

**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, December 6, 2022:

DENIED- **ZBA CASE # 745 - 41 Holiday Point Road (Map-74, Lot-62)- Higgins, William & Laura-** Requesting Variance from Section 384- Non-Conformity, Other than Use – for proposed new construction of a second story addition above an existing garage in a pre-existing, non- conforming location. Requesting variance of Section 332.5, Minimum Setback Requirements, Front Property Line Setback from 50’ feet to 29.1’ feet. As proposed, in accordance with submitted building plans (5 pgs.) entitled: "Higgins Proposed Addition, 41 Holiday Point Road, Sherman, CT 06784" Prepared by CRISP Architects, dated: 10-31-2022. In the footprint of the garage shown on submitted A-2 Survey entitled "Improvement Location Survey, Prepared for William T. Higgins, III & Laura Linley Higgins, 41 Holiday Point Road, Town of Sherman, Fairfield County, CT." Last revised: October 31, 2022. Prepared by: Sydney A. Rapp, Land Surveying, P.C. **Zone B.**

**APPROVED-
WITH
CONDITIONS** **ZBA CASE # 746- 186 Green Pond Road (Map- 64, Lot-54) - McAleer, Michael & Elizabeth-** Requesting Variance from Section 384- Non-Conformity, Other than Use - for a proposed expanded re-construction of a 16' W x 35'L deck in a pre-existing, non- conforming location . Requesting Variance of Section 332.5, Minimum Setback Requirements, Side Yard Property Line Setback from 25’ feet to 14.2’ feet in accordance with a submitted construction plan entitled “Deck sample design, 186 Green Pond Road, Sherman CT.” and in the proposed footprint shown on submitted A-2 Survey entitled, "Property Survey Prepared For Elizabeth & Michael McLeer, Being Lot 34, A/ K/A 186 Green Pond Road, Town of Sherman, Fairfield County, CT." Dated: September 9, 2022. Prepared by: GeoLogic Land Surveying, PLLC. **Zone B.**

CONDITION: THE APPROVED DECK MUST REMAIN OPEN AND NEVER ENCLOSED FOR HABITABLE LIVING SPACE.

**Dated at Sherman, Connecticut this 7th day of December, 2022
Kenric Gubner, Chairman**