

LEGAL NOTICE
TOWN OF BERLIN ZONING BOARD OF APPEALS

November 24, 2020 7:00 p.m.

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, November 24, 2020 in person at the Board of Education Conference Room, 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 #2020-18 1163 Mill Street – East Berlin Map 17-4 Block 147 Lot 3

Saleem Khan (owner/principal – Maple Avenue Repair Service LLC) is requesting a Location of Motor Vehicle Uses approval for a Dealer and Repairers License per Berlin Zoning Regulations VI.F.3.b and XI.R at 1163 Mill Street, East Berlin. The property is zoned GC and is owned by 1173 Associates LLC (owner/principal – Fred Campanella).

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. (*Continued from 10/27/2020*).

Webex Meeting Link:

<https://townofberlin.my.webex.com/townofberlin.my/j.php?MTID=m01fef16a20e279bacebc2a1dde3396>

Meeting number: 132 781 9347

Password: ZBATu700 (92288700 from phones and video systems)

Join by phone

+1-408-418-9388 United States Toll

Access code: 132 781 9347

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 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, November 20, 2020 for posting prior to, during and after the meeting.

Sandra Coppola, Secretary
Zoning Board of Appeals

Posted on Town of Berlin Website