



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

MEETING AGENDA

Tuesday, April 7, 2026

7:00 pm, at Mallory Town Hall

CALL TO ORDER

WITHDRAWN- ZBA CASE # 775- 2 Short Lane (Map: 74 Lot: 71) Tyson Vancil

PUBLIC HEARING I:

ZBA CASE # 776—8 Spur Lane (M.- 74, L.-16) Tony Allen & Kelli Keough- PROPOSED:

Construction of a new 105 sq. ft. triangle shaped addition to an existing deck on the northern side of the existing dwelling. Requesting Variance of Section 332.5, Minimum Setback Requirements, Front Property Line from 50' to 30.5'; all in accordance with submitted plan and within the exact existing footprint shown on submitted A-2 Survey entitled; "Existing / Proposed Improvement Location Survey Prepared for Anthony Monier Allen and Kelli Allen Keough Depicting Property Situated at 8 Spur Lane, Sherman, CT Tax Assessor's Lot 74, 16" Last Revised: Nov. 20, 2024. Prepared by Zachary S. Rapp, PLS. Zone B.

DELIBERATIONS I: ZBA CASE # 776—8 Spur Lane (M.- 74, L.-16) Tony Allen & Kelli Keough

PUBLIC HEARING II:

ZBA CASE # 777- 4 Old Hickory Lane (M.- 41 , L.-16) Scott Guinta- PROPOSED: Construction of a new 26' x 24' garage with second floor storage space. Requesting Variance of Section 332.5, Minimum Setback Requirements, Front Property Line from 50' to 40.3'. Requesting Variance of Section 332.5 Minimum Setback Requirements, Side Property line from 25' to 13'; all in accordance with submitted building plans entitled; "Job: Guinta- 24 x 26 x 10" Dated: February 19, 2026. Prepared by: New Holland Supply, LLC and in the exact footprint location shown on submitted A-2 survey entitled, "Proposed Zoning Location Survey, for applicant: Scott Guinta, 4 Hickory Lane, Town of Sherman, & Town of New Fairfield, County of Fairfield, State of Connecticut. Dated February 14, 2026. Prepared by: Arthur H. Howland & Associates, P.C. Zone B.

DELIBERATIONS II: ZBA CASE # 777- 4 Old Hickory Lane (M.- 41 , L.-16) Scott Guinta-

PUBLIC HEARING III:

ZBA CASE # 778- 2 Short Lane (Map: 74 Lot: 71) Tyson Vancil- PROPOSED: Construction of a new 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.

DELIBERATIONS III: ZBA CASE # 778- 2 Short Lane (Map: 74 Lot: 71) Tyson Vancil-

APPROVAL OF MINUTES: ZBA Meeting Minutes of February 3, 2026

ADJOURNMENT:

**Dated at Sherman, Connecticut this 31st day of March 2026
Kenric Gubner, Chair**