

**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**