

BERLIN ZONING BOARD OF APPEALS

July 27, 2021 7:00 p.m.

The Berlin Zoning Board of Appeals will hold Public Hearings at their Regular Meeting on Tuesday, July 27, 2021 in the Berlin Town Hall, 240 Kensington Road, Berlin, CT. Interested parties may join and participate in person or remotely by video or telephone as provided below and posted on the Town's website at: www.berlinct.gov Meeting materials are available for review at the Berlin Planning and Zoning Department.

Join Zoom video conference:*

<https://town-berlin-ct-us.zoom.us/j/8140556035?pwd=YU0xb1J2Yyt4RDVLUkRlZFpFTFRuQT09>

Meeting ID: 814 055 6035 Passcode: PZ100

Or join by phone:* 1 929 205 6099

Meeting ID: 814 055 6035 Passcode: 488321

*Data and toll charges may apply. Participants are responsible for charges incurred by their carrier. The Town does not reimburse participants for any toll or data charges.

A video recording of the meeting is scheduled to be posted to YouTube after the meeting.

Berlin Zoning Board of Appeals Agenda

I. Call to Order

II. Commission Business

ZBA # 2021-10 2378 Berlin Turnpike – KMK Plumbing and Heating/Property Maintenance

III. Public Hearings:

ZBA #2021-16 379 Main Street, East Berlin Map 23-2 Block 152 Lot 6

Ryan Haley (property owner) is requesting variances for northerly side yard of 27 feet when 30 feet is required and a westerly front yard of 43 feet when 50 feet is required in the R-43 Zone per Berlin Zoning Regulations V.A.10 for a two-story addition with a two-car garage at the east (rear) side of the house. (existing nonconforming garage and lean-to to be removed).

ZBA #2021-17 359 Four Rod Road Map 15-1 Block 91 Lot 88-1

Melissa S. Harris, Stanger Stanfield Law, LLC is requesting a variance for a gated fence height of 6 feet when 3 feet is allowed per Berlin Zoning Regulation IV.B.7. for a rear lot in the R-21 Zone, owned by Teresa and Yashira Dinardi, Co-Trustees.

ZBA #2021-18 102 Langdon Court Map 9-1 Block 27 Lot 5

Rashaan Rankins is requesting a Motor Vehicle Uses Location approval for a Used Car Dealer license in the GC Zone and Kensington Village District, Village Redevelopment Area per Berlin Zoning Regulations VI.F.3.b. and XV.A.3.

IV. Regular Meeting:

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V. Approval of Minutes:

June 22, 2021 (Francalangia, Tubbs, Graca, Coppola, Zelek)

July 6, 2021 (Francalangia, Graca, Whiteside, Zelek)

VI. Adjournment