

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

The Zoning Board of Appeals made the following decisions at a Public Hearing on Tuesday, November 2, 2021 beginning at 7:00 p.m. via ZOOM for the following Cases:

- CONTINUED- ZBA CASE # 730- 170 Green Pond Road- (Map-64, Lot-44) David Jacobowitz - For construction of a new single family dwelling:** Requesting Variance of Section 331.5, Minimum Setback Requirements, Side Property Line Setback from 40' to 24'. Requesting Variance of Section 331.5, Rear Property Line Setback from 40' to 23', 5", as shown in the exact footprint location shown on submitted A-2 survey entitled; "Proposed Zoning Location Survey, Prepared for David & Barbara Jacobowitz, MBLU 64-44, Candlewood Lake Estates, Lot 20- Section C, 170 Green Pond Road, Sherman, Connecticut." Dated: 08/25/2021. Zone A.
- DENIED- ZBA CASE # 731- 19 Deer Run Trail (Map-69, Lot-28) Argento, Joseph & Lisa- For a proposed deck expansion:** Requesting Variance of Section 384- Increase of Non-Conformity, Other than Use. Requesting Variance of Section 332.5, Minimum Setback Requirements, Side Property Line from 25' to 22' foot setback. **For construction of a second story addition:** Requesting Variance of Section 384- Increase of Non-Conformity, Other than Use. **Southwestern Property Line:** Requesting Variance of Section Requesting Variance of Section 332.5, Minimum Setback Requirements, Side Property Line from 25' to 22.8'. Requesting Variance of Section 332.5, Minimum Setback Requirements, Side Property Line from 25' to 24.2'. **Southeastern Property Line:** Requesting Variance of Section 332.5, Minimum Setback Requirements, Side Property Line from 25' to 22'. Requesting Variance of Section 332.5, Minimum Setback Requirements, Side Property Line from 25' to 19.3'. Requesting Variance of Section 332.5, Minimum Setback Requirements, Side Property Line from 25' to 23', all in accordance with submitted building plans entitled: "Argento Residence, 19 Deer Run Trail, Sherman, CT" pages 1 through 5, prepared by: Zimmerman Architecture. Last Revised: 8/22/2021 and in the exact footprints shown on submitted A-2 Survey entitled; "Property Survey Prepared for Joseph & Lisa Argento, 19 Deer Run Trail, Town of Sherman, Fairfield County, CT" Last Revised: September 3, 2021. Prepared by: PAH, INC Land Surveyors. Zone B.
- DENIED- ZBA CASE # 732- 9 Sail Harbour Drive (Map- 54, Lot- 3) Nine SHD, LLC- For construction of a 20' x 40' swimming pool and related equipment:** Requesting Variance of Section 332.5, Minimum Setback Requirements, Conservation Buffer Line from 25' to 0' in accordance with a B-100 plan entitled; "9 Sail Harbour Drive (Lot 5) Sherman, CT, Prepared for Lokhin Residence". Prepared by: R. J. Gallagher, Jr. & Associates. Dated December 3, 2007, Last revised September 1, 2021 and in the exact footprint location shown on submitted A-2 Survey entitled; "Zoning Location Survey, prepared for 9 SHD, LLC, 9 Sail Harbour Drive, Sherman, CT". Dated August 30, 2021. Prepared by: Bautingham Land Surveyors, P.C. Zone B.
- CONTINUED- ZBA CASE # 733- 10 Terrace Drive (Map-68, Lot-80) Edwards, Mark D.- For construction of a wooden staircase to front door to service new home construction:** Requesting Variance of Section of 332.5, Minimum Setback Requirements- to reduce the 50" front yard setback to 0' front yard setback to allow for the construction of a wooden staircase to service new home construction and Section 321.5, New Building on Existing Lots- to allow for construction on a lot that was not in separate ownership on September 5, 1947, but has been identified as lot #34 on a subdivision map entitled , Candlewood Lake Estates, Section A, Sherman, Connecticut", which was originally filed in Map Book # 3, page 8, that was filed on August 29, 1959 and has been in separate ownership since then. Staircase in accordance as shown in the exact footprint location on submitted B-100 Septic plan entitled; "System Design prepared for Mark D. Edwards, MBLU 68-80, Candlewood Lake Estates, Lot 34, Section A, 10 Terrace Drive, Sherman, Connecticut". Dated October 23, 2018. Prepared by: CCA, LLC. Zone B.
- CONTINUED- ZBA CASE # 734- 7 Oak Drive (Map-74, Lot-11)- Salvatore & Maureen Bellino- POST FACTO- For placement of a 8' x 10' storage shed:** Requesting Variance of Section 332.5 Minimum Setback requirement, Side yard property line setback from 25' to 0' for placement of a 8' x 10' storage shed (POST FACTO) in the exact footprint location shown on submitted marked-up A-2 Survey entitled, "Property Survey Prepared for Salvatore & Maureen P. Bellino, 7 Oak Drive, Town of Sherman, Fairfield County, CT" dated July 10, 2006 with the last revision dated June 14, 2017; Update and Proposed Addition". Prepared by the office of PAH, Inc. Land Surveyors. Zone B.

**Dated at Sherman, Connecticut this 3rd day of November 2021  
Kenric Gubner, Chairman**