



# Town of Berlin

## Planning and Zoning Department

240 Kensington Road  
Berlin, Connecticut 06037  
www.town.berlin.ct.us

Planning and Zoning Commission  
Zoning Board of Appeals  
Conservation Commission  
Historic District Commission

## BERLIN ZONING BOARD OF APPEALS REGULAR MEETING AGENDA

October 23, 2018

7:00 p.m.

Berlin Town Hall

Town Council Chambers

**I. Call to order**

**II. Audience of citizens**

**III. Public Hearings:**

**ZBA #2018-09-26**

**36 and 86 Commerce Street, Map 17-2/Block 133/Lots 17A and 17B**

The application of Michael A. Ceccorulli, Esq. for Commerce Street Holdings LLC request for interpretation of Sec. VII(D)(2)(a) of the Town of Berlin Zoning Regulations.

**ZBA #2018-009-29**

**525 Worthington Ridge, Map 10-4/Block 83C/Lot 15**

Thomas DeSantos, member, is requesting a variance for a front yard setback of 17 feet when 35 feet is required for reconstruction of the dwelling with front porch in the R-15 zone per Berlin Zoning Regulations Section V.A.10. The property is owned by WCTD Investments LLC.

**ZBA #2018-09-30**

**69 Cottage Street, Map 17-2/Block 151/Lot 5A**

Donna Slimskey is requesting a variance for a separation distance of 9 feet to the accessory structure garage when 12 feet is required for a rear deck in the R-11 zone per Berlin Zoning Regulations Section V.B.5.

**IV. Regular Meeting:**

**ZBA #2018-09-26**

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Marek Kozikowski, AICP, Town Planner. 860-828-7060. mkozikowski@town.berlin.ct.us  
Maureen Giusti, Assistant Town Planner/ZEO. 860-828-7008. mgiusti@town.berlin.ct.us  
Frances Semnoski, Land Use Administrator. 860-828-7066. fsemnoski@town.berlin.ct.us

**ZBA #2018-09-30**

**69 Cottage Street, Map 17-2/Block 151/Lot 5A**

Donna Slimskey is requesting a variance for a separation distance of 9 feet to the accessory structure garage when 12 feet is required for a rear deck in the R-11 zone per Berlin Zoning Regulations Section V.B.5.

**V. Commission Business:**

Fee return for not accepted applications of Commerce Street Holdings:

1. ZBA 2018-09-27: (\$210.00 - \$60.00 State fee) = \$150.00; and,
  2. ZBA 2018-09-28: (\$210.00 - \$60 State fee) = \$150.00
- Total: \$300.00

**VI. Correspondence:**

Claim filed dated October 11, 2018

**VII. Approval of Minutes**

September 25, 2018

**VIII. Adjournment**