

**LEGAL NOTICE
TOWN OF BERLIN**

ACTIONS TAKEN BY THE TOWN OF BERLIN ZONING BOARD OF APPEALS

At its regular meeting on November 25, 2025, the Berlin Zoning Board of Appeals took the following actions:

Voted unanimously to approve the request of Nyjah Porcher for 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

Voted unanimously to deny the request of Zbigniew Kacperski, owner, for 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.

Dated this 3rd day of December, 2025 at Berlin, CT.

Christine Mazzotta, Secretary – Zoning Board of Appeals

Posted with the Berlin Town Clerk: December 3, 2025

To be advertised in the New Britain Herald: December 5, 2025