

Robin Zimmerman
161 Miami Ave
Newington, CT 06111

Zoning Board of Appeals

Town Planner
Town Of Newington
200 Garfield St
Newington, CT 06111

August 24, 2022

Dear Members of the Zoning Board of Appeals:

I'm writing to request two (2) variances from Section 4.5 to allow the placement of a storage shed on the side of our home residence located at 161 Miami Ave. Accessory buildings are required to be in the rear half of the yard and behind the principal building according to the current zoning regulations and I am requesting a variance to be allowed to place the structure to the left side of my home. The zoning regulations for structures that are not in the rear of the primary residence allow for side yard setback of 5 feet according to Diagram 2 in Section 4.5 and I am requesting a setback of 2-3 feet.

The reason for this request is due to the shape of our property and the landscape. Our rear yard is not large enough for a storage shed as the rear of our property is a hillside. As noted on the land plot on the next page, the yard ranges from 8½ -30 feet wide before the hillside begins.

The side yard on the left is 13 feet wide and with the sheds' six foot width, this would allow 3 feet on one side and 4 feet on the other. Positioning the shed between the bedroom windows will set it back 10 feet from the front of the house and not easily seen to passersby. I am also planning to landscape around the shed, with large evergreen/holly bushes to conceal it if necessary.

Our ranch has a one car garage that is currently where we are storing lawn equipment and tools. Being able to move that to a storage shed will allow us to install an electric charging station in the garage for my husband's electric vehicle. We have owned our home since 2001 and with recent interior remodeling and the purchase of solar panels, we do not plan on selling the home but rather retiring here, when that time comes.

Respectfully yours,

Robin Zimmerman