



**TOWN OF SHERMAN
ZONING BOARD OF APPEALS
MALLORY TOWN HALL
9 ROUTE 39 NORTH
SHERMAN, CONNECTICUT 06784**

**MEETING AGENDA
Tuesday, February 3, 2026**
Beginning at 7:00 pm, at Mallory Town Hall

CALL TO ORDER

PUBLIC HEARING I:

ZBA CASE # 775- 2 Short Lane (Map: 74 Lot: 71) Tyson Vancil-

PROPOSED: Construction of a 36' x 24' addition connecting to existing dwelling consisting of a 20' x 24' Great Room, covered roof deck, garage, mudroom and laundry below and exterior stair. Requesting a variance from Section 332.5, Minimum Setback Requirements, Front Property Line from 50' to 25' (Western side); all in accordance with submitted floor plan entitled, " Vancil Addition, ZBA Submittal Plans" (5 pages) Dated: Jan. 6, 2026. Prepared by: Evolve Design Group, LLC and in the exact footprint location shown on submitted A-2 survey entitled "Exiting/ Proposed Improvement Location Survey, Prepared for William T. Vancil and Erica L. Vancil, Depicting Property Situated at 2 Short Lane, Sherman, Connecticut Tax Assessor Lot ~ 74/ 71". Dated December 30, 2025. Prepared by: Sydney A. Rapp Land Surveying, P.C. Zone B.

CONTINUATION of PUBLIC HEARING II:

ZBA CASE # 774-129 Green Pond Road (Map: 70, Lot: 10) Jack Hirschowitz & Stacy Coleman-

PROPOSED: Construction of an entryway/ hallway (4' Wide, 39' Long) to connect a pre-existing, non-conforming dwelling to allow passage to a new addition in a conforming location. Reference to Section 384- Non-Conformity, Other than use. Requesting a variance from Section 332.5, Minimum Setback Requirements, Front Property Line from 50' to 16'; all in accordance with submitted floor plan entitled, "Architectural Plans, 129 Green Pond Road, Sherman, CT Sheet # A1A prepared by: P.W. Scott Engineering & Architecture, P.C., **Revision Dated 10/26/2025** and in the exact footprint location shown on submitted A-2 survey entitled, "Property Survey Prepared for Stacy Coleman, 129 Green Pond Road, Town of Sherman, Fairfield County, Connecticut". **Last Revised: 11/08/2025**. Prepared by: GeoLogic Land Surveying, PLLC. Zone B.

DELIBERATIONS:

I. **ZBA CASE # 775- 2 Short Lane (Map: 74 Lot: 71) Tyson Vancil-**

II. **ZBA CASE # 774-129 Green Pond Road (Map, Lot) Jack Hirschowitz & Stacy Coleman-**

APPROVAL OF MINUTES:

ZBA Meeting Minutes of October 7, 2025

ZBA Meeting Minutes of January 6, 2026

ADJOURNMENT:

**Dated at Sherman, Connecticut this 23rd day of January 2026
Kenric Gubner, Chair**