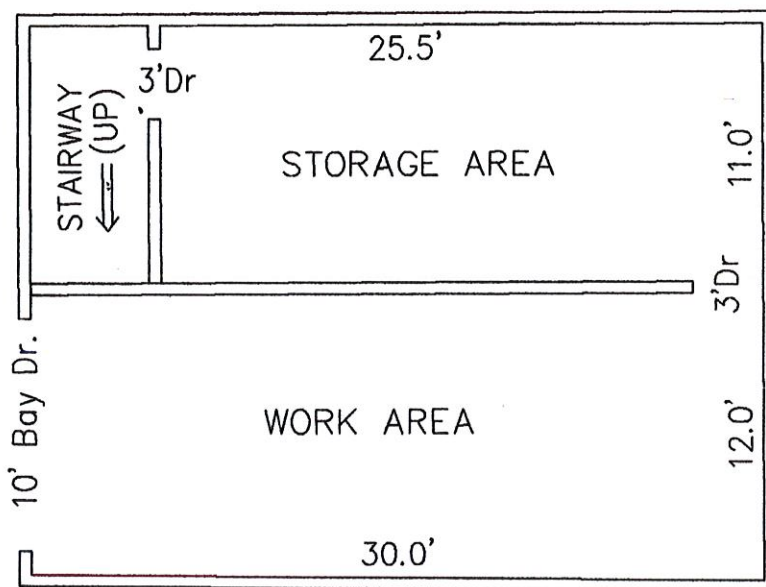
Signature
Kevin O'Sullivan

5/6/21

Date



MAIN FLOOR
BUILDING #2576



LOWER FLOOR
BUILDING #2576

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.

Kenneth R. Cyr 3-10-21

PETER D. FLYNN CT.L.L.S. #6792 DATE
KENNETH R. CYR CT.L.L.S. #70116

NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.



FLYNN & CYR LAND SURVEYING, LLC
1204 FARMINGTON AVE. 860-828-7888
BERLIN, CONNECTICUT 06037

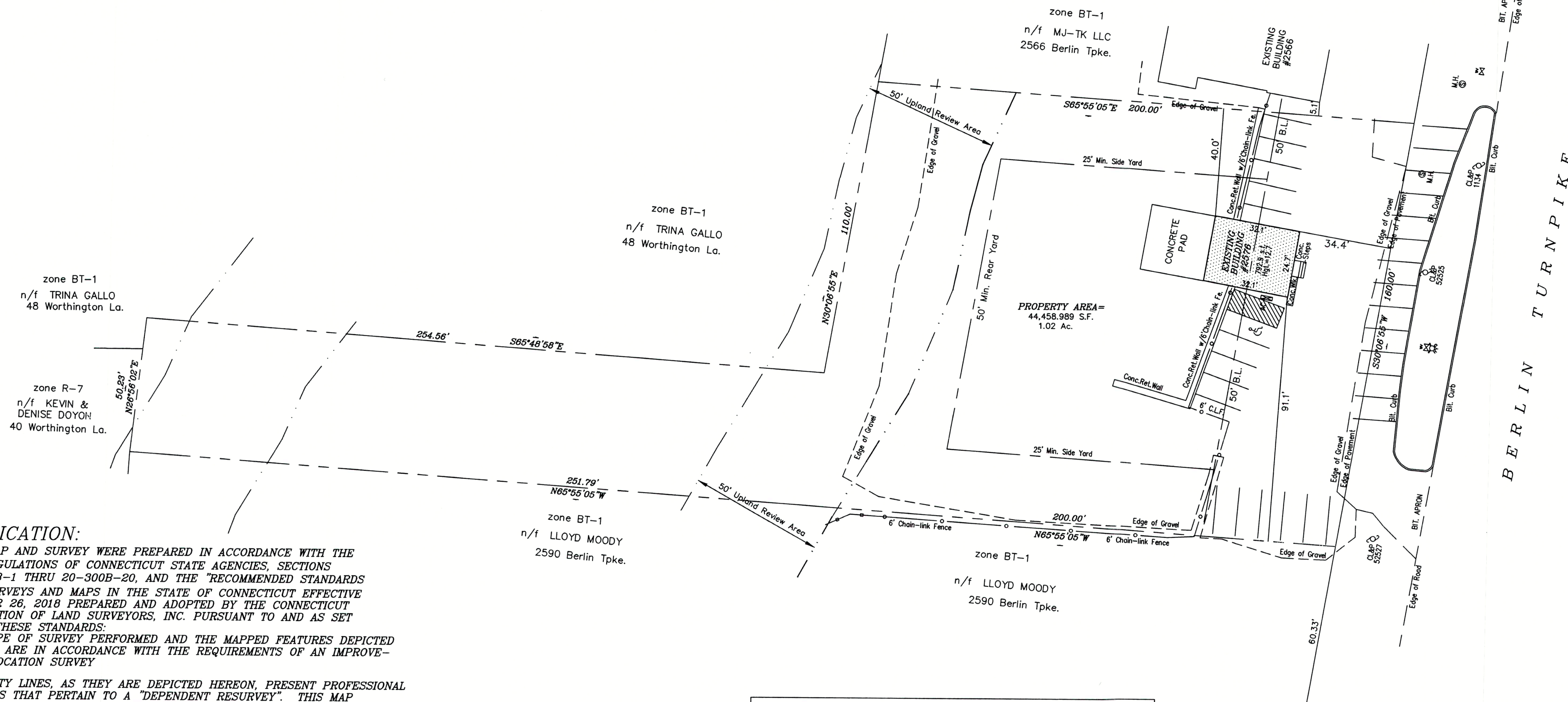


MAP REFERENCE:

1. MAP ENTITLED, "MAP SHOWING PROPERTY OF MARY A. CHONIN WORTHINGTON EDGE BERLIN, CONN. OCTOBER 16, 1961 1"=40' JOHN H. SKINNOR"
2. MAP ENTITLED, "PROPERTY/BOUNDARY SURVEY FOR LLOYD S. MOODY 2590 WILBUR CROSS HIGHWAY BERLIN, CONNECTICUT 1"=20' APRIL 21, 2004 JAMES E. SHEEHY L.S."
3. MAP ENTITLED, "MAP OF PROPERTY FORMERLY OF GRACE M. KUBICK VIVINITY OF SILVER LAKE BERLIN, CONN. NOV. 1944 1"=40' J.E. DAGGETT C.E."
4. MAP ENTITLED, "PLOT PLAN PROPOSED GARAGE 40 WORTHINGTON LANE BERLIN, CONN. OCT. 7, 1970 1"=40' FRANCIS B. DOLAN."

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.



CERTIFICATION:

1. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE OCTOBER 26, 2018 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS: THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN IMPROVEMENT LOCATION SURVEY

PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 SURVEY.

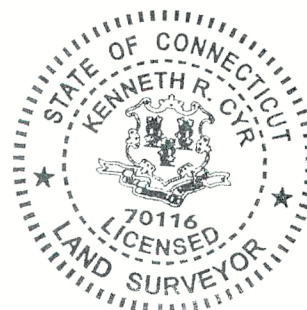
2. THIS MAP AND SURVEY WERE PREPARED FOR MJ-TK LLC. TO BE USED IN MATTERS THAT RELATE TO EXISTING CONDITIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
3. NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PETER D. FLYNN CT.L.S. #8792
KENNETH R. CYR CT.L.S. #70116
DATE 10-16-2020
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.



FLYNN & CYR LAND SURVEYING, LLC
1204 FARMINGTON AVE. 860-828-7886
BERLIN, CONNECTICUT 06037



REGULATIONS FOR BT-1 ZONE			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	2 ACRES	1 ACRE *	1 ACRE *
MIN. LOT WIDTH	175'	180'	180'
MIN. FRONT YARD	50'	34.4'*	34.4'*
MIN. SIDE YARD	25'	40.0'	40.0'
MIN. REAR YARD	50'	132.3'	132.3'
MAX. BLDG. HEIGHT	35'	12.7'	12.7'
MAX. BLDG. COVERAGE	25%	2.8%	2.8%
MAX. IMPER. COVERAGE	80%	4%	4%
MAX. FLOOR AREA RATIO	0.30	0.028	0.028
MIN. PARKING SETBACKS (SIDE YARD)	10'	8' *	10'
WHEN ABUTTING A RESIDENTIAL DISTRICT	50'	50'	50'

*Pre-existing Non-conforming condition.

IMPROVEMENT LOCATION MAP FOR PROPOSED GARAGE

PROPERTY OF
MJ-TK LLC
#2576 BERLIN TURNPIKE
BERLIN, CONNECTICUT
SCALE 1"=30' OCT. 1, 2020

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.