



TOWN OF OSSINING
BUILDING & PLANNING DEPARTMENT

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OSSINING, N. Y. 10562

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Town of Ossining
Building & Planning Department

APPLICATION TO THE ZONING BOARD OF APPEALS

Date 6 November 2017

I, We Jewel of Asia Realty Corp
(Name of Applicant)

25 Sickles Place, New Rochelle, New York
Of 25 Studio Hill Road, Briarcliff Manor, NY 10510
(Street)

Town of Ossining New York 10510 (914) 393 - 7639 : 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:** 25 Studio Hill Road
(Street and Number)

SECTION 90.14 BLOCK 1 LOT 68 ZONE N/A

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 subsection 36 paragraph 1 a

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.)

Property owner, seeks a permit to enclose an open patio at the rear of the subject property with a new wall and exit doors. This work is to be done under the buildings existing roof and doesn't add a single square foot to the buildings existing foot print. All of the work of this plan is being done to the interior space of the existing building and under the existing buildings roof.

Because the space being discussed actually "invades" the interior banquette hall, creating a new wall and aligning with with the rear of the structure will create a fully open space for gatherings and events.

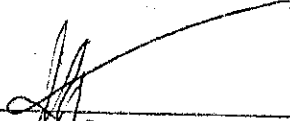
4. REASON FOR APPEAL (State precisely grounds on which it is claimed that relief should be granted. Use extra sheet if necessary.)

We believe that since the area in question is located under the existing buildings roof and does not constitute an expansion of the existing buildings foot print that we should be allowed to proceed and or be granted a variance to proceed.

This work will also enhance the the rear wall of the building creating a greater sound barrier than presently exists.

And lastly, it will make the existing space more navigable for staff, guests and not separate attendees into three (3) separate areas as we must do now.

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)

Peter White
as agent for the property owner