



**TOWN OF OSSINING  
BUILDING, & PLANNING DEPARTMENT**

101 ROUTE 9A, P.O. Box 1166

OSSINING, N. Y. 10562

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www.townofossining.com

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DEC 28 2015

Town of Ossining  
Building & Planning Department

**APPLICATION TO THE ZONING BOARD OF APPEALS**

Date Dec. 28, 2015

I, (We) TOMASZ & DOROTA ZALENSKI of 7 KNOLLWOOD DRIVE  
(Name of Applicant) (Street)

OSSINING N.Y. 10562 (914) 325-1158 :HEREBY  
(Municipality) (State) (Zip Code) (Phone No.)

(✓) 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,

(✓) 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 7 KNOLLWOOD DRIVE, OSSINING N.Y. 10562  
(Street and Number)

SECTION 80.19 PLATE \_\_\_\_\_ BLOCK 2 LOT 54 ZONE \_\_\_\_\_

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.

Yes \_\_\_\_\_ No ✓

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.

Yes \_\_\_\_\_ No ✓

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

Yes \_\_\_\_\_ No \_\_\_\_\_

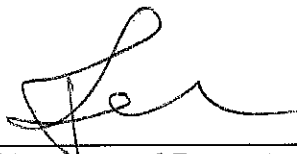
2. **PROVISION (S) OF THE ZONING CODE INVOLVED**

Section 200-25 subsection \_\_\_\_\_ paragraph \_\_\_\_\_

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.) *WE ARE REQUESTING AN EIGHT FOOT (8FT) DISTANCE VARIANCE ON THE SOUTHERN PROPERTY LINE OF OUR LOT. THIS 8FT. DISTANCE VARIANCE IS FOR OUR SHED/ACCESSORY BUILDING THAT HAS BEEN ERECTED ON A SONATUBE FOUNDATION, (PERMANENT CONCRETE FOUNDATION). THE SHED IS ONLY 2.2 FT FROM OUR SOUTHERN PROPERTY LINE AND DOES NOT MEET A REQUIRED 10 FT. SETBACK FROM SOUTHERN LOT LINE.*
4. **REASON FOR APPEAL** (State precisely grounds on which it is claimed that relief should be granted. Use extra sheet if necessary.) *OUR HONEST ATTEMPT WAS TO ERECT THE SHED AT CORRECT SET BACK DISTANCE OF 10 FT FROM EACH PROPERTY LINE. AN ERROR OCCURED DUE TO INCORRECT INFORMATION IN EXISTING TITLE SURVEY, AND GIVEN BY PREVIOUS OWNER BY SHOWING THE APPROXIMATE LOCATION OF THE SOUTHERN PROPERTY LINE. THE PREVIOUS OWNER HAS SHOWN THE PROPERTY LINE TO BE 9 FT ± FURTHER SOUTH THEN IT ACTUALLY IS. TITLE SURVEY PREPARED BY EDWARD G. MIHALCZO, DATED AUGUST 28, 2014, ALSO SHOWS PROPERTY LINE TO BE ± 9 FT. FURTHER SOUTH. (SEE BELOW CONTINUATION)*
5. Enclose 10 copies of an accurate and intelligible plan of the Property drawn to a suitable scale and a nonrefundable fee of \$150.00



(Signature of Property Owner or Authorized Agent)

(4. CONTINUATION)

*AT THIS TIME IT IS GOING TO BE TOO COSTLY FOR US TO DEMOLISH AND REBUILD THE SHED, OR MOVE IT TO SOME OTHER LOCATION. THE SHED COULD NOT BE MOVED AT THIS LOCATION DUE TO LARGE TREES RESTRICTING DISTANCE TO THE NORTH, AND ALSO THERE IS A DRAINAGE DITCH ON THE OTHER SIDE OF THE SHED RUNNING THE TOTAL LENGTH OF THE WESTERLY PROPERTY LINE RESTRICTING USE OF THAT AREA. PLEASE CONSIDER OUR POSITION AND ALLOW US THE 8FT DISTANCE VARIANCE.*

