

The 14'x8' small storage shed we have constructed, is ground based with no slab or utilities. We intend to store outside furniture and yard tools and no combustible materials. In regards to Somerville Zoning Ordinance Section 10.2.1 requiring a 3 foot setback at the rear property line, we hereby request a variance due to the attached land survey plot confirming we are at 1' 9" on the left rear and 2'8" on the right rear corners of our shed structure.

The structure is set back from the retaining wall and boundary fence, but due to the small footprint of the back yard of our property, and the slant of the fence, moving the structure 15" forward towards our home, and due to the 2'6" doors that will swing out from the structure, and a small ramp that will be attached to the front it will be impossible to wheel in our snowblower. Additionally, and more importantly it will impede the pathway to and from our basement bulkhead and prohibit large equipment from being able to be brought in in the event of any maintenance or replacement needed or emergency. Furthermore, with the home being a three-story building it will make it impossible to have a 40-foot ladder in the rear for any repair or emergency.

By leaving the structure where it is, it imposes no threat to the abutting properties, while maintaining safe access to the rear of our property for required maintenance or in case of emergencies. It will also allow for aesthetically pleasing storage of our outside furniture and yard gear. We plan on dressing the outside perimeter of the structure to complement the property.

Here are some pictures to illustrate the above:



