

TOWN OF BERLIN ZONING BOARD OF APPEALS**Meeting Agenda****November 25, 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, Main Conference Room, 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. Election of Officers cont.**
- III. Public Hearings:**
 - A. ZBA 2025-10, 100 Harding Street Map 9-1 Block 28 Lot 27**
Nyah Porcher is requesting a Use Variance of Berlin Zoning Regulations §VII.B. for an athletic training center for basketball development and personal training per Berlin Zoning Regulations §XV.A.4. The property is owned by 100 Harding Holdings Inc. in a GI zone
 - B. ZBA 2025-11, 305 Lincoln Street Map 2-3 Block 22 Lot 3A**
Zbigniew Kacperski, owner, is requesting a Variance of fence height in the front yard for a six-foot-high privacy fence around the front yard facing High Road when three feet of height is allowed in the front yard setback of residential properties per Berlin Zoning Regulations Section IV.B.7.
- IV. Regular Meeting**
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- V. Approval of Minutes**
June 24, 2025
- VI. Commission Business**
- VII. Adjournment**

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BERLIN TOWN CLERK

2025 NOV 20 AM 9: 23

Kathryn Wall

BERLIN, CT.