

**TOWN OF BERLIN ZONING BOARD OF APPEALS****Meeting Agenda****June 24, 2025 7:00 p.m.**

The Berlin Zoning Board of Appeals will hold Public Hearings at a regular meeting to be held Tuesday, March 24, 2025 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://berlincnct-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. Election of Officers cont.****III. Public Hearings:****A. ZBA 2025-06, 261 Kensington Road, Map 9-3 Block 52 Lot 7**

Emily Fisher, Dogma Dogs LLC, is requesting a use variance to allow a dog daycare within an industrial building per Berlin Zoning Regulations §XV.A.4. The property is owned by 261 Kensington Rd LLC and is located in a GI zone.

**B. ZBA 2025-07, 198 Lamentation Drive, Map 22-4 Block 153 Lot 5-68**

Gregory Meyers is requesting a variance to allow a 14ft x 24ft garage bay addition to encroach 11.5ft into the side yard setback, as shown on submitted plans, where a 20ft setback is required per Berlin Zoning Regulations § V.A.10 in an R-21 Zone.

**C. ZBA 2025-08, 25 Ronal Drive, Map 10-4 Block 159 Lot 1**

Jonathan Adams is requesting a variance to allow a 24ft x 24ft garage addition to encroach 14ft into the front yard setback, as shown on submitted plans, where 35ft is required per Berlin Zoning Regulations § V.A.10 in an R-15 zone.

**IV. Regular Meeting****A. ZBA 2025-06, 261 Kensington Road, Map 9-3 Block 52 Lot 7**

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**V. Approval of Minutes**

April 22, 2025 (Francalangia, Mazzotta, Whiteside, Simonetta, Zelek)

**VI. Commission Business****VII. Adjournment**