

Planning & Zoning Office Sherman, Connecticut

Zoning Enforcement Officers Report June 2021

The Following Permit Applications Have Been Approved:

Qty: 21

8115	Butscher	11 Old Forest Drive	Construction of a 12' x 16' shed.	B
8210	Greenwald	21 Ledgewood Drive	Construct a new single family dwelling, install utilities, A/C units, generator, patio, deck, retaining walls, septic, well and driveway.	B
8230	DeLaurentis	12 Pinewood Shores	Install fencing in the backyard of an existing dwelling.	B
8246	Leonetti/Churner	9 Osborne Road	Conversion of the detached garage/storage area into a bathroom with the addition of a covered outdoor shower connected to the existing septic system. A Special Permit has been granted by Planning and Zoning.	A
8243	Parente	126 Rt, 39 North	Installation of ground mount Solar Array for existing dwelling.	A
8250	Zamorano/Dua	11 Sail Harbour Dr.	Installation of a 20' x 35 in-ground pool including a 5' x 20' basin, a 7' x 7' hot tub/spa & pool equipment. Duplicate – Ref. Permit # 8279.	
8251	Hoang	6 Echo Lane South	Installation of an emergency standby generator in accordance with variances granted by ZBA.	B
8252	Hytner	40 Hubble Mountain Rd.	Demolition of the existing dwelling and construction of a new single family dwelling including the installation of a driveway, well and septic.	A
8253	Vogt	12 Leach Hollow Rd	Installation of a Mini Split A/C unit on the side of the existing dwelling.	A
8254	Paradiso	7 Bridgeworth Lane	Install an emergency standby generator on the	A
8255	Riley	3 Bench Mark Road	Construction of a 16' x 30' deck attached to the rear of the existing dwelling.	B
8256	Dowling	5 Coburn Road E.	Construction of an enclosed patio room on an existing deck attached to the existing dwelling.	A

8257	Cayado	2 Mary Bee Lane	Repair/replace the existing deck within the footprint of the existing which is located next to the existing dwelling.	B
8258	Ventricelli	30 Route 37 East	Install a bathroom in an existing barn. Reference the Special Permit issued on May 27, 2016 by the Sherman Planning and Zoning Commission.	A
8260	Burrano	13 Farm Road	Add an extension to the deck that's attached to the rear of the existing dwelling.	A
8261	Choquette	5 Hillside Drive	Installation of an air conditioner condenser to be installed at the rear of the existing dwelling.	B
8262	Kluever	14 Crawford Lane	Construction of a new single family dwelling and installation of a driveway, well, septic, patios fences, pool and cabana.	A
8263	Eure	5 Bully Muck Road	Installation of an air conditioning condenser next to the existing dwelling.	A
8264	Zamorano/Dua	11 Sail Harbour	Installation of an air conditioning condenser mini split mounted to the side of the existing dwelling.	B
8266	Silver	3 Sail Harbour	Installation of an emergency stand next to the existing dwelling.	B
8270	Nugent	4 Taber Road	Erection of a temporary storage structure for storage of construction materials while house is being renovated.	A

Driveway Permits Issued

DP 02-2021	14 Crawford Lane	Construction of a driveway approximately 900' long to a previously approved building lot. The driveway utilized an existing driveway that traverses over different properties. An easement was required for filing prior to approval.	A
DP 03-2021	23 Ledgewood Dr.	Construction of a driveway approximately 100' long. The driveway utilized an existing driveway that traverses over different properties. An easement was required for filing prior to approval.	A

8236	Hawley	19 Hillside Drive	Demolition of the existing house and construction of a new dwelling in approximately the same footprint.	B
8245	Bonner	48 Anderson Road	Construction of a 30' x 40' metal accessory storage building	A
8248	Zamorano/Dua	11 Sail Harbour Dr.	Construction of a 12' x 12' accessory storage shed.	B
8259	Ibeachum	12 Farm Road	Installation of two ground mount solar panels. One array 8.5' x 28' and the other 26'8" x 13'3" and the installation of one experimental wind turbine 21' tall with guy wires.	A
8267	TJ Property Investors LLC	70 Lavelle	New front entry canopy with steps up to landing. Approx. 8' x 5" on existing dwelling.	B
8268	Wrong	53 Timber Lake Road	Construct an addition to the existing single family dwelling.	B
8269	Trovato	34 Candle Lake Drive	Replace the existing shed with a new shed approx.. 10' x 16' mounted on foundation blocks..	B

Old Business:

ZV 05-18 3 Deer Run Trail – Operating a Residential Contractor Business without the required determination of “No Impact Business” or issuance of a “Special Permit” by the Planning and Zoning Commission – Violation of Section 324.1C, “Resident Contractor” and Section 324.1C.2, “All Impact Businesses Resident Contractors” of the Town of Sherman Zoning Regulations. *A Notice of Violation was mailed on May10, 2018. There is still evidence (construction equipment and vehicles) that a business is being run from the property. A second Notice of Violation was sent on September 6, 2018. No response received from the property owner. A follow-up letter will be sent. A follow up letter will be sent on 3-5-2020. A letter was sent on March 20, 2020 requesting a meeting on the property or at Town Hall. There has been no response from the home owner. Another the letter will be sent. The letter will be mailed 12-08-2020. The letter has not been sent yet due to a shift in priorities. A letter was sent on 2-4-2021. The certified copy was returned on 2/26/2021 by the Post Office as unclaimed. Another letter will be sent.*

ZV 22-18 8 Spur Lane - Complaint - Raising chickens in Zone B without the required Special Permit. Reference Section 332.1 Permitted Uses - Zone B - *A Notice of Violation will be sent. A Notice of Violation was sent on August 21, 2018. The property owner responded and plans on applying for a Special Permit – Zone B. The small hutch has been removed. Documentation has been received and is being reviewed regarding therapy animals. Still under review and discussion with the Town’s Land Use Attorney. A special needs situation exists. The tenant has agreed to fill out new forms updating those the town has on file.*

The forms will be sent by the ZEO next week. The forms will be sent 12-08-2020. The letter has not been sent yet due to a shift in priorities. A letter was sent on 2-4-2021.

ZV 33-18

121 Route 39 South – An accumulation of waste, junk and debris exists on the property in violation of Section 323 and Section 323.2 of the Zoning Regulations. Zone B. A Notice of Violation was sent on August 22, 2018. The property owner came to the office of the ZEO on September 5, 2018 and promised she would clean up the property. A letter was sent on February 28, 2019 and I received a response call on March 6, 2019. Since the proposed shed location is up on a steep bank and with the snow cover she has requested an extension until June to bring the property into compliance. *The ZEO will wait until June to follow up with the owner. The ZEO will make an appointment to walk the site the week of August 5th. The ZEO did a drive by and observed that the junk / debris has not been removed. A letter was mailed on 8-28-19 requesting compliance and schedule on when the work will be completed. The Zoning Office never received a response to the letter. Another letter will be sent. Another letter was sent on 3-5-2020. The ZEO met with the property owner on March 10, 2020. The owner requested 2 weeks to clean up the property. The ZEO agreed. A letter was sent on March 17, 2020 confirming the conversations the ZEO and property owner had the previous week. The property owner has not responded. Another letter will be sent since the property has not been cleaned up. The letter will be sent on 12-08-2020. The letter has not been sent yet due to a shift in priorities. A letter was sent on 2-4-2021. The ZEO spoke with the owner on 2-24-2021. She requested that I give her more time. She would like until July. I agreed, but, I let her know that enforcement action will be stepped up if the property is still not compliant with the regulations. Met with owner on 3/25/2021 at Town Hall when she stopped in to conduct business in another department. She stated she is on schedule for clean up by the end of July. As observed during a drive by on June 29th, considerable progress is being made with the cleanup effort.*

ZV 01-19

21 Holiday Point Road – A shed was constructed without the required permits and not in compliance with the front yard property line setback requirements. Reference Section 410 Zoning Permits and Section 331.5 Minimum Setback Requirements – Zone A. *A Notice Of Violation was mailed on 3-1-19. Follow-up required. A 2nd Notice of Violation was sent on 8-28-19. Another letter will be sent. A 3rd Notice of Violation was sent on 03-05-2020. A 4th Notice of Violation was sent on March 18, 2020. This time it was also sent to their New York address. The property owner has not responded. Another letter will be sent. The letter will be sent on 12-08-2020. The letter has not been sent yet due to a shift in priorities. A letter was sent on 2-4-2021. The first class mail was returned by the New York Post Office as unclaimed. I did not receive confirmation of the certified mail receipt. I had a meeting on April 7, 2021 with property owner. He and his family are part time residents in Sherman and they store their snow blower in the shed at the end of the driveway so when they comes up in the winter after it has snowed, he can plow the driveway before he attempts to drive up the driveway. He will be making a decision before June 1st as to whether they planning on becoming permanent residents after staying here the past year through COVID. I agreed to give him until June 1st to make his decision, at which time, he will have to remove the shed or apply for a front property line setback.*

ZV 02-19

152 Route 39 South – A Hot Tub with electrical hookup has been installed on top of an existing deck in a non-conforming location and without first applying for the required permit. Reference Section 410 and 332.5 of the Town of Sherman Zoning Regulations.

Zone B. *A Notice of Violation was sent. The ZEO met with the mother of the man that owns the property. She stated her son is overseas serving in the military and will contact me when he is on leave. The ZEO sent a 2nd Notice of Violation on March 18, 2020. He had not heard from anyone since the conversation he had with the mother last year. The property owner has not responded. Another letter will be sent. The letter will be sent 12-08-2020. The letter has not been sent yet due to a shift in priorities. A letter was sent on 2-4-2021.*

ZV 06-19

4 Taber Road – Two Temporary Structures Erected without the required permit. Reference Section 324.2.B of the Town of Sherman Zoning Regulations. - Zone A - *A Notice of Violation was sent. The NOV was returned by the post office. A second NOV will be sent to the location in Sherman. A second Notice of Violation was sent on March 5, 2020. ZEO had a meeting with the property owner on 3-13-2020. He was given a driveway permit application and informed that the temporary structures will have to be removed. A meeting is scheduled with the property owner on Friday September 4. A schedule will be discussed to remove the structures and to bring the property into compliance. The meeting was held on September 23rd and a schedule was discussed to remove the cargo carrier. It will be moved from the property in the following two weeks. The other structure will be measured to determine if the footprint is over 200 square feet. The structure has not been measured by the ZEO yet. The phone number the ZEO had is no longer in service. Several attempts have been made to catch the property owner at home during the day, but there has been no success. A letter will be sent requesting permission to enter the property. A letter was sent on 2-4-2021. Received a call from the owner. She said they're going through hard times. I told her the smaller unit has to go and she can apply for a permit for the larger structure that should get them through the renovation of the dwelling. Materials stored in the structure are needed in the house. As of April 23rd, the smaller unit was removed and the owner still has not applied for permit for the larger one. The property owner called Friday June 23rd and left a phone message. ZEO called him back on June 29th and scheduled a meeting on the site at 2:00 the same day. The owner gave the ZEO an application for the remaining temporary structure and the ZEO observed that the cargo container and the other temporary structure has been removed. The ZEO will issue a permit that will include a temporary structure removal date. No other action required by the ZEO at this time.*

**ZV 11-19
and 06-20**

23 Route 39 North – A camper parked on the property is being used as a full time residence in Violation of Section 331.1 (not a permitted use) and 324.1D4 (trailer parks not permitted) of the Town of Sherman Zoning Regulations. The ZEO has discussed this violation with the property owner, *A Notice of Violation will be sent. The ZEO spoke to the owner of the property and he stated the trailer and the occupants would be off the property by 11/22/19. Subsequent conversations with the owner's representative and message left for the ZEO revealed the occupants of the trailer refuse to leave. Follow-up with the State Trooper has been done. Danbury Superior Court has been contacted and messages have been left for the property owner to schedule a meeting to discuss the issue. A Notice Of Violation was sent on 2/25/2020. On March 4th, the owner took legal action to have the camper/trailer and its inhabitants removed from the property. No further up date as of April 2, 2020. No further up date as of July 8, 2020. The ZEO spoke with the property owner's attorney and there is no further action that can be taken until the courts issue an Eviction Notice. There are currently two eviction moratoriums in place for people who live in Connecticut: The federal eviction moratorium has been extended*

until at least June 30, 2021. What's new: The Connecticut eviction moratorium has been extended until the end of the public health emergency, which is currently May 20, 2021.

- Case 10-20** 1 Spring Lake Road and 23 Route 39 North –A written complaint was received 5-12-2020 questioning possible non-conforming uses of property. *Under investigation.*
- Case 01-21** 25 Cedar Lane – A second real estate sign is posted at the corner of Cedar Lane and Route 39 South in violation of Section 360 “Signs” and Section 361 “Sale, For Lease or Contractor Sign” of the Zoning Regulations Of The Town of Sherman, Connecticut – Zone B - One sign advertising the sale or lease of a property is permitted provided that it is located on such property and further provided that no such sign shall exceed (4) square feet in area. Zone B. *The ZEO called the real estate office to get a mailing address for the listing agent. The office manager took my complaint and had the sign removed before a Notice of Violation was sent. No further action required by the ZEO.*
- Case 02-21** 5 Fox Run - Advertised on-line (Air BnB) is the dwelling for short term rental with a minimum stay of 2 nights in violation of Section 324.1.D “Keeping of Roomers or Boarders” and Section 324.1D.4 “Nothing in this section shall be construed to permit tourist cabins, trailer camps, apartments, hotels, inns, taverns or roadhouses” of the Zoning Regulations Of The Town Of Sherman, Connecticut – Zone A. *A Notice of Violation was sent on 5-28-21. Also see Case 23-21 – Violation for an accessory apartment. The owner of the property called on 6/10/2021 and requested a call back to discuss his situation. The ZEO returned his call on 6/10/2021 at 12:48 p.m.. He was on another line and stated he would call back. The owner call back on 6/15/2021 and stated he stopped advertising as a short term rental and will cancel all books that he has through 8/1/2012. He also scheduled a walk through site fist with the ZEO for July 2nd to review what may be an illegal apartment.*
- Case 03-21** 2A Terrace Drive - Advertised on-line (Air BnB) is the dwelling for short term rental with a minimum stay 2 nights in violation of Section 324.1.D “Keeping of Roomers or Boarders” and Section 324.1D.4 “Nothing in this section shall be construed to permit tourist cabins, trailer camps, apartments, hotels, inns, taverns or roadhouses” of the Zoning Regulations Of The Town Of Sherman, Connecticut – Zone B. *A Notice of Violation was sent on 5-28-21. The owner sent an e-mail on Monday June 21, 2021 and explained that they do not advertise with a two day minimum, but have rented in the past for periods less than 30 days. He requested a phone call to make adjustments if necessary. The ZEO will return his call.*
- Case 04-21** 186 Green Pond Road- Advertised on-line (Air BnB) is the dwelling for short term rental with a minimum stay 2 nights in violation of Section 324.1.D “Keeping of Roomers or Boarders” and Section 324.1D.4 “Nothing in this section shall be construed to permit tourist cabins, trailer camps, apartments, hotels, inns, taverns or roadhouses” of the Zoning Regulations Of The Town Of Sherman, Connecticut – Zone B. *A Notice of Violation was sent on 5-28-21*
- Case 05-21** 54 Timber Lake Road - Advertised on line (Air BnB) is the dwelling for short term rental with a minimum stay 2 nights in violation of Section 324.1.D “Keeping of Roomers or Boarders” and Section 324.1D.4 “Nothing in this section shall be construed to permit

tourist cabins, trailer camps, apartments, hotels, inns, taverns or roadhouses” of the Zoning Regulations Of The Town Of Sherman, Connecticut – Zone B. *A Notice of Violation was sent on 5-28-21. The owner called 6/8 and left a message for A call back. The ZEO called on 6/8 and spoke with the owner. The owner stated that he changed the listing in Air BnB to bring the property into compliance. No further action required by the ZEO at this time. No further action required by the ZEO at this time.*

- Case 06-21** 23 Wagon Wheel Road - Advertised on line (Air BnB) is the 2nd floor of the detached garage for short term rental with a minimum stay 2 nights in violation of Section 324.1.D “Keeping of Roomers or Boarders” and Section 324.1D.4 “Nothing in this section shall be construed to permit tourist cabins, trailer camps, apartments, hotels, inns, taverns or roadhouses” of the Zoning Regulations Of The Town Of Sherman, Connecticut – Zone B. *A Notice of Violation was sent on 5-28-21. The property owner representing the LLC called Monday June 14th when the Town Hall was closed. The ZEO returned his call on June 15th. Adjustments have been made and there will be no further rentals less than 30 days. The ZEO will investigate further since there may be an illegal apartment.*
- Case 07-21** 14 Edmonds Road- Advertised on line (Air BnB) is the dwelling for short term rental with a minimum stay 2 nights in violation of Section 324.1.D “Keeping of Roomers or Boarders” and Section 324.1D.4 “Nothing in this section shall be construed to permit tourist cabins, trailer camps, apartments, hotels, inns, taverns or roadhouses” of the Zoning Regulations Of The Town Of Sherman, Connecticut – Zone A. *A Notice of Violation was sent on 5-28-21. Kim, the owner of the property, called on 6/21/2021 at 10:30 a.m. and left a voice message that she changed the listing to a 30 day minimum stay to bring the rental into compliance.*
- Case 08-21** 32 Edmonds Road- Advertised on line (Air BnB) is the dwelling for short term rental with a minimum stay 2 nights in violation of Section 324.1.D “Keeping of Roomers or Boarders” and Section 324.1D.4 “Nothing in this section shall be construed to permit tourist cabins, trailer camps, apartments, hotels, inns, taverns or roadhouses” of the Zoning Regulations Of The Town Of Sherman, Connecticut – Zone A. *A Notice of Violation was sent on 5-28-21*
- Case 09-21** 60 Leach Hollow Road - Advertised on line (Air BnB) is the accessory building for short term rental with a minimum stay 2 nights in violation of Section 324.1.D “Keeping of Roomers or Boarders” and Section 324.1D.4 “Nothing in this section shall be construed to permit tourist cabins, trailer camps, apartments, hotels, inns, taverns or roadhouses” of the Zoning Regulations Of The Town Of Sherman, Connecticut – Zone A. *A Notice of Violation was sent on 5-28-21. The owner called on June 4, 2021 in response to receipt of the Notice of Violation. The cottage is currently rented for 4 months and they do not rent for less than 31 days in order to stay in compliance with the regulations. They use a local realtor and Air BnB. No further action required by the ZEO at this time.*
- Case 10-21** 201 Route 37 South - Advertised on line (Air BnB) is the dwelling for short term rental with a minimum stay 2 nights in violation of Section 324.1.D “Keeping of Roomers or Boarders” and Section 324.1D.4 “Nothing in this section shall be construed to permit tourist cabins, trailer camps, apartments, hotels, inns, taverns or roadhouses” of the Zoning Regulations Of The Town Of Sherman, Connecticut – Zone B. *A Notice of Violation was sent on 5-28-21*

- Case 11-21** 6 Irene Lane - Advertised on line (Air BnB) is the dwelling for short term rental with a minimum stay 2 nights in violation of Section 324.1.D “Keeping of Roomers or Boarders” and Section 324.1D.4 “Nothing in this section shall be construed to permit tourist cabins, trailer camps, apartments, hotels, inns, taverns or roadhouses” of the Zoning Regulations Of The Town Of Sherman, Connecticut – Zone A. *A Notice of Violation was sent on 5-28-21. Owner called 6/2, 6/3, 6/4 and left messages for call backs. The ZEO called on 6/8 on return from vacation and spoke with the owner. The owner stated that he changed the listing in Air BnB to bring the property into compliance. No further action required by the ZEO at this time.*
- Case 12-21** 10 Hemlock Point Road - Advertised on line (Air BnB) is the dwelling for short term rental with a minimum stay 2 nights in violation of Section 324.1.D “Keeping of Roomers or Boarders” and Section 324.1D.4 “Nothing in this section shall be construed to permit tourist cabins, trailer camps, apartments, hotels, inns, taverns or roadhouses” of the Zoning Regulations Of The Town Of Sherman, Connecticut – Zone A. *A Notice of Violation will be sent.*
- Case 13-21** off Holiday Point Road - Advertised on line (Air BnB) is the dwelling for short term rental with a minimum stay 2 nights in violation of Section 324.1.D “Keeping of Roomers or Boarders” and Section 324.1D.4 “Nothing in this section shall be construed to permit tourist cabins, trailer camps, apartments, hotels, inns, taverns or roadhouses” of the Zoning Regulations Of The Town Of Sherman, Connecticut – Zone B. *The property has yet to be identified.*
- Case 14-21** 29 Ledgewood Drive - Advertised on line (Air BnB) is the dwelling for short term rental with a minimum stay 2 nights in violation of Section 324.1.D “Keeping of Roomers or Boarders” and Section 324.1D.4 “Nothing in this section shall be construed to permit tourist cabins, trailer camps, apartments, hotels, inns, taverns or roadhouses” of the Zoning Regulations Of The Town Of Sherman, Connecticut – Zone B. *A Notice of Violation was sent on 5-28-21*
- Case 15-21** 35 Ledgewood Drive - Advertised on line (Air BnB) is the dwelling for short term rental with a minimum stay 2 nights in violation of Section 324.1.D “Keeping of Roomers or Boarders” and Section 324.1D.4 “Nothing in this section shall be construed to permit tourist cabins, trailer camps, apartments, hotels, inns, taverns or roadhouses” of the Zoning Regulations Of The Town Of Sherman, Connecticut – Zone B. *A Notice of Violation was sent on 5-28-21. Received a call from the property owner on July 1, 2021. Have only rented the property twice, once for 9 months and the other for one month. He stated that he will not list the property for less than 30 days. No further action required by the ZEO at this time.*
- Case 16-21** 13 Wagon Wheel - Advertised on line (Air BnB) is the 2nd floor of the detached garage for short term rental with a minimum stay 2 nights in violation of Section 324.1.D “Keeping of Roomers or Boarders” and Section 324.1D.4 “Nothing in this section shall be construed to permit tourist cabins, trailer camps, apartments, hotels, inns, taverns or roadhouses” of the Zoning Regulations Of The Town Of Sherman, Connecticut – Zone B. *A Notice of Violation was sent on 5-28-21*
- Case 17-21** in Atchinson Cove - Advertised on line (Air BnB) is the dwelling for short term rental with a minimum stay 2 nights in violation of Section 324.1.D “Keeping of Roomers or

Boarders” and Section 324.1D.4 “Nothing in this section shall be construed to permit tourist cabins, trailer camps, apartments, hotels, inns, taverns or roadhouses” of the Zoning Regulations Of The Town Of Sherman, Connecticut – Zone B. *The property has yet to be identified.*

- Case 19-21** 12 Farm Road – Two Solar Panels Arrays, One approximately 8’6” by 28’ and the other 26’8” x 13’3” along with 1 21’ high experimental wind turbine has been erected without the required permits in violation of Section 410 “Zoning Permits” of the Town of Sherman Zoning Regulations. “No buildings, structure or temporary structure shall be erecteduntil a zoning permit has been issued by the Planning and Zoning Commission.” – Zone A. *The ZEO spoke with the owner of the property and he has since applied for permits that are under review. Reference Permit Application # 8259. A Notice of Violation was not sent.*
- Case 20-21** 10 Coburn Road East - A real estate sign is posted in front of the property that exceeds the permitted size in violation of Section 360 “Signs” and Section 361 “Sale, For Lease or Contractor Sign” of the Zoning Regulations Of The Town of Sherman, Connecticut – Zone A - One sign advertising the sale or lease of a property is permitted provided that it is located on such property and further provided that no such sign shall exceed (4) square feet in area. Zone B. *A Notice of Violation will be sent.*
- Case 22-21** 5 Hillside Dive – An A/C condenser has been installed in a non-conforming location and without the required permit. This is a violation of Section 324.3B “Generators, Air Conditioners, Pool Filters, and Other Noise Generating Equipment and Section 410 “Permits” of the Town of Sherman Zoning Regulations. Zone B. *A Notice of Violation was sent on 5-28-21.*
- Case 23-21** 5 Fox Run –An illegal accessory apartment was constructed to accommodate short term rentals (see ZV 02-21) without the required permits in violation of “Section 410 Zoning Permits” – “No building, structure, or temporary structure shall be erected, constructed, reconstructed enlarged, altered or moved, until a zoning permit therefore has been issued by the Planning and Zoning Commission and a Special Permit issued in accordance with Section 324.1.A.2. “Accessory Apartments” by the Planning and Zoning Commission in accordance with the Town of Sherman Zoning Regulations. Zone A *A Notice of Violation will be sent.*
- Case 24-21** 30 Route 37 East – A summer horse barn (A three to 4 stall) has been erected without the required permits in violation of Section 410 “Zoning Permits” of the Town of Sherman Zoning Regulations. “No buildings, structure or temporary structure shall be erecteduntil a zoning permit has been issued by the Planning and Zoning Commission.” – Zone A. *The ZEO spoke with the owner of the property and made her aware of the requirement. A Notice of Violation will be sent.*
- Case 25-21** Route 37 South - A real estate sign is posted in front of the property that exceeds the permitted size in violation of Section 360 “Signs” and Section 361 “Sale, For Lease or Contractor Sign” of the Zoning Regulations Of The Town of Sherman, Connecticut – Zone A - One sign advertising the sale or lease of a property is permitted provided that it is

located on such property and further provided that no such sign shall exceed (4) square feet in area. Zone B. *A Notice of Violation will be sent.*

Case 29-21 *44 Spring Lake Road – The garage was not renovated in accordance with the plans that were reviewed when the Special Permit was issued by the Planning and Zoning Commission. The building was inspected and photographs were taken on June 23, 2021. John Brown was present during the inspection and he was made aware of the non-compliance. The ZEO will review the plans and make a final determination.*

Zoning Board of Appeals

July Meeting

June 1, 2021 Meeting - Was cancelled and the agenda was carried to the next regular scheduled meeting on July 6, 2021.

Case # 728 – 5 Saw Mill Road – Requesting three variances for installation of an emergency standby generator. Variances are required for front (36.8”) and rear (4.6”) property line setbacks and the distance (within 36’) from the house. Zone B

The following case was added to the agenda since the last meeting

Case # 729 – 4 Locust Lane – Requesting two variance from the side (14’) and front (3.5’) property lines for construction of a 22’6” x 26” detached garage with loft space above. Zone B.

On-Going Litigation (ZBA) - 6 Echo Lane South – Accessory Dwelling Recognition of existing accessory Building Denied without Prejudice – Decision Appealed in Danbury Superior Court.



Ron Cooper
Zoning Enforcement Officer
Town of Sherman