

**LEGAL NOTICE**  
**TOWN OF BERLIN ZONING BOARD OF APPEALS**  
**October 27, 2020 7:00 p.m. – Notice Revised 10/16/2020**

In accordance with the State of Connecticut General Statutes and the Town of Berlin Zoning Regulations, The Berlin Zoning Board of Appeals will hold Public Hearings at their Regular Meeting on Tuesday, October 27, 2020 in person at Town Council Chambers, Berlin Town Hall, 240 Kensington Road, Berlin. The public will also be able to access and participate in this meeting in person, via Webex video conference and telephone conference call as provided below.

**ZBA #2020-11                      Map 11-3 Block 132 Lot 19, 288 Beckley Road**  
aka: 286 Beckley Rd and 55 Ledge Drive

Carrier Enterprises, LLC is appealing the decision of the Zoning Enforcement Officer dated July 7, 2020, to deny a zoning permit for Building Permit Application for new construction of a single-family house.

**ZBA #2020-12                      Map 11-3 Block 132 Lot 19, 288 Beckley Road**  
aka: 286 Beckley Rd and 55 Ledge Drive

Carrier Enterprises, LLC is appealing the decision of the Zoning Enforcement Officer dated August 19, 2020, to deny a zoning permit for Building Permit Application for new construction of a single-family house.

**ZBA #2020-15                      697 Berlin Turnpike                      Map 10-4 Block 132 Lot 86**

Kusum Shah (owner/member - Twin Spruce Motel, LLC) is requesting a variance for a southernly side yard of 13 feet when 25 feet is required in the BT-1 Zone per Berlin Zoning Regulations §VI.J for a detached 12 foot x 24 foot accessory garage to replace a 12 foot x 20 foot garage in the same location that was damaged.

**ZBA #2020-16                      65 Sbona Road                      Map 14-2 Block 69 Lot 85**

Vipul Patel is requesting a variance for a northerly front yard of 25 feet when 35 feet is required in the R-15 Zone per Berlin Zoning Regulations §V.A.10 for a second-story addition above an existing attached garage. The property is on a corner lot, with the requested variance along Colonial Drive.

**ZBA #2020-17                      164 New Britain Road                      Map 3-3 Block 24A Lot 38**

Gulbano Meghani (owner - Berlin Food Mart) is requesting a Sale of Alcoholic Beverages approval per Berlin Zoning Regulations XI.B., for an On-Premises Grocery Beer Liquor Permit for the Berlin Food Mart located at 164 New Britain Rd. The property is zoned CCD-1.

**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.

Webex Meeting Link:

<https://townofberlin.my.webex.com/townofberlin.my/j.php?MTID=mf3f37bc2f5decc81235c2b41d5ca88c8>

Meeting number: 132 355 5116

Password: ZBATu700 (92288700 from phones and video systems)

Join by phone

+1-408-418-9388 United States Toll

Access code: 132 355 5116

Please note the agenda and all meeting materials relating to the agenda items which will be distributed to the Board will be posted on the town's website at: [www.town.berlinct.us](http://www.town.berlinct.us) and will be available for viewing 24 hours prior to, during and after the meeting in accordance with the Governor's Executive Orders. Members of the public are encouraged to submit materials relevant to the applications no later than 12:00 p.m. on Friday, October 23, 2020 for posting prior to, during and after the meeting.

Sandra Coppola, Secretary  
Zoning Board of Appeals

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Posted on Town of Berlin Website October 15, 2020 - **Revised and Posted 10/16/2020**