



Town of Berlin

Planning and Zoning Department

240 Kensington Road
Berlin, Connecticut 06037
www.town.berlin.ct.us

Planning and Zoning Commission
Zoning Board of Appeals
Conservation Commission
Historic District Commission

BERLIN ZONING BOARD OF APPEALS REGULAR MEETING AGENDA

February 25, 2020
7:00 p.m.

Berlin Town Hall
Room 121

- I. Call to order
- II. Election of Officers
- III. Public Hearings:

1005 Kensington Road, Map 21-1/Block73/Lot 15

Remand issued by Superior Court in the matter of Liam T. Mitchell, et al. v. Berlin Zoning Board of Appeals concerning the Board's denial of the plaintiffs' appeal of a Cease and Desist Order issued by the Zoning Enforcement Officer for an unauthorized basement apartment in the R-43 zone per Berlin Zoning Regulations § XV.A.1.

ZBA #2020-01 208 Stockings Brook Road, Map 19-3 Block 15 Lot 48

Eugene Palazzolo, Garian Property Management, is requesting a variance to maintain the existing side yard setback of 30+/- feet when 50 feet is required per Berlin Zoning Regulations § V.A.10 in the R-86 zone, to allow an existing 22 ft. x 14 ft. unpermitted screened porch on the northwest rear of the existing attached garage to remain. The property is owned by Federal National Mortgage Association.

ZBA #2020-02 24 New Park Drive, Map 21-4 Block 153 Lot 12A

Adam Speeg is requesting a Sales of Alcoholic Beverages Location Approval for Manufacturer for Beer and Brew Pub Liquor Permit for Skulls Brew House in the PI zone per Berlin Zoning Regulations §XI.B. The property is owned by Cariati Family Limited Partnership.

ZBA #2020-03 74 Peter Parley Row, Map 16-3 Block 114 Lot 7

Tim Kontogouris, PKON LLC is requesting a variance of 8 feet for a front yard setback of 27 feet when 35 feet is required in the R-15 zone per Berlin Zoning Regulations §V.A.10. for a second-floor addition over an existing house. The property is owned by Scott K. Henderson.

ZBA #2020-04 1128 Farmington Avenue, Map 9-4 Block 91 Lot 2-1

Seven Moons LLC is requesting a Sales of Alcoholic Beverages Location Approval for an On-Premises Restaurant Beer & Wine Liquor Permit for Seven Moons restaurant per Berlin Zoning Regulations §XI.B. The property is owned by CHR Berlin LLC.

ZBA #2020-05 38 Pajor Hill Road, Map 10-1 Block 76A Lot 11A

Dave and Debbie Mangone are requesting a variance for a side yard of 7 feet when 25 feet is required in the GI-2 zone per Berlin Zoning Regulations §VII.H. for a garage and greenhouse addition on a single-family house. The property is owned by David J. Mangone.

IV. Regular Meeting:

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V. Board Business

CFPZA annual conference to be held March 26, 2020

VI. Approval of Minutes:

July 23, 2019 (Francalangia, Tubbs, Coppola, Zelek, Mazzotta)
September 24, 2019 (Francalangia, Tubbs, Graca, Whiteside, Zelek)
November 26, 2019 (Francalangia, Tubbs, Coppola, Zelek)
December 9, 2019 (Francalangia, Tubbs, Coppola, Zelek)

VII. Adjournment