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|---|---------------------|
| ① | WATER SQUAT OFF |
| ② | WATER GATE |
| ③ | CATCH BASIN (OS) |
| ④ | DRAIN MANHOLE (SUN) |
| ⑤ | SEWER MANHOLE (SUN) |
| ⑥ | ELECTRIC MANHOLE |
| ⑦ | GAS GATE |
| ⑧ | CONTROLS TEST |

July 12, 2016

Dear Zoning Board of Appeals,

We are the property owners of 10 Beech St. #3 and the property that abuts 567/69 Somerville Avenue and are asking for your approval to remove a 4' fence variance that was put in place when our property (10 Beech St.) was being built in 2014.

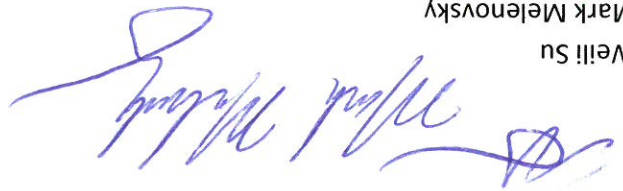
During construction of our building, the owner of 567/69 Somerville Ave. insisted from the builder of 10 Beech St. that a 4' fence variance be put in place as he believed a normal 6' privacy fence would impact his property's value. Due to construction delays and other concerns the neighboring property owner had, the builder did not fight the variance and finished construction of 10 Beech St. In discussion with the Somerville city planner, we understand that there is no public safety, fire, or aesthetic concerns for having a 4' fence variance in place – that it is only there due to the demands of the neighboring property owner at the time.

The neighboring owner of 567/69 Somerville Ave has since sold his property. We asked the new owner in June if we can install a 6' privacy fence along our property line and he agreed.

Since all abutters were in agreement and based on the advice of our property manager, we installed a 6' privacy fence. This was poor advice as we have learned that regardless of the adjacent property owner's agreement, we also need ZBA approval to remove the 4' fence variance to be in compliance with city laws.

We are asking the board to consider removing the 4' variance on the property line between 10 Beech St and 567/69 Somerville Ave. We are not aware of any public safety or aesthetic concerns and all of the abutting property owners are happy with a normal 6' privacy fence.

Thank you for your time and consideration,



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Mark Melenovsky

10 Beech St #3, Somerville, MA



