

## BERLIN ZONING BOARD OF APPEALS

October 27, 2020 7:00 p.m.

The Berlin Zoning Board of Appeals will meet in person on Tuesday, October 27, 2020 at 7:00 p.m. The Town of Berlin invites you to access and participate in this meeting in person, via Webex video conference or telephone conference call as provided below.

### Join Webex Meeting:

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

**Meeting Number** (access Code) 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

**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, October 23, 2020, for posting prior to, during and after the meeting.**

---

### Berlin Zoning Board of Appeals Agenda

#### I. Call to Order

#### II. Public Hearings:

**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. (postponed at request of applicant)

**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. (postponed at request of applicant)

**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.

**III. Regular Meeting:**

**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. (postponed at request of applicant)

**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. (postponed at request of applicant)

**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.

**IV. Approval of Minutes:**

February 25, 2020 (Francalangia, Graca, Tubbs, Whiteside, Coppola, Zelek)

April 28, 2020 (Francalangia, Graca, Tubbs, Whiteside, Mathena, Zelek)

June 23, 2020 (Francalangia, Graca, Tubbs, Whiteside, Zelek)

September 22, 2020 (Francalangia, Tubbs, Whiteside, Coppola, Zelek)

**V. Adjournment**