

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

The Zoning Board of Appeals made the following decisions at Public Hearings on Tuesday, February 1, 2022 beginning at 7:00 p.m. via ZOOM for the following Cases:

WITHDRAWN- **ZBA CASE # 733- 10 Terrace Drive (Map-68, Lot-80) Mark D. Edwards, - For construction of a wooden staircase to front door to service new home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.

APPROVED WITH CONDITIONS: **ZBA CASE # 737- 164 ROUTE 39 SOUTH- (Map-47, Lot-26) 22, LLC- For roofline change,** Variance of Section 332.5, Minimum Setback Requirements- to reduce the 25’ side yard setback to 3.8’; Variance of Section 332.5, Minimum Setback Requirements- to reduce the 25’ side yard setback to 1.6’; 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.” Originally dated 07/28/2021, and as amended through this date; Prepared by: Riordan Lane Surveying, and also per updated plans submitted by DeMotte Architects, PC. Zone B, subject to the **CONDITIONS that:**

1. Prior to the commencement of construction, the applicant’s surveyor shall stake the property boundary at each corner of the cottage along the adjacent property line, with the stakes connected by a string line, which stakes and string line shall be maintained throughout the period of construction until the issuance of a Certificate of Zoning Compliance.
2. There shall be no further increase in the height of the proposed roof, in whole or in part, without approval of the Board.
3. There shall be strict compliance with all plans and statements submitted in support of this application, including, but not limited to, the removal of the portion of the patio that encroaches on the adjacent property; the use of the **Exhibit A- roof pitch and design (attached to this motion and made a part hereof)**; and the drainage improvements depicted on the plans, with water dedicated to either a raingarden or an infiltration system, per the statements of the applicant’s architect.

**Dated at Sherman, Connecticut this 2nd day of February, 2022
Kenric Gubner, Chairman**