

**LEGAL NOTICE
ZONING BOARD OF APPEALS
TOWN OF SHERMAN, CONNECTICUT**

The Zoning Board of Appeals made the following decisions at a **ZOOM Public Hearing on Tuesday, December 1, 2020 beginning at 7:00 p.m. at Mallory Town Hall for the following Cases:**

APPROVED- ZBA CASE # 711- 35 Ledgewood Drive (Map: 72, Lot: 20) Warnery, Philippe.
Requesting Variance of Section 332.5 Minimum Setback Requirements- Front Yard- from 50' to 31.1' for placement of a generator. Requesting Variance from Section 324.3.B Generators, Air Conditioners, Pool Filters, and Other Noise Generating Equipment- for placement of a generator from within 15' to within 19.8' from the principal building as shown in the exact footprint on submitted A-2 survey entitled, "Zoning Location Survey Map for Generator & Propane Tank, Prepared for Philippe M. Warnery & Catherine Sicotte Levesque, Deer Run Shores, Section "B", Lots 6 & 7, Assessor's Map 72, Lot 20, 35 Ledgewood Drive, Town of Sherman, County of Fairfield, State of Connecticut". Dated February 14, 2017, Last Revised 10/23/2020 Additional Generator Dimension. Prepared by- Arthur H. Howland & Associates, P.C. Zone B.

APPROVED- ZBA CASE # 712- 32 Route 37 East (Map: 18, Lot: 4) Gorman, Ralph.
Requesting Variance of Section 324.3a Septic Systems for Accessory Buildings, to allow a septic connection to an existing 28' x 50' accessory building, built in 2019 which is used for agricultural production purposes. Submitted site map prepared for AT&T, entitled "White Silo Farm, Site: SR-2041, Address: 32 Route 37 East, Sherman, CT 06784" Prepared by: Northeast Survey Consultants. Dated 05/20/2013. Sheet Title: Abutters Map C-1. Zone A.

DENIED WITHOUT PREJUDICE- ZBA CASE # 713 – 6 Echo Lane South (Map: 47, Lot: 44) Hoang, Khue. Requesting Variance of Section 324.1.A.1.H- Accessory Dwellings- Variance from the required 8 acre minimum lot size to 0.56 acres to create an Accessory Dwelling within an existing structure all in accordance with submitted floor plans entitled "Proposed Accessory Dwelling Interior Layout Schematics" which includes hand drawings: page 1-Ground Floor, page 2- Second Floor, page 3- Partial Basement Storage Area, page 4- Ground Floor Finished Square Footage, and page 5- Second Floor Square Footage (6 pages including cover page) Dated 11/10/2020", and as shown in the existing location marked "Proposed 1 bedroom Residence" on submitted Septic System Design, dated 10/29/2020. Also shown in existing location on submitted A-2 survey entitled; "Property Survey, prepared for Amram & Virginia Attias, 6 Echo Lane South, Town of Sherman, Fairfield County. Dated: July 18, 2005, Prepared by: Paul A. Hiro, P.C. Zone B

**Dated at Sherman, Connecticut this 2nd day of December, 2020
Kenric Gubner, Chairman**