

**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, January 4, 2022 beginning at 7:00 p.m. via ZOOM for the following Cases:

- APPROVED- WITH CONDITIONS** **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." Prepared by: CCA, LLC. Dated: 08/25/2021. Zone A.
CONDITIONS: Dwelling is not to exceed 1,400 square feet in total with a maximum footprint not to exceed 1,000 square feet.
- APPROVED-** **ZBA CASE # 736- 170 Green Pond Road- (Map-64, Lot-44) David Jacobowitz – Additional Variances required for construction of a new single family dwelling:** Requesting Variance of Section 321.5 – New Building on Existing Lot. Requesting Variance of Section 331.3 Minimum Lot Area. Requesting Variance of Section 331.4, Minimum Lot Dimensions. To allow for construction of a new home on Lot 20, Section C of Candlewood Lake Estates as shown on map # 372 (File 109a) filed on July 8, 1954. Additional information submitted with application; Exhibit(s) “A” through “H”. Zone A.
- CONTINUED- TO FEB. 1, 2022** **ZBA CASE # 733- 10 Terrace Drive (Map-68, Lot-80) Mark D. Edwards, - 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- TO FEB. 1, 2022** **ZBA CASE # 737- 164 ROUTE 39 SOUTH- (Map-47, Lot-26) 22, LLC- For roofline change:** Requesting Variance of Section 332.5, Minimum Setback Requirements- to reduce the 25' side yard setback to 3.8'. Requesting Variance of Section 332.5, Minimum Setback Requirements- to reduce the 25' side yard setback to 1.6'. Requesting Variance of Section 384, Non-Conformity, Other Than Use- for vertical volumetric increase of height to alter roof line as shown on submitted building plans and in the exact footprint of the existing, legal non-conforming structure shown on submitted A-2 survey entitled, “ Property Survey Prepared for: 22, LLC # 164 Route 39 South, Sherman, CT. Area= 32,386 sq. ft. = 0.74 Acres.” Dated 07/28/2021. Prepared by: Riordan Lane Surveying. Zone B.

**Dated at Sherman, Connecticut this 6th day of January 2022
Kenric Gubner, Chairman**