

## BERLIN ZONING BOARD OF APPEALS

March 23, 2021 7:00 p.m.

The Berlin Zoning Board of Appeals will meet remotely via Webex video conference\* on Tuesday, March 23, 2021 at 7:00 p.m. The Town of Berlin invites you to access and participate in this meeting via Webex video conference\* or telephone conference call as provided below.

*\*The WebEx call to participate in this meeting is a toll call and you may incur additional charges for placing the call by your phone service provider. The Town does not reimburse participants for any toll charges. Please check with your phone service provider before making the call.*

**Click the link below to join the meeting by Webex:**

<https://townofberlin.my.webex.com/townofberlin.my/j.php?MTID=m669b5454075e63fd98fdcc48def53d42>

**Or join by phone:**

+1-408-418-9388 United States Toll

Meeting number (access code): 132 994 6433

Meeting password: ZBATu700 (92288700 from phones and video systems)

**This agenda and all meeting materials related to the agenda items which have been distributed to the Board will be posted on the town's website at: [www.town.berlin.ct.us](http://www.town.berlin.ct.us) and will be available for viewing twenty-four (24) hours prior, during and after the meeting. Members of the public are encouraged to submit materials relevant to the applications no later than 12:00 p.m. on Friday, March 19, 2021 for posting prior to, during and after the meeting.**

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

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### Berlin Zoning Board of Appeals Agenda

#### I. Call to Order

#### II. Public Hearings:

**ZBA #2021-03 0 Berlin Turnpike Map 10-2 Block 83 Lots 12-7333, 12-7334, 13A, 13C-7509, 13C-7510**

a.k.a. 404 Berlin Turnpike

BT 2008 LLC (Peter D'Addeo, Managing Member of D'Addeo Family Limited Liability Company, Member of BT 2008 LLC) is requesting a motor vehicle use location approval for a gasoline filling station per Berlin Zoning Regulation XI.R. The properties are owned by BT 2008 LLC and the gasoline filling station is being proposed as a component of a proposed mixed-use development. *(Continued from 1/26/21)*

**ZBA #2021-05 379 Main Street – East Berlin Map 23-2 Block 152 Lot 6**

Ryan Haley (property owner) is requesting a variance for northerly side yard of 2 feet, 8 inches when 30 feet is required and a westerly front yard of 37 feet, 4 inches when 50 feet is required in the R-43 Zone per Berlin Zoning Regulations V.A.10 for a new 1-car attached garage and small addition. The proposed new garage and addition would be located in the same general area as an existing detached garage and an existing lean-to attached to the house (existing garage and lean-to to be removed).

NOTE: The public hearing was not opened at the 2/23/21 ZBA meeting and was postponed at the request of the applicant. The dimensions for the requested yard variances for ZBA #2021-05 have been updated by the applicant since the 2/23/21 ZBA meeting. The applicant is now requesting a 2-foot, 8-inch northerly side yard and a 37-foot, 4-inch westerly front yard instead of a 1-foot northerly side yard and 37.5-foot westerly front yard. The overall project of a new 1-car attached garage and addition to replace an existing detached garage and lean-to has not changed.

**ZBA #2021-06 276 Chamberlain Hwy Map 8-3 Block 12F Lot 5B**

Tim Sullivan (property owner) is requesting a variance for a 6-foot-tall fence in a residential front yard when up to 3 feet tall is permitted in a residential front yard per Berlin Zoning Regulations §IV.B.7. The property is on a corner lot, with the requested variance along West Lane.

**III. Regular Meeting:**

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**IV. Approval of Minutes:**

October 27, 2020 (Francalangia, Whiteside, Mazzotta, Zelek, Coppola) – 1005 Kensington  
Remand Underlined

February 23, 2021 (Francalangia, Tubbs, Graca, Coppola, Zelek)

**V. Adjournment**