

## **BERLIN ZONING BOARD OF APPEALS**

**June 22, 2021 7:00 p.m.**

The Berlin Zoning Board of Appeals will hold Public Hearings at their Regular Meeting on Tuesday, June 22, 2021 in the Berlin Town Hall, 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://town-berlin-ct-us.zoom.us/j/8140556035?pwd=YU0xb1J2Yyt4RDVLUkRibFpFTFRuQT09>

Meeting ID: 814 055 6035    Passcode: PZ100

### **Or join by phone:\*** 1 929 205 6099

Meeting ID: 814 055 6035    Passcode: 488321

\*Data and toll charges may apply. Participants are responsible for charges incurred by their carrier. The Town does not reimburse participants for any toll or data charges.

**This agenda and all meeting materials related to the agenda items which have been distributed to the Board will be posted on the town's website at:** [www.town.berlin.ct.us](http://www.town.berlin.ct.us) and will be available for viewing twenty-four (24) hours prior, during and after the meeting. Members of the public are encouraged to submit materials relevant to the applications no later than 12:00 p.m. on Friday, June 18, 2021 for posting prior to, during and after the meeting.

A video recording of the meeting is scheduled to be posted to YouTube after the meeting.

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### **Berlin Zoning Board of Appeals Agenda**

#### **I. Call to Order**

#### **II. Public Hearings:**

##### **ZBA #2021-13            211 New Britain Rd            Map 3-3 Block 28 Lot 12**

Robert Becker (President – Towne Place Condominium Association) is requesting a variance for a freestanding sign located 10 feet from the street line when 50 feet is required for a principal structure located greater than 75 feet from the street line in the CCD-1 zone per Berlin Zoning Regulation IX.A.6.e.iv.

##### **ZBA #2021-14            117 Sunmeadow Dr            Map 17-1 Block 133 Lot 26M**

Marc Ulan (property owner) is requesting a variance for westerly side yard of 3 feet when 10 feet is required in the R-21 Zone per Berlin Zoning Regulations V.A.10 for a detached 10 foot x 20 foot accessory pool shed.

**III. Regular Meeting:**

**ZBA #2021-13      211 New Britain Rd      Map 3-3 Block 28 Lot 12**

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**ZBA #2021-14      117 Sunmeadow Dr      Map 17-1 Block 133 Lot 26M**

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**IV. Approval of Minutes:**

May 25, 2021 (Francalangia, Tubbs, Coppola, Whiteside, Zelek)

**V. Adjournment**