



# Town of Berlin

ZBA # 2021-18

## 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): 100 Harding Holdings LLC  
Project Address\*: 102 Langdon Court Berlin CT 06037  
Map: 9-1 Block: 27 Lot: 5 Zone(s): GC Lot Area: 0.15

#### 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: Rashawn Rankins Firm Name: \_\_\_\_\_  
Street Address: 102 Langdon CT Berlin City: \_\_\_\_\_ ST: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email: kin730@yahoo.com Phone: \_\_\_\_\_  
Signature: [Signature] Date: \_\_\_\_\_

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

Name: 100 Harding Holdings LLC Principal: Nicholas Niro  
Street Address: 100 Harding Street Berlin City: Berlin ST: CT Zip: 06037  
Email: nicholasniro@aol.com Phone: 860 505-8798

\*Letter of Authorization Required

ZBA action is requested pursuant to Berlin Zoning Regulations Section(s): VI.F.3.b and

XV.A.3  
Town of Berlin  
Received

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

JUL 02 2021

Brief description of the proposal: used car Dealer license

VARIANCE APPLICATIONS: For relief of: \_\_\_\_\_ requirement.

Requested requirement: \_\_\_\_\_

Reason/Description of Hardship (REQUIRED): \_\_\_\_\_

#### MOTOR VEHICLE USE LOCATION<sup>1</sup>:

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>	_____
<input type="checkbox"/> General Repairer	_____	_____	_____
<input type="checkbox"/> Limited Repairer	_____	_____	_____
<input type="checkbox"/> Gasoline Station	_____	_____	_____

#### SALE OF ALCOHOLIC BEVERAGES LOCATION<sup>1</sup>

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:

Cash Fee Paid \$ 380.- (Refer to current Fee Schedule)

ZBA # 2021-18

Received by: fms

Scheduled on ZBA Agenda of: \_\_\_\_\_

ZONING BOARD OF APPEALS DECISION:

Plan Title & Date: \_\_\_\_\_



**INSTRUCTIONS:**

1. SECTION 1&2 Must be completed by the APPLICANT
2. SECTION 3 Must be completed and signed by the local authorities of the city or town in which the location is proposed
3. 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**

**TYPE OF LICENSE:** ☐ NEW CAR DEALER ☒ USED CAR DEALER ☐ GENERAL REPAIRER ☐ LIMITED REPAIRER ☐ LEASING ☐ MANUFACTURER

**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: **Spotless Auto Sales**

Existing License number (if applicable):

Full Address of Location for Which License is Requested: **102 Langdon Court Berlin CT 06037**

Business License # from Secretary of State:

Mailing Address, If Different From Above: **same**

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

E Mail Address **rkin73@yahoo.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): **None**

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
Rashaan Rankins	Owner	33 Carillon Dr Rockhill CT 06067	8607778874	047802554	9/17/73

**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 **Rashaan Rankins** Phone # **8607778874** Fax # Email **rkin73@yahoo.com**

**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) <b>X</b>	Title <b>owner</b>	Date <b>7/29/21</b>
Subscribed and sworn to before me:	Place Sworn (Town/City and State of) <b>X</b>	Signed: (Notary Public, Justice of the Peace, or Commissioner of Superior Court) <b>X</b>
		Date Commission Expires

**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 <b>X</b>	Printed Name of Authorized Officer	Title	Date
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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 <b>X</b>	Printed Name of Building Official	Date
Signature of Local Fire Marshall <b>X</b>	Printed Name of Local Fire Marshall	Date

**ATTACH ADDITIONAL PAGES IF NECESSARY**

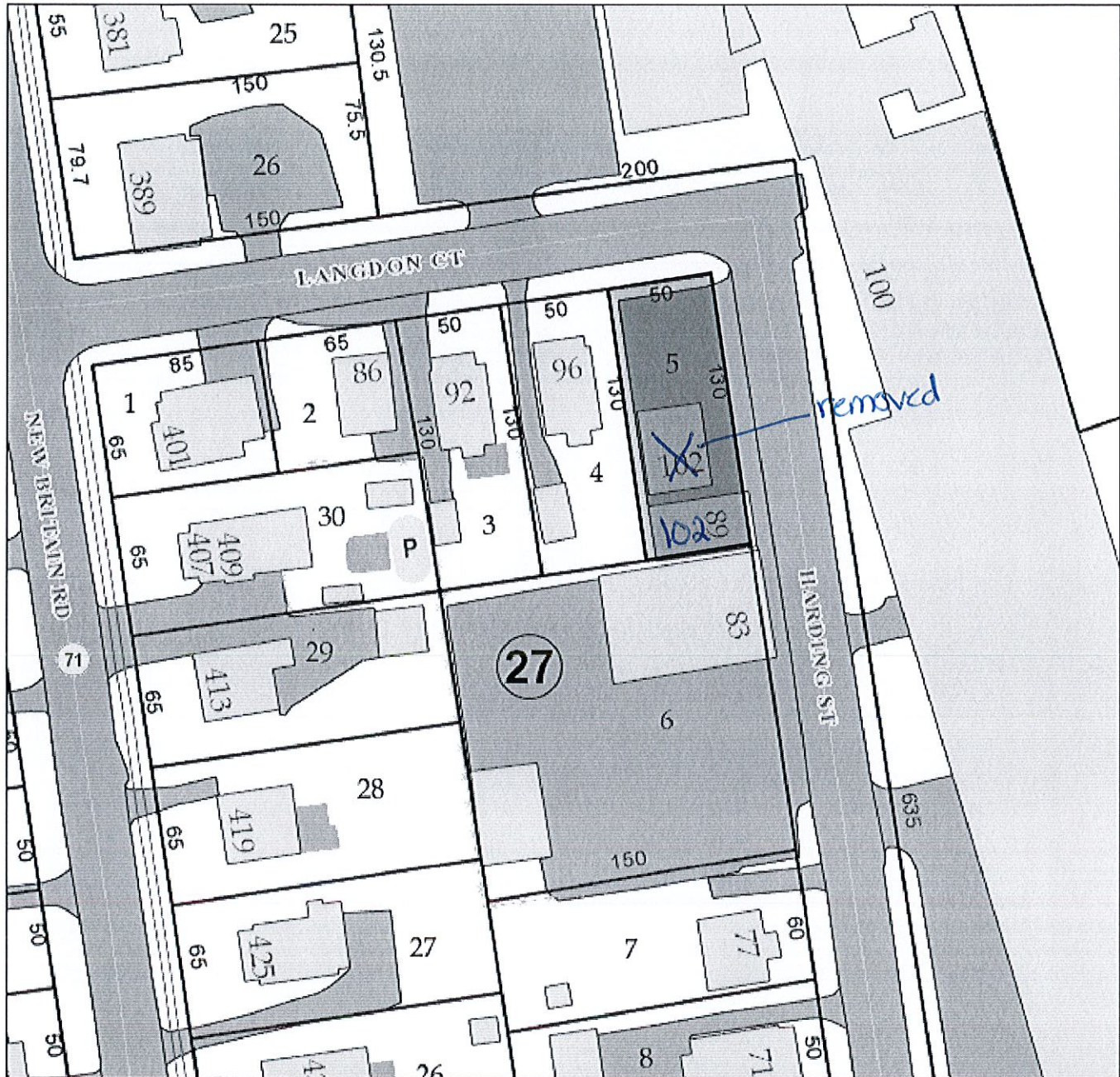


# Town of Berlin

Geographic Information System (GIS)



Date Printed: 7/23/2021



## 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 = 75 feet

0 75 Feet





CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			VISION
100 HARDING HOLDINGS LLC	1 Level	1 All Public	1 Paved	2 Suburban			Description	Code	Appraised	Assessed
							COM LAND	2-1	75,000	52,500
							COM BLDG	2-2	133,500	93,500
102 LANGDON CT							COM OUTBL	2-5	11,300	7,900
SUPPLEMENTAL DATA										
Alt Prcl ID 09-1 0027 000005 CENSUS 4001 (not used) Medium Incomeexp YES: Section: E dc CB Letter										
BERLIN CT 06037										
GIS ID 9-1-27-5										
Assoc Pld#										

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)			
100 HARDING HOLDINGS LLC	0668	0196	06-15-2012	U	I		0	25	Year	Code	Assessed	Year
MF HARDING LLC	0537	0580	10-15-2004	U	I		1,550,000	27	2020	2-1	52,500	2019
100 HARDING STREET LLC	0495	0464	03-27-2003	U	V		0	1		2-2	93,500	
GOS & DELEEUEW MACHINE CO	0069	0578	03-01-1912	U	V		0			2-5	7,900	
Total									153,900	Total	153,900	Total

EXEMPTIONS			Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
OTHER ASSESSMENTS											
ASSESSING NEIGHBORHOOD			Nbhd		Nbhd Name	B		Tracing		Batch	
Total						0.00					

NOTES											
MAP 3502											
05 GARAGE CONVERTED TO											
OFFICE BLDG											
AKA 102 HARDING ST											
ELITE SECURITY FORCES											
V668/P196 INCLUDES 100 HARDING ST & 0											
Town of Berlin											
NEW BRITAIN RD SALE OF \$85,000											
Received											
JUL 02 2021											
Planning & Zoning Department											
Berlin, Connecticut											

MAP 3502	NEW BRITAIN RD SALE OF \$85,000	Received	JUL 02 2021	Special Land Value	0
'05 GARAGE CONVERTED TO OFFICE BLDG				Total Appraised Parcel Value	219,800
AKA 102 HARDING ST				Valuation Method	C
ELITE SECURITY FORCES	Planning & Zoning Department				
V668/P196 INCLUDES 100 HARDING ST & 0	Berlin, Connecticut			Total Appraised Parcel Value	219,800
				WATER / DRAINAGE / EROSION	

BUILDING PERMIT RECORD											VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result						
3500	02-09-2006	EL	Electric	1,000				WIRE NEW BATH	08-07-2017	DS			26	Data Entry Inc & Exp						
2023	02-09-2006	PL	Plumbing	4,000	10-18-2007			3 FIXTS-BATHRM	06-21-2017	DS	6		17	Reval Comm Review						
6033	02-08-2006	CM	Commercial	2,500		100	10-18-2007	ADDITION OF BATHRM	10-18-2007	JL2	1		15	Reval Review						
2546	08-25-2003	EL	Electric	1,000				200 AMP SVC FOR GARAGE	11-07-2005	AC			00	Measur+Listed						
									07-18-2002	JL			00	Measur+Listed						
LAND LINE VALUATION SECTION																				
B	Use Code	Description	Zone	D	Front	Dept	Land Units	Unit Price	I Factor	SA	Cond.	ST.Idx	Adj.	Notes	Special Pricing		S Adj	Adj. Unit	Land Value	
															Spec Use	Spec Cal				
1	3400	Office Bldg	GC	1			0.150 AC	130,000	3.84615	C	1.00	3030	1,000	0.60 MAP 3502		0	1,000		75,000	
Total Card Land Units															0.150 AC	Parcel Total Land Area	0.150	Total Land Value		75,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style: 48		Office Bldg <5			
Model 96		Ind/Comm			
Grade 04		C-			
Stories: 1					
Occupancy 1.00					
Exterior Wall 1 20		Brick/Masonry			
Exterior Wall 2 25		Vinyl Siding			
Roof Structure 01		Flat			
Roof Cover 04		T&G/Rubber			
Interior Wall 1 05		Drywall/Plaste			
Interior Wall 2					
Interior Floor 1 14		Carpet			
Interior Floor 2					
Heating Fuel 03		Gas/Oil			
Heating Type 04		Forced Air-Duc			
AC Type 03		Central			
Bldg Use 3400		Office Bldg			
Total Rooms 00					
Total Bedrms 0.5					
Total Baths 02		HEAT/AC SPLIT			
Heat/AC 03		MASONRY			
Baths/Plumbing 02		AVERAGE			
Ceiling/Mail 01		SUSP-CEIL ONLY			
Rooms/Prtns 02		AVERAGE			
Wall Height 11.00					
% Conn Wall					
1st Floor Use: 322L					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)					
Code	Description	LB	Units	Unit Price	Yr Bit
PAV1	Paving - Asphal	L	5,000	3.00	1990

BUILDING SUB-AREA SUMMARY SECTION					
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost
BAS	First Floor	1,323	1,323	1,323	155.23
SLB	Slab	0	1,323	0	0.00
Tot Gross Liv / Lease Area		1,323	2,646	1,323	205,367

BAS

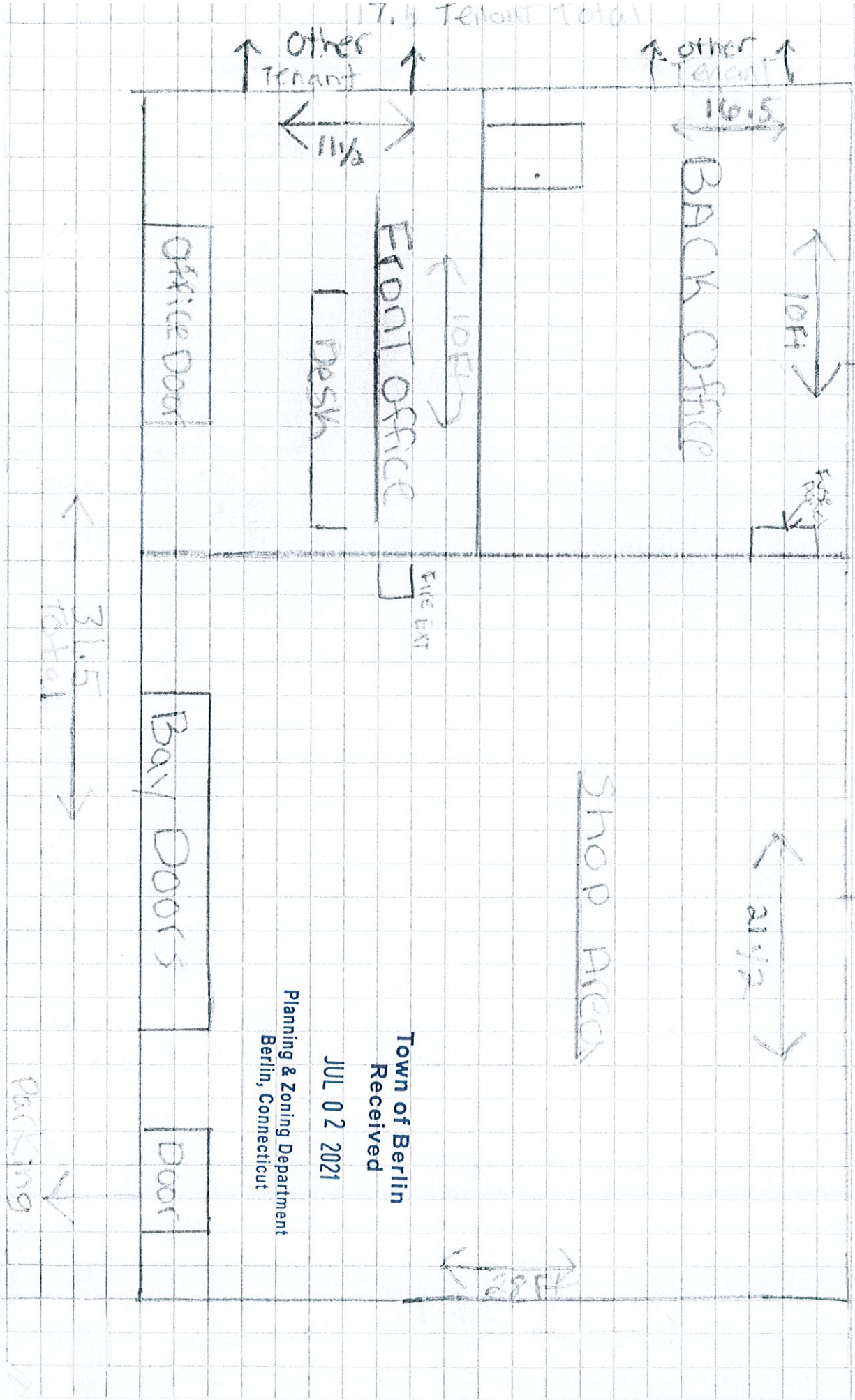
SLB

27

49



# 102 Langdon Court Interior of Building



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JUL 02 2021

Planning & Zoning Department  
Berlin, Connecticut

