



**TOWN OF OSSINING
BUILDING & PLANNING DEPARTMENT**

101 ROUTE 9A, P.O. Box 1166
OSSINING, N. Y. 10562

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APPLICATION TO THE ZONING BOARD OF APPEALS

Date 11/6/17

I, We Rose Souza Of 9 Old Albany Post Road
(Name of Applicant) (Street)

Town of Ossining NY 10562 914-941-0558 : HEREBY
(Municipality) (State) (Zip Code) (Phone No.)

(X) APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING INSPECTOR AND IN CONNECTION THEREWITH REQUEST

() an Interpretation of the Zoning Code or Zoning Map of the Town of Ossining

(X) a Variance from the terms of the Zoning Code of the Town of Ossining, or

() a Temporary Certificate of Occupancy.

() APPLY TO THE ZONING BOARD OF APPEALS FOR A SPECIAL PERMIT.

1. **LOCATION OF PROPERTY:** 9 Old Albany Post Road
(Street and Number)

SECTION 80.18 BLOCK 2 LOT 29 ZONE R-20

A) Is the Property located within a distance of 500 feet of the boundary of any village, town or county, or any boundary of a State park or parkway?

If yes, specify. - Village of Ossining Yes X No _____
- NYS Route 9 - 9A

B) Does the Property abut the boundary of any village or town, the boundary of any State or County park or other recreation area, the right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines, or the boundary of any county or State owned land on which a public building or institution is located? If yes, specify.

Abuts the boundary of the Village of Ossining Yes X No _____

C) If a Special Permit is being applied for, is the property shown on the Hudson River Valley Commission Jurisdiction Map?

Yes _____ No _____

2. **PROVISION (S) OF THE ZONING CODE INVOLVED:**

Section 200 subsection 10(A) paragraph (1)

Section _____ subsection _____ paragraph _____

Section _____ subsection _____ paragraph _____

3. **DESCRIPTION OF RELIEF REQUESTED** (Set forth the circumstances of the case, interpretation that is claimed and details of any variance applied for. Use extra sheet if necessary.)

Relief is sought to permit the continued use of a previously grandfathered accessory contractor's yard use which has been continuous for nearly 50 years. An existing single-family residence shall remain, as of right in existing R-20 zone.

4. **REASON FOR APPEAL** (State precisely grounds on which it is claimed that relief should be granted. Use extra sheet if necessary.)

1. The applicant cannot realize a reasonable return provided that lack of return is substantial. The value of existing residence on site is greatly disproportionate to appraised value of total property historically used in part as a construction yard (nearly 50 years).
2. The alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district/neighborhood.
3. The requested use variance, if granted, will not alter the essential character of the neighborhood.
4. The alleged hardship has not been self-created. (Former grandfathered use dating back to current owner's purchase in +/-1969.)

5. Enclose 10 copies of an accurate and intelligible plan of the Property drawn to a suitable scale and a nonrefundable fee of **\$250.00**

(Signature of Property Owner or Authorized Agent)