

As evidenced in this schematic of what the structure is intended to look like:

UPDATED Narrative:

In order to follow-up with our discussion on 6/3, I have added the following context including photos and the requested schematic to show what the final product will look like.

The shed's depth is essential to store larger items such as our snow blower so that it isn't sitting in the backyard. It has a wide mouth and is long. Because of this, double doors are needed as well.

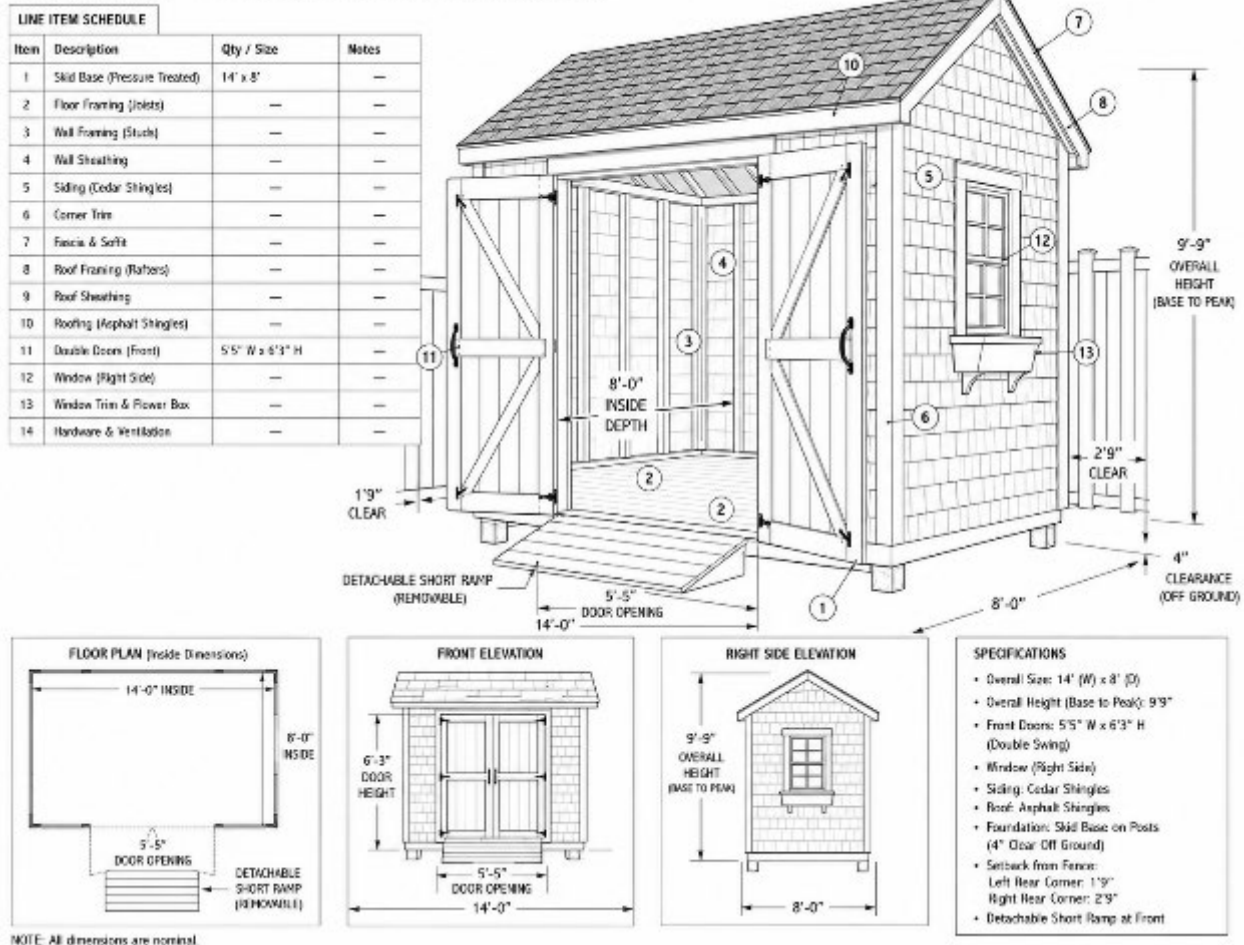


The depth also allows for the side window to allow natural light, ventilation, and aesthetically it will complement the home complete with a flower box outside of it.

The sole intent of the structure was to hide our outdoor furniture and yard tools. Without the current depth the utility of the shed would be null.

As evidenced in this schematic of what the structure is intended to look like:

14' x 8' SHED – DETAILED LINE ITEM SCHEMATIC



Because the shed is under 120 sq. ft. and does not require a building permit, it is exempt from any fire-related material requirement. However, in our pursuit to address neighborly concerns, we can apply flame-retardant application to the outside surfaces before wrapping it in Tyvek and attaching the cedar shingle exterior.

In terms of what the Zoning Board needs to decide on, we'd like to re-visit the criterion:

Topography - as previously described, the rear of the property is a small footprint, with the rear fence and support wall being angled in such a way that there is a 4-inch shortfall of setback on the right rear corner and a 15-inch on the left rear corner.

There are pics of the area below and it is clear that moving the structure 15 inches forward for compliance would impede access to the basement bulkhead egress as well as become extremely close to our home.

Financial hardship - the structure weighs over 1,800 pounds and would cause us financial difficulties to have to engage a contractor to move it the short distance to comply with setback.

As evidenced in this schematic of what the structure is intended to look like:

This picture from the basement bulkhead door facing the left wall of the shed structure.



The basement bulkhead egress.

As evidenced in this schematic of what the structure is intended to look like:



The rear of the shed structure showing the spacing from the fence.

As evidenced in this schematic of what the structure is intended to look like:



The opening of the shed structure where the double doors will go.

For reference, a shed structure that sits on the other side of our rear fence at 38 Robinson. It sits much closer to the rear egress of the home as well as the side property line, than ours and has had no issues with neighboring properties.



As evidenced in this schematic of what the structure is intended to look like:

Here is an example (albeit larger than our structure) of how a completed shed can look once completed and painted.



We respectfully request that with the criterion each having been addressed in our situation, and the recommendation for approval on the 5/28/26 Staff Memo, that the Zoning Board graciously issue the hardship variance in order to allow us to complete the aesthetics of the structure.