

JUL 17 2019

Having recently purchased the home, my wife and I would like to improve the overall appearance, as well as provide ourselves with additional storage, and address the security concerns of being near a busy downtown corner by building a small gardening shed on the east side of the property, and building an attractive, era appropriate cedar picket fence and walkway arbor along the front (north) end of the property where it meets the sidewalk.

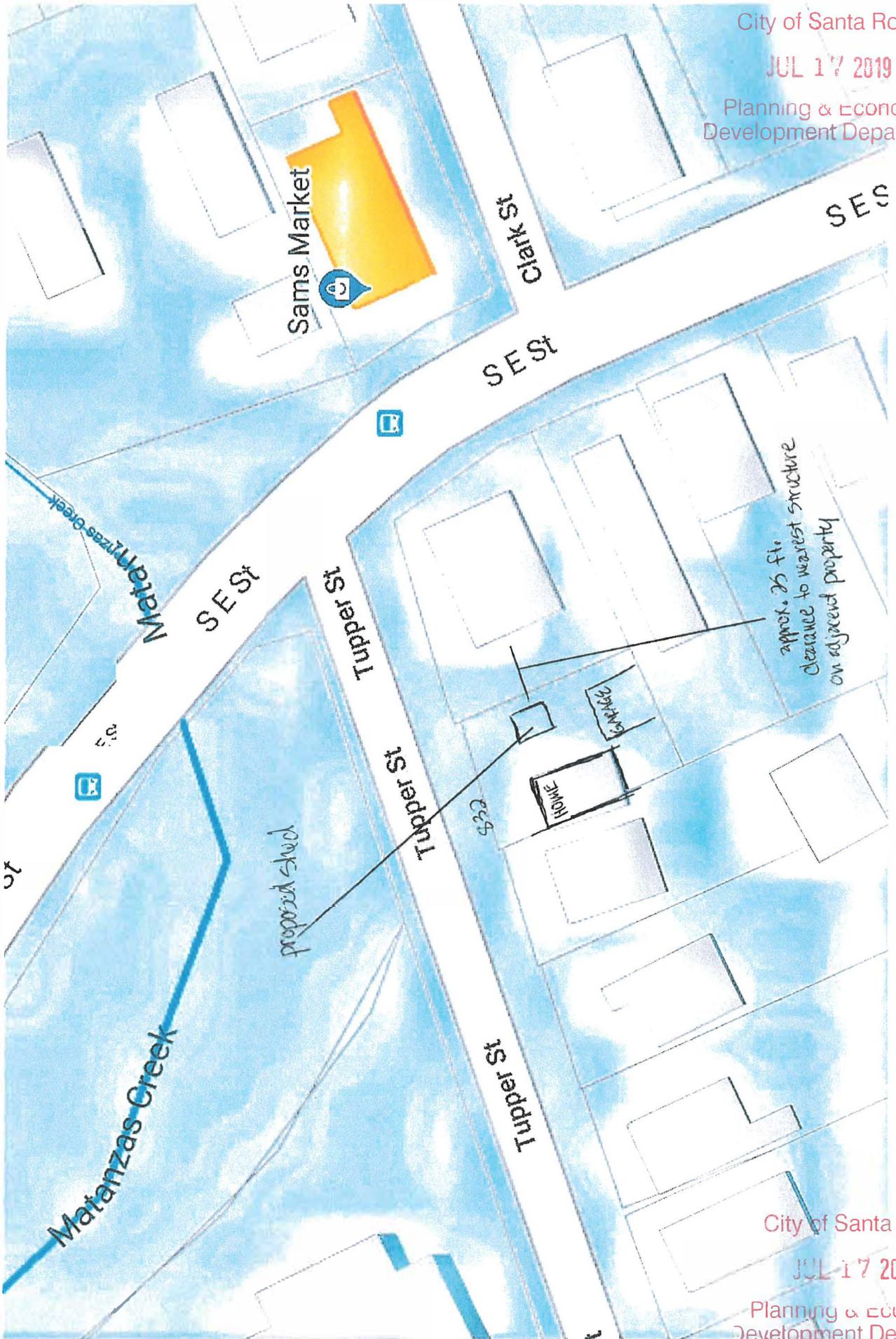
We plan to build a 120 sq. ft. shed to be placed on the east side of the property, set back 18 ft. from the front of the property line at the sidewalk, so that the front of the shed is parallel with the front of the house. Some of the aesthetic features of the shed will include a pitched roof (to coordinate with the pitch of the roof on the house and garage), original restored craftsman wood door and windows, cedar lap siding, and eaves and shingle roofing to also match the house and garage.

We are requesting a 2 ft. side setback from the already existing fence on the east line of the property in order to keep an overall balanced look to the buildings (shed, house, and garage) in relationship to each other, and to further maximize available garden and landscaping area. Even at a 2 ft. setback, the shed will still be approximately 25 ft. distance from the nearest structure on the adjacent property to the east. We have found that other properties in our historic neighborhood have utilized shorter spaces than the general recommendations in order to work around what can be difficult or unusual spacing on these historical lots, and we request a consideration for the same, if no safety concern can be seen.

To complete the look of our property, as well as provide security and privacy, we also propose to build a 42" high cedar picket fence with 3.5" wide pickets set on cedar 2x4 rails that are fastened to cedar 4x4 posts every 6 ft. along the front property line at the sidewalk. The driveway will have two gates made from the same cedar pickets that open inward. Hinges, latches, and fence rail brackets will all be of a simple sleek black metal supplied by Simpson Ties.

To frame our front entry way, we would like to erect a cedar walk through arbor that is specially designed by David Valcovic at [TrellisStructures.com](http://TrellisStructures.com) for use by craftsman style homeowners. The arbor would be set back 18" from the sidewalk to ensure that any overhang from the arbor eaves are not crossing the property line. The front fencing rails would then be attached to the arbor posts at a slight angle.

Aside from providing us with additional storage/work space and security, these proposed shed and fence improvements will help bring back the beauty of this long neglected craftsman style bungalow as well as instill neighborhood charm and value. Thankyou for your consideration.



832 TUPPER ST.