TOWN OF BERLIN ZONING BOARD OF APPEALS
Notice of Meeting
September 27, 2022 7:00 p.m.

The Berlin Zoning Board of Appeals will hold Public Hearings at a regular meeting to be held Tuesday, September 27, 2022 in Berlin Town Hall Town Council Chambers, 240 Kensington Road, Berlin, CT. Interested parties may join and participate in person or remotely by video or telephone as provided below: Join by Zoom:*

https://town-berlin-ct-us.zoom.us/j/8140556035?pwd=YU0xb1J2Yyt4RDVLUkRIbFpFTFRuQT09

Passcode: PZ100   Or join by phone:* 1 929 205 6099 Meeting ID: 814 055 6035 Passcode: 488321
*Data and toll charges may apply.

ZBA 2022-12, 797 Farmington Avenue, Map 9-1 Block 28 Lot 31B

Alen Cecunjanin is requesting a modification to an existing sales of alcoholic beverages location approval to allow a restaurant with patio liquor permit per Berlin Zoning Regulations §XI.B at property in the CCD-2 zone.

ZBA 2022-13, 454 Farmington Avenue, Map 8-2 Block 29F Lot 1

Smbat Sarkisyan is requesting a variance for a front setback of 11 ft. where 25 ft. is required in the R-11 Zone per Berlin Zoning Regulations §V.B.5 to add a second floor to an existing non-conforming structure.

ZBA 2022-14, 71 Lincoln Street, Map 2-3 Block 6 Lot 17

Michael Schweitzer is requesting a variance for a rear setback of 31ft. where 40 ft. is required in the R-15 Zone per Berlin Zoning Regulations §V.A.10 for a proposed 28 ft. x 20 ft. addition.

ZBA 2022-09, 266 Lower Lane, Map 15-2 Block 91 Lot 70

Joseph Ranniello is appealing per Berlin Zoning Regulations §XV.A.1., the determination of the Town Planner/Zoning Enforcement Officer regarding number of dwelling units permitted at the existing house in the R-11 zone. (Opened 6-28-2022/ Continued from 7-19-2022 meeting),

Christine Mazzotta, Secretary, Berlin Zoning Board of Appeals

---

Posted with the Berlin Town Clerk: Wednesday, September 14, 2022
Published in the New Britain Herald: Friday, September 16, 2022 and
Friday, September 23, 2022