

Variance for 17 Rotunda Ave.

Debra Paul <debra@gmavt.net>

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To:Chris Yuen <cyuen@essexjunction.org>

[EXTERNAL]

Hi Chris,

Please pass this information on to the committee that reviews requests for variances. Here is my situation. I own the property at 17 Rotunda Avenue in Essex Junction. It has been rented out since my husband and I purchased it in 2009. We had a tenant in there for almost nine years. He was a master furniture maker. He and his family were wonderful tenants so I did not need to check on the property more than once or twice a year. Then unbeknownst to us, he built a shed on the patio in the backyard. When I discovered the shed I was quite shocked. Mainly because he did not ask permission to build it and he did not obtain a building permit.

After my recent divorce, I have decided to sell the property. I currently live in Massachusetts. In order to do that, I will need a variance because the shed requires a building permit. Below are the reasons I am applying for the variance.

- The shed measures 12 feet 3 inches by 14 feet 5 inches which requires a permit.
- The shed is 3 feet 4.5 inches from a fence that separates the neighbors yard from mine instead of the required 5 feet.
- I have spoken to the neighbor regarding the shed and they told me that they do not have a problem with the shed being there.
- It would be extremely difficult to move the shed for three reasons: there are a cluster of trees that are very close to the shed making it near impossible to move; it would require a truck to move it to the required 5 feet from the property line. There is no easy way to do that due to the yard being fenced in and a carport that has a storage area blocking access to the backyard; and lastly the cost would be prohibitive.

I have sent a check for the required fee of \$100.00 to review my request. Please let me know if more information is needed.

Sincerely,

Debra Diamond (formerly Paul)
(802) 989-5441

