

10.233.21 The variance will not be contrary to the public interest:

Because the appearance and location of the shed will not negatively impact my direct neighbors or visitors to our neighborhood. The public health, safety and welfare will not be threatened.

10.233.22 The spirit of the Ordinance will be observed:

Because it will not be overcrowded and the existing fence buffer on the side would remain which will protect the privacy for both sides.

10.233.23 Substantial justice will be done:

Because the approval of this variance request does not pose a loss to the general public such as a denial to my variance request does not grant the general public any gain.

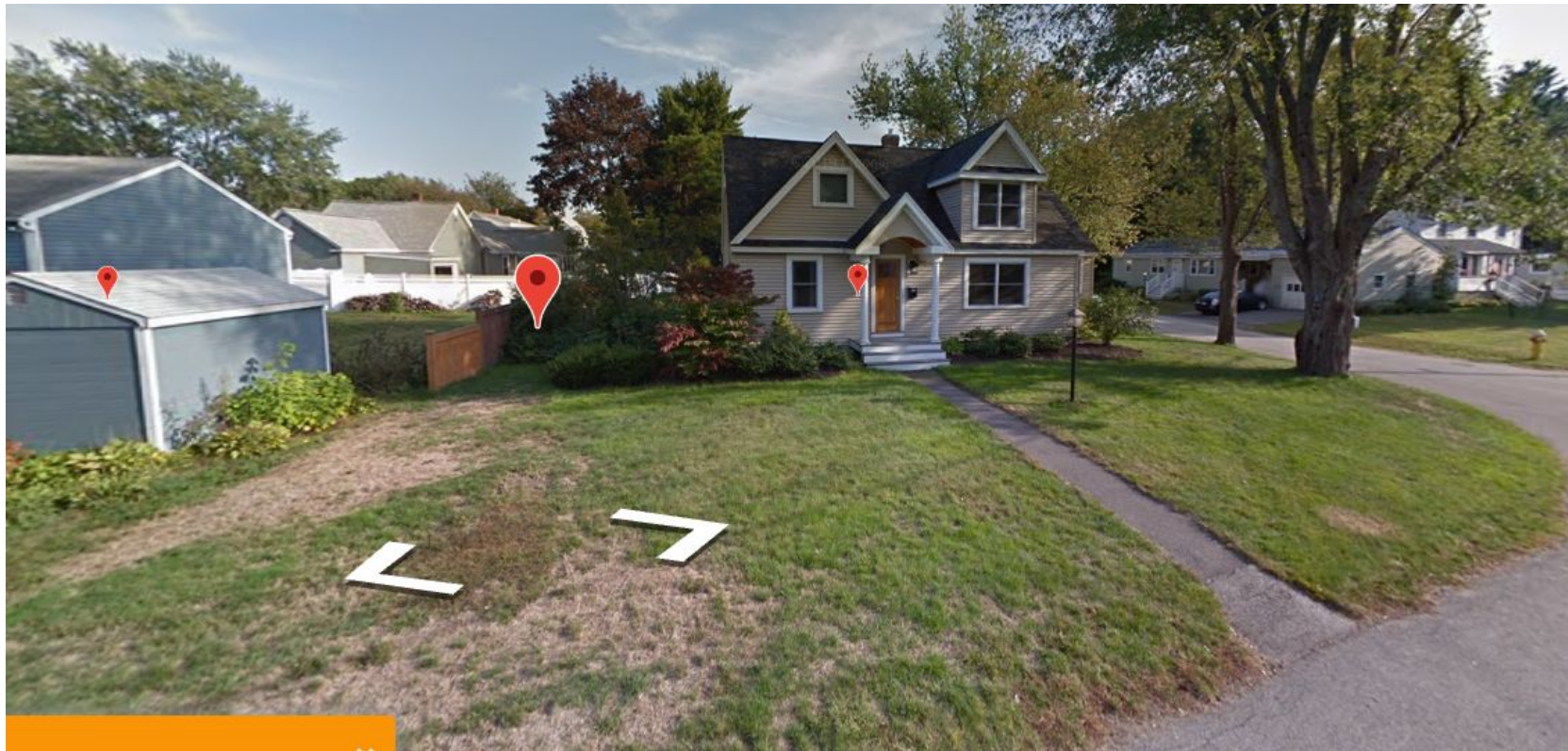
10.233.24 The values of surrounding properties will not be diminished:

Because three of the abutting properties on Melbourne Street have sheds/outbuildings so therefore it would be bring up my property to the level of my neighbors

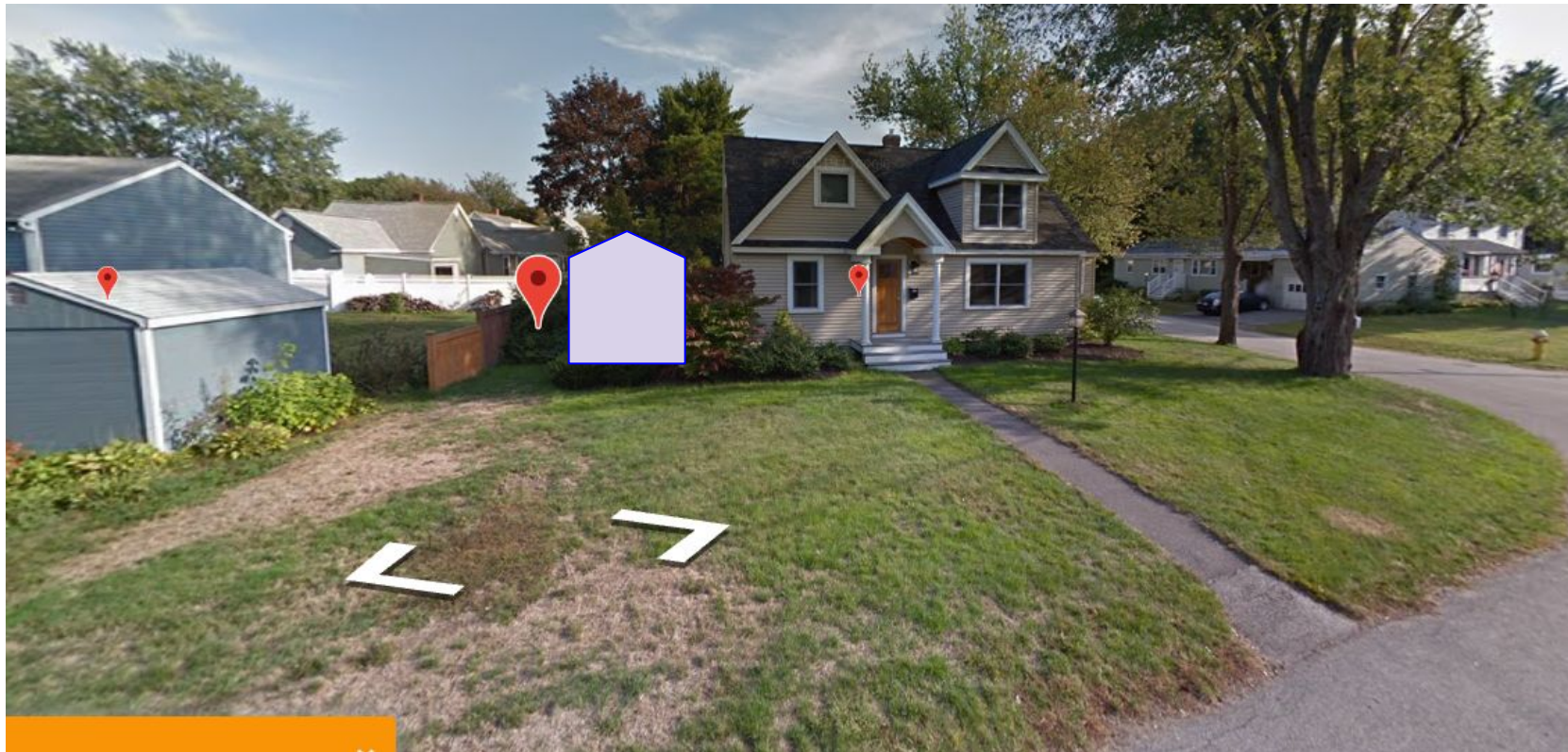
10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship:

Denying the variance request would result in an undue hardship as the property is unique in the shape of the lot and the lack of conforming land. We currently use our garage for storage of equipment for maintaining our property, this renders it unavailable to a car. The new shed will allow use the garage for parking one of our vehicles.

170 Melbourne Street - Street View



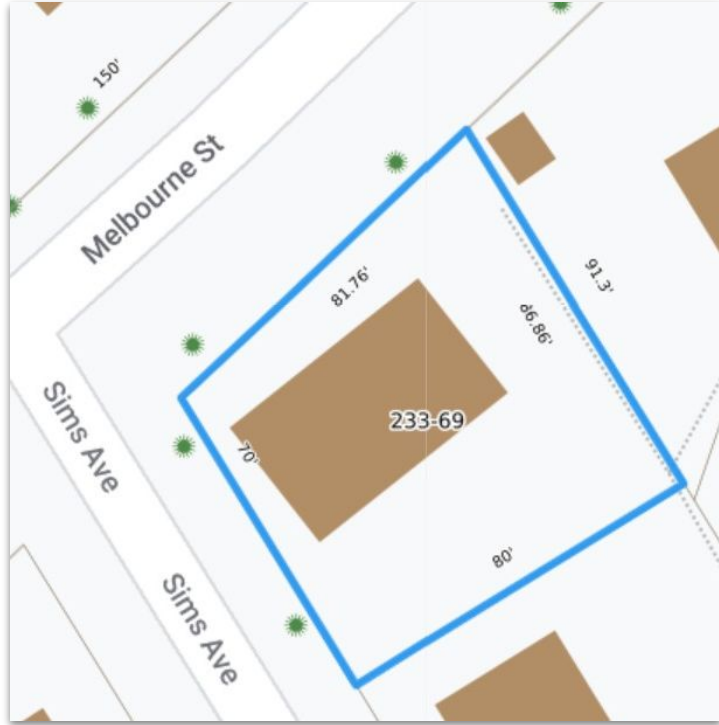
170 Melbourne Street - Street View - with Shed



Shed Design



Current Lot Coverage



Maximum Lot Coverage	20%
Lot Size	6,078 ft ²
Home Size*	1,440 ft ²
Total Lot Coverage	23%

Home Size = First Floor + Garage + Open Porch

Perceived Lot Coverage



Maximum Lot Coverage	20%
Lot Size	9,561 ft ²
Home Size*	1,440 ft ²
Total Lot Coverage	15%

Home Size = First Floor + Garage + Open Porch

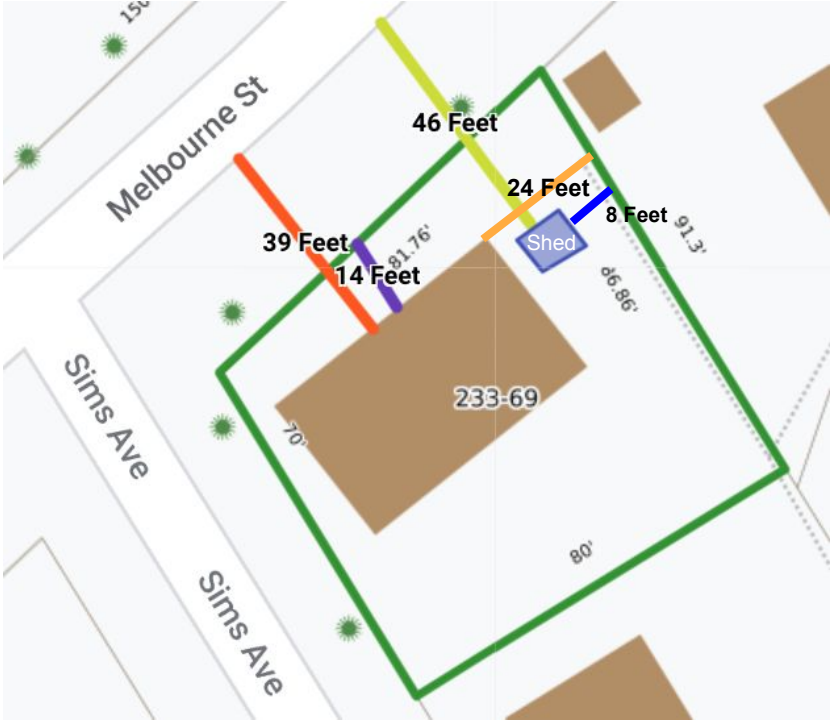
Perceived Lot Coverage with Shed



Maximum Lot Coverage	20%
Lot Size	9,561 ft ²
Home Size* + 12'x12' Shed	1,584 ft ²
Total Lot Coverage	16.6%

Home Size = First Floor + Garage + Open Porch

Shed Position and Setbacks



Shed Footprint	12' x 12'
Shed Height	
- Wall	7'4"
- Peak	12'9"
- Average/Midpoint	11"
Requested Setback	8'

*The shed will be set 2 feet behind the plane of the front of the home