

**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, May 11, 2021 beginning at 6:00 p.m. at Mallory Town Hall for the following Cases:

APPROVED: **ZBA Case # 722- 6 Echo Lane South, (Map-47, Lot-44) Khue Hoang** –Variance of Section 213- Proximity to the 440 foot contour line- from 25’ to 11’ from the 440 foot contour line. Variance of Section 332.5 Minimum Setback Requirements, Side property line setback from 25’ to 19’,6”. Variance of Section 324.3B Generators, Air Conditioners, Pool Filters, and Other Noise Generating Equipment from a maximum distance within 15’ feet of the principal building being served to 26’ to allow placement of a generator in the exact footprint shown on a submitted A-2 survey entitled; “Property Survey Prepared For Khue Van Hoang, 6 Echo Lane South, Town of Sherman, Fairfield County, CT”. Revised Date: March 4, 2021 for proposed generator. Prepared by: PAH, INC Land Surveyors. Zone B.

DENIED: **ZBA Case # 725- 5 Hillside Drive (Map-76, Lot-5) Brian Choquette-** Variance of Section 332.5 Minimum Setback Requirements, Side property line- from 25’ to 20’,11” to allow construction of a 31’ x 2’ garage shed roof. Variance from Section 334.9- Non-Conformity- the proposed garage shed roof will increase the side property line setback non-conformity of the existing dwelling, in accordance with submitted building plans entitled “Brian Choquette, 5 Hillside Drive, Sherman, CT” Prepared by: Santos Contracting, LLC. Dated: 11/19/2020 and all in the exact footprints shown on submitted A-2 Survey entitled “Property Survey Prepared for Brian Choquette, 5 Hillside Drive, Town of Sherman, Fairfield County, CT”. Last revised March 9, 2021. Prepared by: PAH, INC. Zone B.

APPROVED: **ZBA Case # 725- 5 Hillside Drive (Map-76, Lot-5) Brian Choquette-** Variance from Section 334.9- Non-Conformity- the proposed front porch will increase the front property line setback non-conformity of the existing dwelling. Variance of Sect. 332.5 Minimum Setback Requirements, Front property line setback from 50’ to 30’,11” to construct a 7’x 4’ covered front porch all in accordance with submitted building plans entitled “Brian Choquette, 5 Hillside Drive, Sherman, CT” Prepared by: Santos Contracting, LLC. Dated: 11/19/2020 and all in the exact footprint shown on submitted A-2 Survey entitled “Property Survey Prepared for Brian Choquette, 5 Hillside Drive, Town of Sherman, Fairfield County, CT”. Last revised March 9, 2021. Prepared by: PAH, INC. Zone B.

DENIED: **ZBA Case # 727- 4 Locust Lane (Map- 73, Lot-19) Rommie L. Duckworth-** Variance of Section 332.5 Front Property Line Setback from 50’ to 0.5’. Variance of Section 331.5 Side Property Line Setback from 25’ to 12’ for construction of a new 24’ x 26’ two story detached garage in accordance with submitted building plans entitled: “Duckworth Residence, 4 Locust Lane”. Dated 03/16/2021. Prepared by: Sherman Building Design and in the exact footprints shown on submitted A-2 Survey entitled: Property Survey Prepared for Rommie L. Duckworth, 4 Locust Lane, Sherman, CT.” Dated: Jan. 11, 2012. Prepared by: PAH, INC. Land Surveyors. Zone B.

APPROVED WITH CONDITIONS: ZBA Case # 727- 4 Locust Lane (Map- 73, Lot-19) Rommie L. Duckworth- Variance of Section 331.5 Side Property Line Setback from 25’ to 12’ for construction of a new 6’,4” x 10’ vestibule to be attached to the existing dwelling, in accordance with submitted building plans entitled: “Duckworth Residence, 4 Locust Lane”. Dated 03/16/2021. Prepared by: Sherman Building Design and in the exact footprint shown on submitted A-2 Survey entitled: Property Survey Prepared for Rommie L. Duckworth, 4 Locust Lane, Sherman, CT.” Dated: Jan. 11, 2012. Prepared by: PAH, INC. Land Surveyors. Zone B.

CONDITIONS: Vestibule exterior roof line not to exceed 12’ in height.

DENIED: **ZBA Case # 723- 28 Wanzer Hill Road (Map- 48, Lot- 48) Nanette C. Woodage-** Variance of Sections 322.1.b.(iii). and 322.1.b.(v) to allow the installation of a 6' tall privacy fence in front of the 50' Front property line Setback with the closest point no closer than 14' to the property line in accordance with and as shown in the exact footprint on the submitted A-2 Survey. Variance of Section 332.5 Minimum Setback Requirements from 75' to the center line of the road to 73.6' to allow placement of a hot tub in the exact footprint shown on a submitted A-2 Survey entitled "Record Improvement Location Survey, Lots 8 & 9, Laurel Hill, Prepared for Vincent H. & Nanette C. Woodage, 28 Wanzer Hill Road, Sherman, CT". Dated: 11/01/2019. Prepared by: CCA, LLC. Zone B.

DENIED: **ZBA Case #720- 45 Wanzer Hill Road, (Map- 53, Lot- 28) Jonathan Weiner/ Nap Bay, LLC-** Variance of Section 324.1.A.1.d- Accessory Dwelling- (only one permitted per lot) to allow a second Accessory Dwelling to exist on one lot, within an existing 456 sq. ft. structure which contains one bedroom, one bathroom and a kitchen as shown on submitted Building plans entitled; "ZBA- Cottage One, 45 Wanzer Hill Road, Sherman, CT" Dated 01/20/21, prepared by: P. W. Scott, Engineering & Architecture P. C. and noted as shown (Cottage #1) in the exact footprint shown on submitted A-2 survey entitled; "Partial Topographic Survey, NAP BAY, LLC, 45 Wanzer Hill Road, Town of Sherman, Fairfield County, CT." Dated June 15, 2019. Prepared by: GeoLogic Land Surveying, PLLC. Zone B.

WITHDRAWN BY APPLICANT: ZBA Case #721- 45 Wanzer Hill Road, (Map-53, Lot- 28) Jonathan Weiner/ Nap Bay, LLC - Variance of Section 324.3.A Septic Systems for Accessory Buildings to allow connection of an Accessory Structure (exceeding 400 sq. ft.) in an existing 2,545 sq. ft. structure (referred to as "Playhouse/ Garage" in this application) Requesting Variance of Section 324.3 A (a) Septic Systems for Accessory Buildings, to allow a kitchenette with a sink, stove, refrigerator in another accessory structure which its' use is not agricultural in nature as shown on submitted Building plans entitled; "ZBA- Playhouse Variance, 45 Wanzer Hill Road, Sherman, CT" Dated 12/04/20, prepared by: P. W. Scott, Engineering & Architecture P. C. and in the exact footprint shown on submitted A-2 survey entitled; "Partial Topographic Survey, NAP BAY, LLC, 45 Wanzer Hill Road, Town of Sherman, Fairfield County, CT." Dated June 15, 2019. Prepared by: GeoLogic Land Surveying, PLLC. Zone B.

DENIED: **ZBA Case #724- 10 Lake Shore Woods Road (Map- 66, Lot- 40) Ten Lake Shore Woods, LLC: Agents: Amanda Montgomery & Andrew Drewatolitsch-** Variance of Sect. 332.5 Minimum Setback Requirements- Front property line from 50' to 29.8' for construction of a front porch. Variance of Sect. 332.5 Minimum Setback Requirements- Front property line from 50' to 30.2' for construction of the proposed 3rd story addition. Variance of Rear property line setback from 25' to 0.2' for proposed 2nd story balcony and construction of the proposed 3rd story addition, balcony and porch. Variance of Sect. 332.5 Minimum Setback Requirements- Rear property line from 25' to 3.2' for proposed second story balcony. Variance of Section 332.7 Maximum Building Height from 2 ½ stories to 3 stories. "Story" and "Story, half" determined in accordance with Section 610- Definitions. Variance of Sect. 384 Non-Conformity Other than Use- to increase the non-conformity for construction of a third story, balcony and porch in accordance with submitted building plans. Variance of Sect. 332.5 Minimum Setback Requirements- Rear property line from 25' to 4.9' to allow placement of two air conditioning units. Variance of Sect. 332.5 Minimum Setback Requirements- Front property line from 50' to 44.9' to allow placement of two air conditioning units. Variance of Sect. 332.5 Minimum Setback Requirements- Rear property line from 25' to 3.7' to allow placement of an emergency stand-by generator. Variance of Sect. 332.5 Minimum Setback Requirements – Front property line from 50' to 29.8' to allow renovation of existing covered front door entryway currently located at 29.6'. Reference to Section 322.3 Building Projections. Variance of Sect. 332.5 Minimum Setback Requirements- Front property line from 50' to 48' to allow renovation of existing side door covered entryway using existing footprint. Reference to Section 322.3 Building Projections. Variance of Sect. 332.5 Minimum Setback Requirements- Rear property line from 25' to 13' to allow renovation of existing side door covered entryway using existing

footprint. All these requested in accordance with submitted Building Plans entitled “Renovations for: Montgomery Residence, 10 Lake Shore Woods Road, Sherman, CT” Pages 1 through 8. Prepared by: Our House Design & Construction. Dated 11/25/2020 and all in the exact footprints shown on submitted A-2 Survey entitled “Proposed Zoning Location Survey Prepared for Ten Lake Shore Woods, LLC, MBLU 66-40, 10 Lake Shore Woods Road, Sherman, CT.” Dated: 12/19/2020. Prepared by: CCA, LLC. Zone B.

APPROVED WITH CONDITIONS: ZBA Case # 726- 4 Sawmill Road (Map- 75, Lot- 50) Febbfour, LLC- - Variance of Section of Section 384 Non-Conformity, other than Use- to allow an increase of non-conformity for the proposed change of the existing roofline by approximately 3’, for construction of a proposed vertical addition, to allow construction of a proposed 4’x 4’ x 4’,6” cupola and construction of a proposed 3’ x 5’ shed roof as shown on submitted building plans entitled “ SHS/ FEBBRAIO- 4 Sawmill Road, Existing Massing Plans” Pages 1 and 2. Dated: 4/12/2021, Prepared by: Evolve Design Group, LLC. Requesting Variance of Section 333.5 Front Property Line Setback from 50’ to 1’ (existing structure). Requesting Variance of Section 333.5 Front Property Line Setback from 50’ to 4.5’ to allow the addition of a side entry shed roof. Requesting Variance of Section 333.5 Side Property Line Setback from 15.0’ to 4.1’ for the addition of the raised roof. All in accordance with submitted building plans and submitted A-2 Survey entitled: “Property Survey Prepared for FEBBFOUR, LLC, 4 Saw Mill Road, Sherman, CT.” Dated: Feb. 22, 2021. Prepared by: PAH, INC. Land Surveyors. Zone C. **CONDITIONS: Premises must continue to be used as non-residential.**

**Dated at Sherman, Connecticut this 12th day of May 2021
Kenric Gubner, Chairman**