

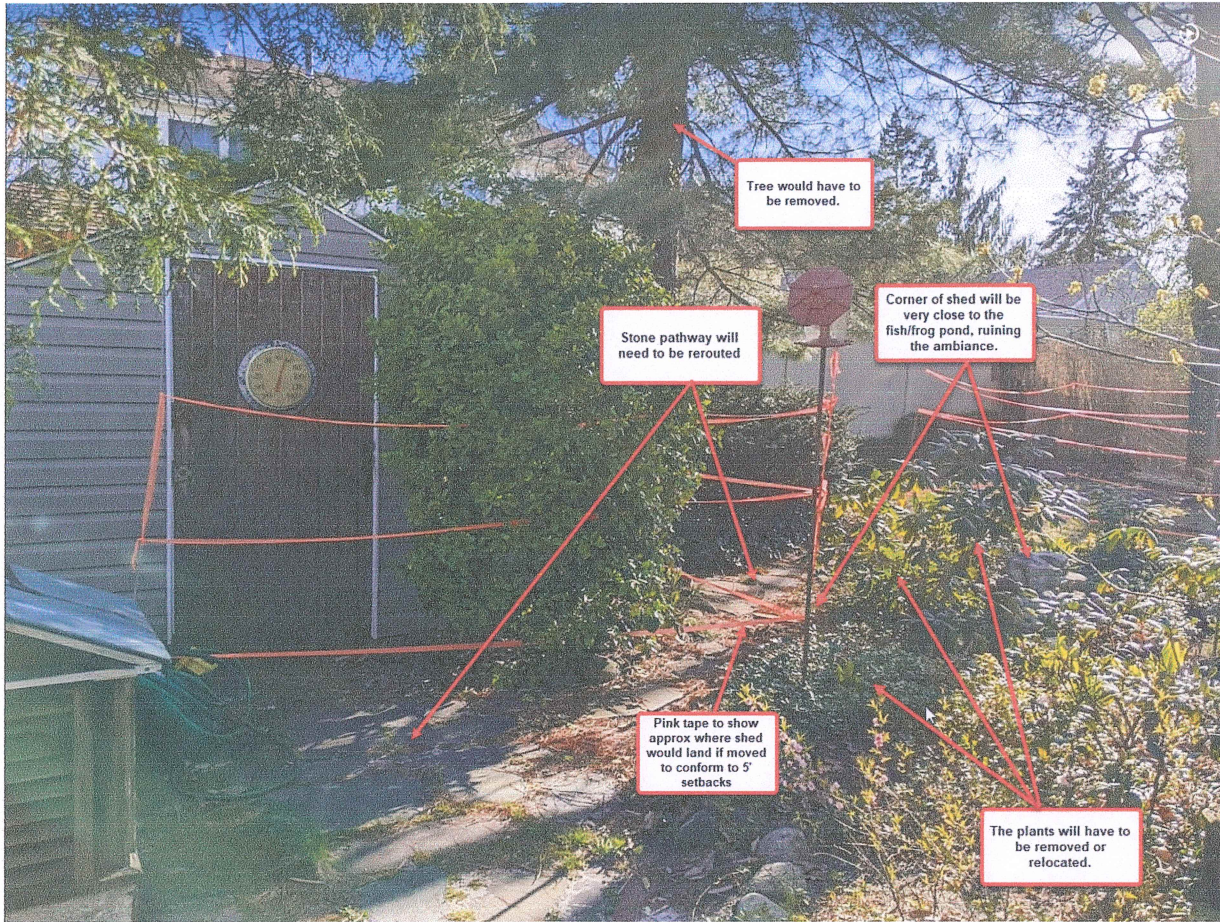
Variance Justification/Reason(s)

Dear Members of the Zoning Board of Appeals:

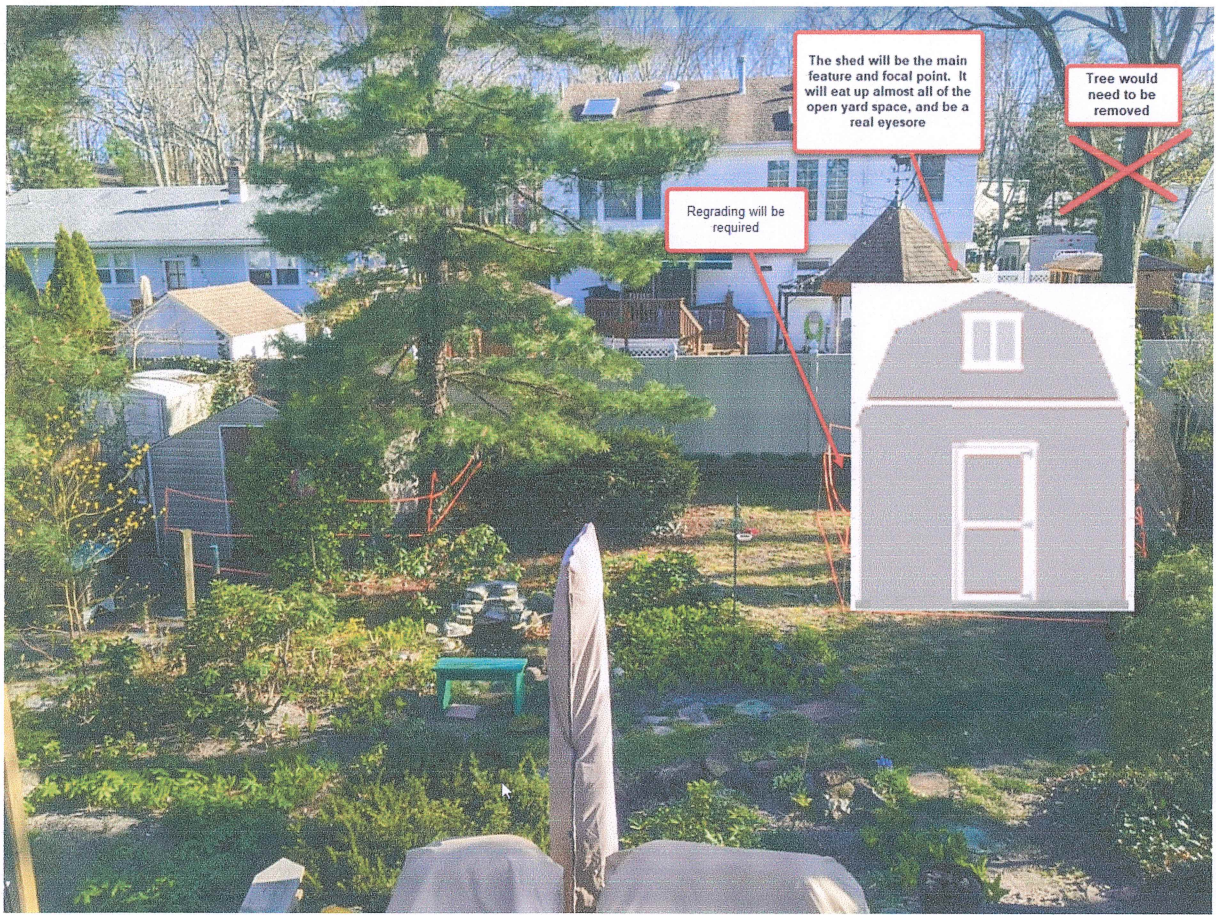
I am requesting a setback variance for new 11' x 12' storage shed to be erected on my single-family property located at 310 Wilson Rd, Shark River Hills. The existing 11' x 12' shed is set back only 2.5' on the east side, and 2' from the rear. I respectfully request to install a new shed in the same location, with the same setbacks, sitting on the same foundation as the existing shed. This variance is being requested as relocating the new shed to comply with the 5' setback protocols would require costly revisions to the landscape and hardscape, resulting in unappealing aesthetics as noted below. Please see also attached pictures.

1. If the new shed remains on the east side of the rear property, but shifted in order to comply with the 5' setbacks, the following would apply:
 - A large evergreen tree will have to be removed
 - Major revision of the landscaping
 - The walkway would have to be dug up and rerouted.
 - Several large shrubs will have to be removed un addition to countless smaller plantings.
 - The northwest corner of the shed will end up within a few feet of the frog/fish pond which will:
 - be impractical for maneuvering in, out, and around the shed
 - completely ruin the ambiance when sitting by the pond
 - make the shed appear very out of place
 - make the shed a terrible eyesore
2. If the new shed is relocated to the west side of the rear property, the following would apply:
 - A large oak tree will have to be removed
 - The southwest corner of the property will require regrading to provide for a level foundation
 - The northeast corner of the shed will end up nearly in the center of the yard which will make the shed:
 - the most prominent feature of my backyard
 - appear very out of place
 - a terrible eyesore
3. If the new shed is placed in the open area of the rear property, the following would apply:
 - The southwest corner of the property will require regrading to provide for a level foundation
 - Nearly all of the open, useable yard space will be lost
 - Plantings will need to be removed in order to make room for maneuvering around the shed
 - The northeast corner of the shed will end up in the center of the yard which will make the shed:
 - the most prominent feature of my backyard
 - appear very out of place
 - a terrible eyesore

If new shed remains in SE corner, but shifted to comply with 5' setbacks (pink ribbons denote new location).



If new shed placed in SW corner



If new shed placed in open area

