

TOWN OF BERLIN ZONING BOARD OF APPEALS
Meeting Agenda
January 28, 2025 7:00 p.m.

The Berlin Zoning Board of Appeals will hold Public Hearings at a regular meeting to be held Tuesday, January 28, 2025 in Berlin Town Hall, Town Council Chambers, 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=dzdIK1hZTDdTN0lDR2ozazA1eJpQT09>

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 2025-01, 841 Berlin Turnpike, Map 10-4 Block 158 Lot 14

Nick Garra, Eastern Ventura Ventures, 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 2025-02, 1406 Chamberlain Highway, Map 19-4 Block 15 Lot 14A

Tomasz Ostynski, Tops Garage LLC, is requesting a variance to allow a 5 ft 10-inch fence to be installed within the front yard setback at the south side of the property and a 4 ft fence to be installed within the front yard setback at the north side of the property when 3 ft is the max allowed height for fences installed within the front yard setback in residential zones per Berlin Zoning Regulations §IV.B.7. Property is located within a R-86 zone.

III. Regular Meeting

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IV. Approval of Minutes

December 12, 2024 (Francalangia, Mazzotta, Tubbs, Simonetta, Whiteside)

V. Commission Business

VI. Adjournment