

TOWN OF BERLIN ZONING BOARD OF APPEALS
Meeting Agenda
November 26, 2024 7:00 p.m.

The Berlin Zoning Board of Appeals will hold Public Hearings at a regular meeting to be held Tuesday, November 26, 2024 in Berlin Town Hall, Doc Mac Room 113, 240 Kensington Road, Berlin, CT. Interested parties may join and participate in person or remotely by video or telephone as provided below.

Join Zoom video conference:*

<https://berlinct-gov.zoom.us/j/83762882862?pwd=dzdlK1hZTDdTN0lDR2ozazA1eJpQT09>

Meeting ID: 837 6288 2862 **Passcode:** PZ100

Join by phone:* 1 929 205 6099 **Meeting ID:** 837 6288 2862 **Passcode:**576531 *Data and toll charges may apply.

I. Call to Order

II. Public Hearings:

A. ZBA 2024-21, 841 Berlin Turnpike, Map 10-4 Block 158 Lot 14

Sharlene Kenesky, Zingarelli Enterprises, LLC, is requesting a sales of alcoholic beverages location approval for an on-premises restaurant liquor permit for Strykers Sports Café per Berlin Zoning Regulations §XI.B. Property is located within a CCD-1 Zone.

B. ZBA 2024-22, 319 New Britain Road, Map 9-1 Block 28 Lot 22

Karen Ortola, Prentice Place Board of Directors, is requesting a variance to allow a freestanding sign to be placed further than 10ft from the Prentice Place Condominium building at the closest point and further than 20ft at the furthest point as required per Berlin Zoning Regulations §IX.A.6.e.iv. The property is located within a CCD-1 Zone.

III. Regular Meeting

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IV. Approval of Minutes

October 22, 2024 (Mazzotta, Tubbs, Simonetta, Zelek, Whiteside)

V. Commission Business

VI. Adjournment