

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

**The Zoning Board of Appeals made the following decision via ZOOM at a Public Hearing on Tuesday, July 12, 2022 for the following Case:**

**DENIED-**        **ZBA CASE # 741- 34 Holiday Point Road- (Map-69, Lot-5) Erez & Dana Zohar- For proposed construction of a new 6' 2" x 15' deck extension and a new 23' 4" x 15' screened in porch.**  
Requesting a Variance from Section 384- Non-Conformity, Other than Use – for new construction in a non- conforming location for proposed construction of the deck extension connecting to an existing deck and proposed screened in porch as shown on submitted building plans. Requesting a variance of Section 332.5, Minimum Setback Requirements, Front Yard Property Line Setback from 50' feet 30.1' feet for the proposed deck extension and from 50' to 36'0" for the proposed screened in porch as shown on submitted building plans entitled "Proposed First Floor Plan" (Exhibit A), "Proposed South Elevation" (Exhibit B) , "Proposed East Elevation" (Exhibit C) and "Proposed North Elevation" (Exhibit D) and shown in the footprint location on a submitted A-2 survey entitled "Improvement Location Survey, Prepared for Erez M. Zohar and Dana C. Zohar, Depicting Property Situated at 34 Holiday Point Road, Sherman CT, Assessors Lot 74, 23" Dated: April 22, 2022. Prepared by: Sydney A. Rapp Land Surveying, P.C. Zone B

**Dated at Sherman, Connecticut this 13th day of July, 2022  
Kenric Gubner, Chairman**