

TOWN OF BERLIN ZONING BOARD OF APPEALS
Meeting Agenda
March 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 25, 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://berlinc-t-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**
- III. Public Hearings:**

A. ZBA 2025-03, 67 Pepin Lane, Map 17-3 Block 143 Lot 6B-9

Harry and Karen Yamalis are requesting a variance to allow a 25ft by 40ft garage to be built 8ft from the side yard property line at the furthest point west and 13ft at the furthest point east when a 30ft side yard setback is required for detached accessory structures within 12ft proximity to the principal structure per Berlin Zoning Regulations §§V.A.10 in a R-43 Zone.

B. ZBA 2025-04, 841 Berlin Turnpike, Map 10-4 Block 158 Lot 14

Sharlene Kenesky, Zingarelli Enterprises, LLC, 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.

C. ZBA 2025-05, 1406 Chamberlain Highway, Map 19-4 Block 15 Lot 14A

Timothy Brignole, attorney, is appealing per Berlin Zoning Regulations §XV.A.1., the order of the Zoning Enforcement Officer regarding storage of commercial vehicles, and equipment and an unauthorized change of a nonconforming use on the property in the R-86 zone. The property is owned by Tops Garage, LLC.

IV. Regular Meeting

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V. Approval of Minutes

January 28, 2025 (Francalangia, Mazzotta, Tubbs, Simonetta,)

VI. Commission Business

VII. Adjournment