**TOWN OF BERLIN ZONING BOARD OF APPEALS**

**Regular Meeting Agenda September 27, 2022 7:00 p.m.**

The Berlin Zoning Board of Appeals will hold a regular meeting with Public Hearings on Tuesday, September 27, 2022

at 7:00 p.m. in Town Council Chambers, 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.

1. **Call to Order**
2. **Approval of Minutes:**
3. **Public Hearings:**
4. **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.

1. **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.

1. **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.

1. **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),

1. **Regular Meeting**
2. **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.

1. **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.

1. **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.

1. **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),

1. **Adjournment**

**Join Zoom video conference:\*** *\*Data and toll charges may apply*

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

**Or join by phone:\*** 1 929 205 6099 Meeting ID: 814 055 6035 Passcode: 488321