

BERLIN ZONING BOARD OF APPEALS

November 24, 2020 7:00 p.m. – **Updated 11/24/2020**

The Berlin Zoning Board of Appeals will meet in person on Tuesday, November 24, 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. **The meeting will take place at the Board of Education Conference room at 240 Kensington Road in Berlin.**

Join Webex Meeting:

<https://townofberlin.my.webex.com/townofberlin.my/j.php?MTID=m01fef16a20e279bacebcdc2a1dde3396>

Meeting Number (access Code) 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

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

Video recordings of the meeting are scheduled to be posted to YouTube 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

POSTPONED

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

POSTPONED

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 #2020-18 Map 17-4 Block 147 Lot 3, 1163 Mill Street – East Berlin

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)*

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 #2020-18 Map 17-4 Block 147 Lot 3, 1163 Mill Street – East Berlin

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)*

IV. Approval of Minutes:

October 27, 2020 (Francalanga, Mazzotta, Whiteside, Coppola, Zelek)

V. Review of ZBA 2021 Schedule

VI. Adjournment