

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

The Town of Sherman, Zoning Board of Appeals made the following decisions at Public Hearings on Tuesday, May 16, 2023 via ZOOM Meeting:

DENIED- **ZBA Case # 751- 23 Orchard Rest Road (Map-63, Lot- 07) Karl & Andree Palmgren-** For: Demolition of the existing dwelling and construction of a new single family dwelling with related terraces and patios including a two car detached garage and a generator all in accordance with submitted letter labeled "Exhibit A"- Requesting variances for the following; Reference to Section 322.2 Terraces: Requesting Variance of Section 332.5, Side Yard Setback from 25' to 3.4' feet for proposed South terrace. Reference to Section 322.2 Terraces: Requesting Variance of Section 332.5, Side Yard Setback from 25' to 22.7' feet for proposed North/ west terrace. Reference to Section 322.3 Porches: Requesting Variance of Section 332.5, Side Yard Setback from 25' to 20.5' feet for proposed South/ East terrace (porch). Reference to Section 322.3 Porches: Requesting Variance of Section 332.5, Side Yard Setback from 25' to 23.2' feet for proposed North/ East terrace (porch). Reference to Section 324.3b- Generators, Air Conditioners, Pool Filters and Other Noise Generating Equipment: Requesting Variance of Section 332.5, Side Yard Setback from 25' to 19.2' feet for proposed generator. Requesting Variance of Section 332.5, Side Yard Setback from 25' to 21.2' feet for proposed North roof overhang (dwelling). Requesting Variance of Section 332.5, Side Yard Setback from 25' to 18.5' feet for proposed South roof overhang (dwelling). Requesting Variance of Section 332.5 Side Yard Setback from 25' to 16.1' feet for proposed North roof overhang (garage). Requesting Variance of Section 332.7, Maximum Building Height from 35' to 40.5' feet for proposed frame dwelling all in accordance with the following submitted plans entitled; **1.** "Proposed Home Elevations, 23 Orchard Rest Road" Dated: February 6, 2023. Prepared by: 72 Seventy-2 Architects; **2.** "Proposed Garage Elevations & Site Section" Dated: February 6, 2023. Prepared by: 72 Seventy-2 Architects; **3.** "Site Improvement Plans, Site Layout & Materials, Prepared for Karl & Andree Palmgren, 23 Orchard Rest Road" Sheet L2. Dated: 02-07-2023. Prepared by: A2 Land Consulting, LLC. **4.** "Site Improvement Plans, Grading, Erosion & Sedimentation Control, Prepared for Karl & Andree Palmgren, 23 Orchard Rest Road" Sheet L3. Dated: 02-07-2023. Prepared by: A2 Land Consulting, LLC. **5.** "Proposed Subsurface Sewage Disposal System, Prepared for Karl and Andree Palmagren [sic.], 23 Orchard Rest Road" Sheets 1-2. Dated: January 18, 2023. Prepared by: Civil 1. and in the footprint shown on submitted A-2 Survey entitled "Existing/ Proposed Improvement Location Survey, Prepared for Karl Palmgren and Andree Palmgren Depicting Property Situated At 23 Orchard Rest Road, Sherman, CT" Dated: January 23, 2023. Prepared by: Sydney A. Rapp Land Surveying, P.C. Zone B.

APPROVED- **ZBA Case # 752- 2 Lake Shore Woods Road (Map- 66 ,Lot- 44) Laurretta Bruno-** For : Amendment to a previously approved ZBA Case # 705 to relocate a 4' x 4' landing platform and stairs. Requesting Variance of Section 332.5, Minimum Setback Requirements, Rear yard setback, from 25' to 2.4' feet all in accordance with submitted site plan entitled, "Sherman House, 2 Lake Shore Woods Road, Sherman, CT. Prepared for: Ms. Laurretta J. Bruno, Site Plan- Tram Stair, SK-15". Dated: 3/29/2023. Prepared by: Mihai Radu, Radu Architects, and in the location shown on submitted A-2 Survey entitled; "As-Built, Improvement Location Survey, Prepared for Laurretta J. Bruno, 2 Lake Shore Woods Road, Town of Sherman, Fairfield County". Dated: December 8, 2022. Prepared by Sydney A. Rapp Land Surveying, P.C. Zone B.

**Dated at Sherman, Connecticut this 17th day of May, 2023
Kenric Gubner, Chairman**