

TOWN OF BERLIN ZONING BOARD OF APPEALS
Meeting Agenda
July 23, 2024 7:00 p.m.

The Berlin Zoning Board of Appeals will hold Public Hearings at a regular meeting to be held Tuesday, July 23, 2024 in Berlin Town Hall, Room 120 Engineering/Public Works Meeting Room, 240 Kensington Road, Berlin, CT.*Interested parties may join and participate in person or remotely by video or telephone as provided below.

Join Zoom video conference:*

<https://berlinct-gov.zoom.us/j/83762882862?pwd=dzdlK1hZTDdTN0lDR2ozazA1eJpQT09>

Meeting ID: 837 6288 2862 **Passcode:** PZ100

Join by phone:* 1 929 205 6099 **Meeting ID:** 837 6288 2862 **Passcode:**576531 *Data and toll charges may apply.

I. Call to Order

II. Public Hearings:

A. ZBA 2024-13, 55 Metacomet Drive, Map 21-3 Block 74 Lot 20D4

Larry Papandrea, is requesting a variance for a front yard setback of 38ft for a garage addition when 50ft is required for all structures per Berlin Zoning Regulations §V.A.10 in a R-43 zone.

B. ZBA 2024-02, 218 New Britain Road, Map 3-3 Block 24A Lot 44

Maroun G. Zoghbi, Esq., is requesting a determination to allow a continuance of a non-conforming use to be operated by a new business, for a used car dealer operating at 218 New Britain Road per Berlin Zoning Regulations Section IV.C.3.e. The property is owned by 100 Harding Holdings LLC and is zoned CCD-1.

C. ZBA 2024-12, 30 Robbins Rd, Map 14-2 Block 69 Lot 8

Alexia S. Vento is requesting a variance for a side yard setback of 2 ft for a 1 car garage when 5ft is required for detached accessory structures 12 ft or more away from a principal structure per Berlin Zoning Regulations §V.A.10 in a R-15 Zone.

III. Regular Meeting

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IV. Approval of Minutes

June 25, 2024 (Tubbs, Mazzotta, Simonetta, Zelek)

V. Commission Business

VI. Adjournment