

47 Bay Road:

- **Description of Project:** During the August 4, 2020 storm, our existing shed experienced catastrophic damage when our neighbor's tree fell on top of it. We are looking to replace the shed, but during the process we were informed that we were already at 23% coverage with an allotted 20% allowance. We are looking to ensure proper paperwork / filing is done as it appears this was not done by the prior home owners
- **Strict application of the regulations would produce undue hardship because:** without the variance, we will not have a means to protect personal property in a safe manner. We were unaware that the property was already over the required coverage when we bought the home and found out we would have needed to apply for this variance, even if we were not replacing the storm damaged shed. With the slope of our property, and the design of the home, there is not storage on the lakeside of the property and the bilco doors to the basement on the side of the house do not allow for safe storage of personal property. Without the variance to have a shed on the property, we would be forced to store our items unprotected in the yard which would attract opportunities for theft as well as significant safety concerns during wind storms as the items would have the potential to be blown into the lake or into other people's property or into people.
- **The hardship created is unique and not shared by all properties alike in the neighborhood because:** Other properties are set up in a manner with smaller houses consuming less of the allowed coverage requirements and may have current / prior home owners that have filed properly during the construction or renovation phases.