

**TOWN OF SHERMAN
ZONING BOARD OF APPEALS
LEGAL NOTICE**
Mallory Town Hall, 9 Route 39 North, Sherman, CT 06784

The Zoning Board of Appeals of the Town of Sherman CT made the following decisions at Public Hearings held on Tuesday, February 3, 2026, at Mallory Town Hall for Cases:

CONTINUED- **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.

APPROVED- **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.

Dated at Sherman, Connecticut this 4th day of February, 2026
Kenric Gubner, Chairman