



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

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

PHONE: (914) 762-8419 FAX: (914) 290-4656

Website [www.townofossining.com](http://www.townofossining.com) & Email [bldddept@townofossining.com](mailto:bldddept@townofossining.com)

**APPLICATION TO THE ZONING BOARD OF APPEALS**

Date 9/23/19

I, We Howard + Rachel Krautitz of 28 Minkle Rd  
(Name of Applicant) (Street)

Ossining NY 10562 917-841-5142 : 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: 28 Minkle Road  
(Street and Number)

SECTION 8.17 BLOCK 1 LOT 54 ZONE R20

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. 9A Briarcliff Peekskill pkwy Yes  No   
400 Feet away

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 Attachment #2 paragraph schedule of bulk zoning

Section \_\_\_\_\_ subsection \_\_\_\_\_ paragraph \_\_\_\_\_

Section \_\_\_\_\_ subsection \_\_\_\_\_ paragraph \_\_\_\_\_

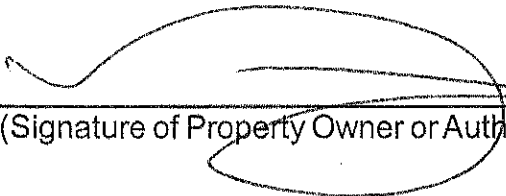
3. DESCRIPTION OF RELIEF REQUESTED (Set forth the circumstances of the case, interpretation that is claimed and details of any variance applied for. Use extra sheet if necessary.)

*The new deck located in the side yard  
Existing side yard is 19.6' setback is 16'  
New deck is 10' so a ~~4'~~ 6'-0" variance is requested*

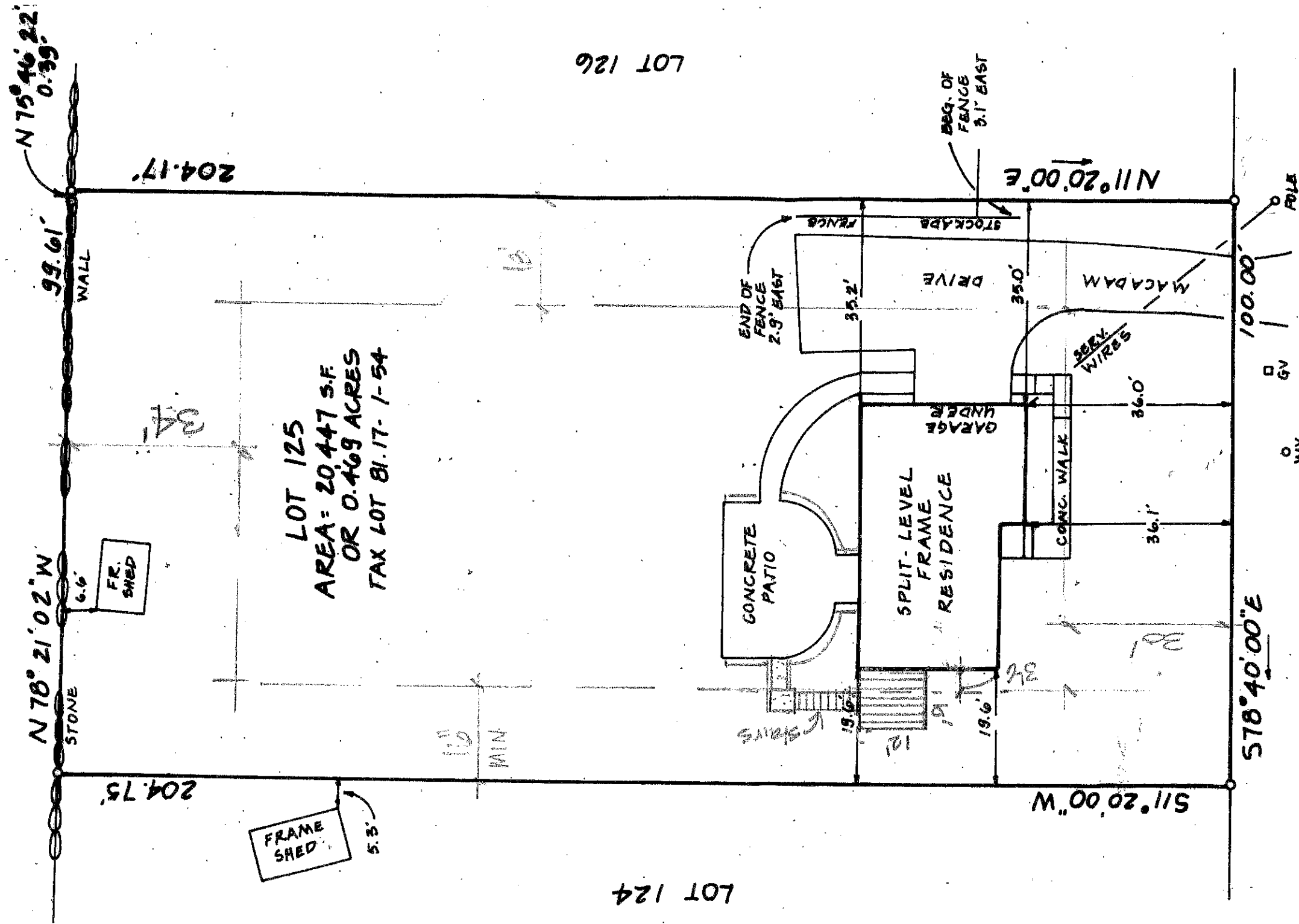
4. REASON FOR APPEAL (State precisely grounds on which it is claimed that relief should be granted. Use extra sheet if necessary.)

*The deck is set back from the road 53' on a downhill  
so is not visible from the street. The rear yard has  
a very nice patio with planter walls. It would be a financial  
hardship to remove + relocate. This 10x12'<sup>deck</sup> is not a detriment  
to the neighborhood. The deck is not substantial, Yes, self-created  
But needs to be removed.*

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)

N/F THE COUNTY OF WESTCHESTER



MINKIE ROAD

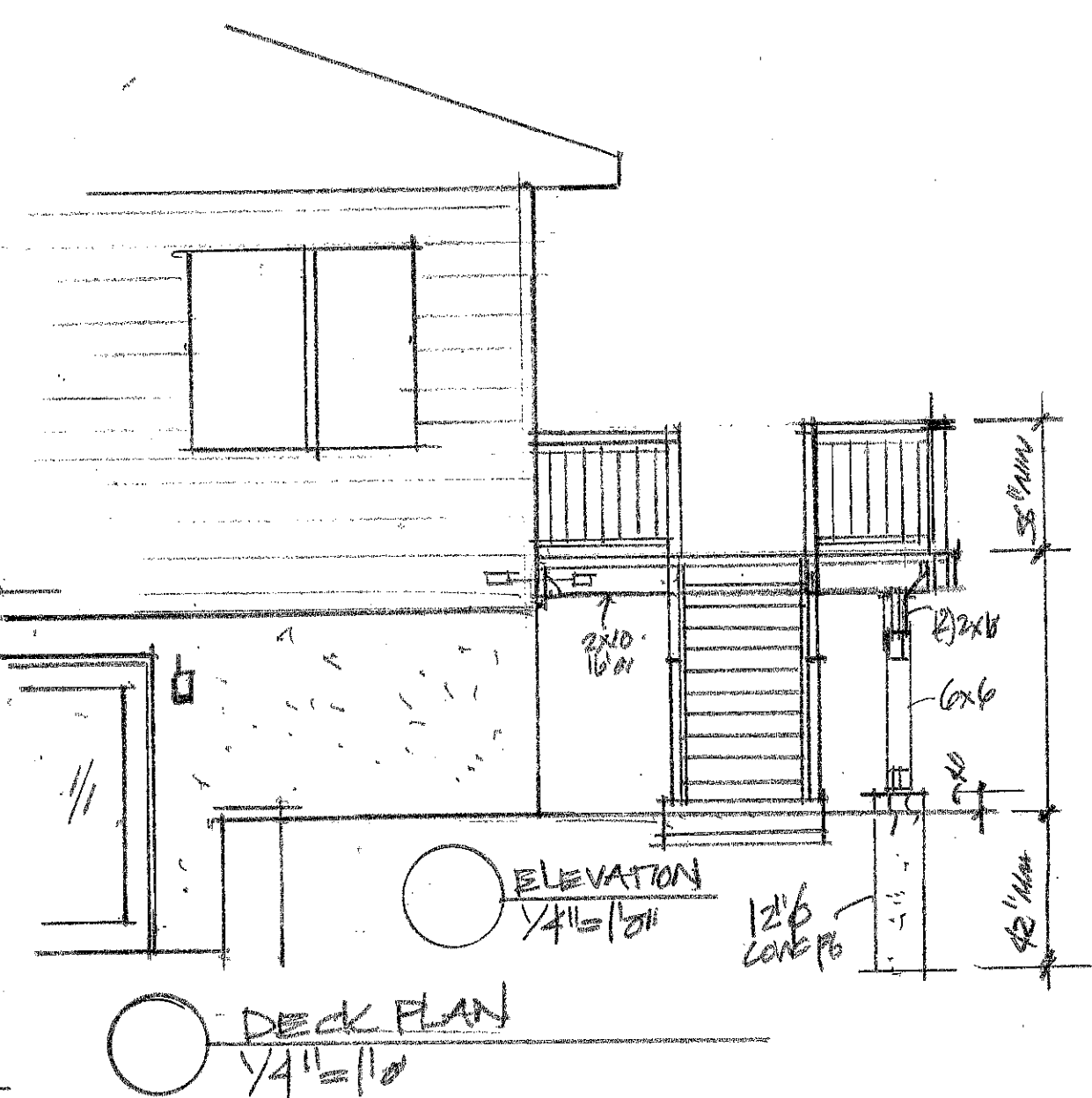
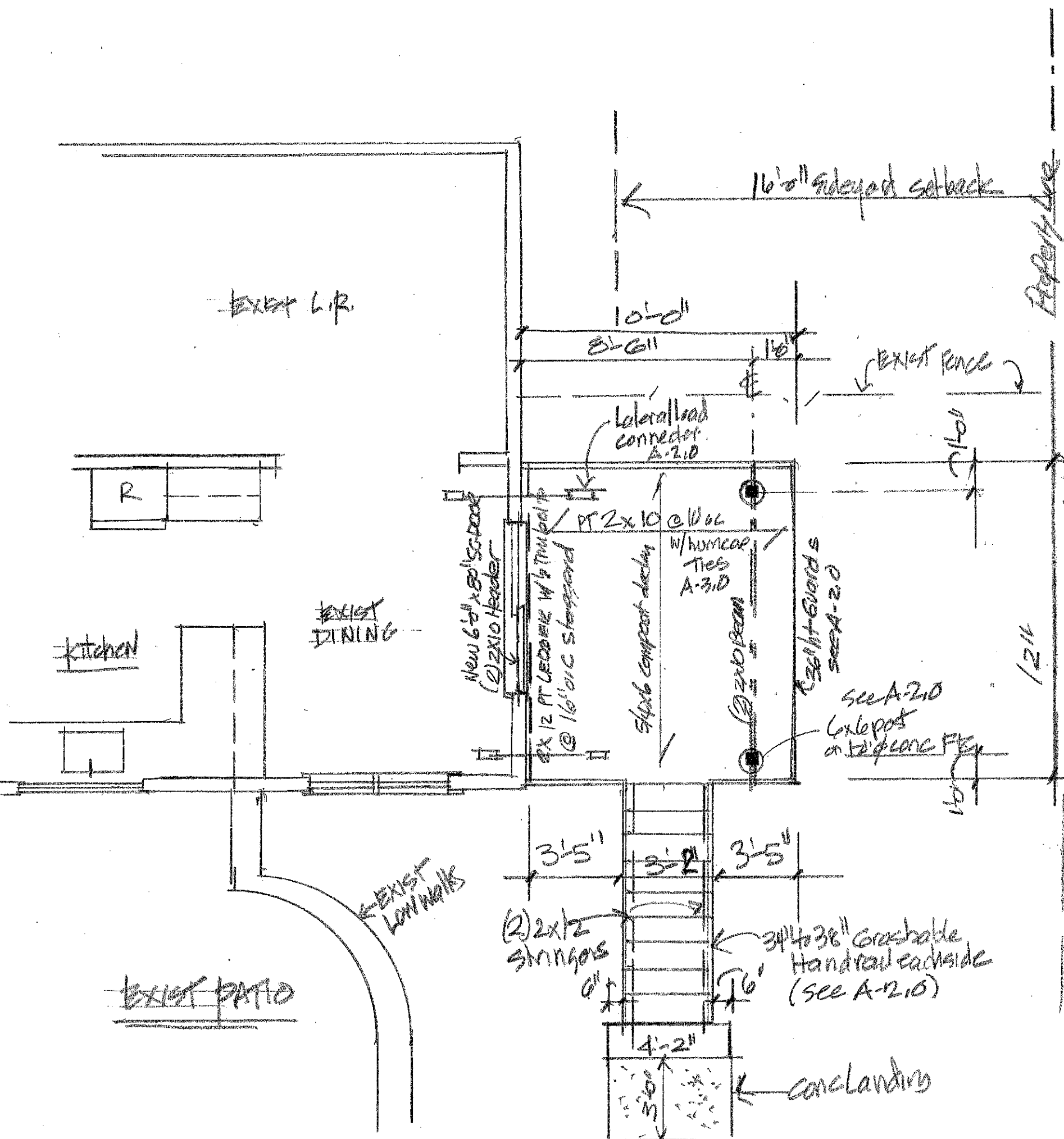
Site Plan  
 1" = 20'-0"

Note: Infor for this site  
 Plantation from a  
 survey by  
 David L. Odell P.L.S.  
 dated 9/18/2012

S-B-L: 81.17-1-54

Susan M. Riordan AIA, Architect  
 35 Ferris Place  
 OSSINING NY 10562  
 (914) 923-0498  
 smrarch@aol.com

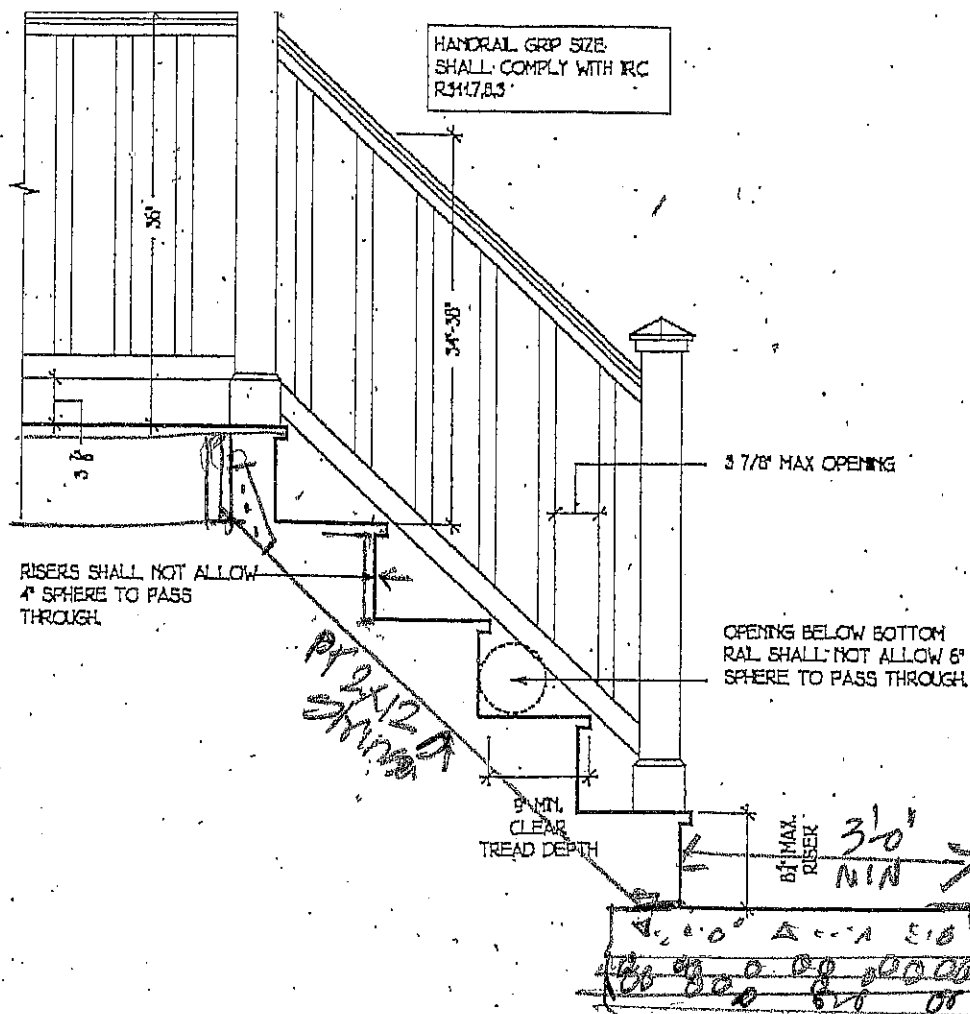
PROJECT: <b>Kranitz Residence</b> 28 Minkie Road Ossining NY 10562	Site Plan	Dwg # <b>A-0.1</b>
	Date: 9/10/2019	Scale: <b>1" = 20'-0"</b>



S-B-L: 81.17-1-54

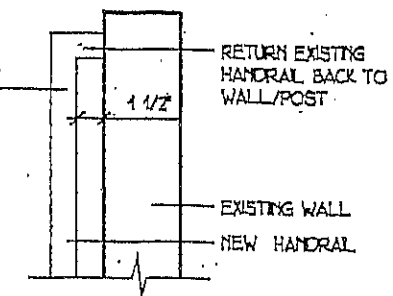
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PROJECT: <b>Kranitz Residence</b> 28 Minkle Road Ossining NY 10562	Deck drawing	Dwg # <b>A-1.0</b>
	Date: 9/10/2019	Scale: 1/4" = 1'-0"

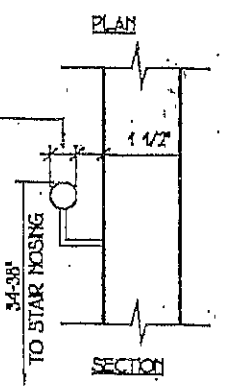


STAIR CODE REQUIREMENTS DETAIL NTS

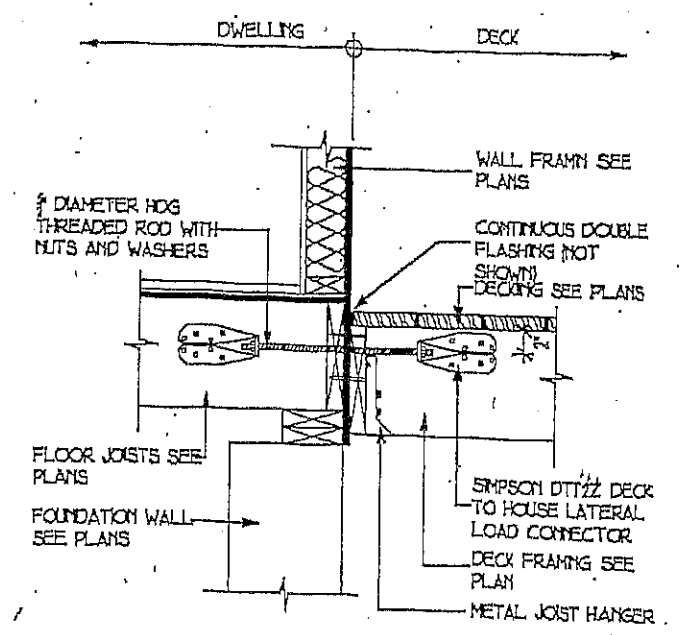
HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND THE HANDRAILS.



HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1-1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6-1/4 INCHES WITH A MAXIMUM CROSS SECTION DIMENSION OF 2-1/4 INCHES AS PER SECTION RR315.6.5

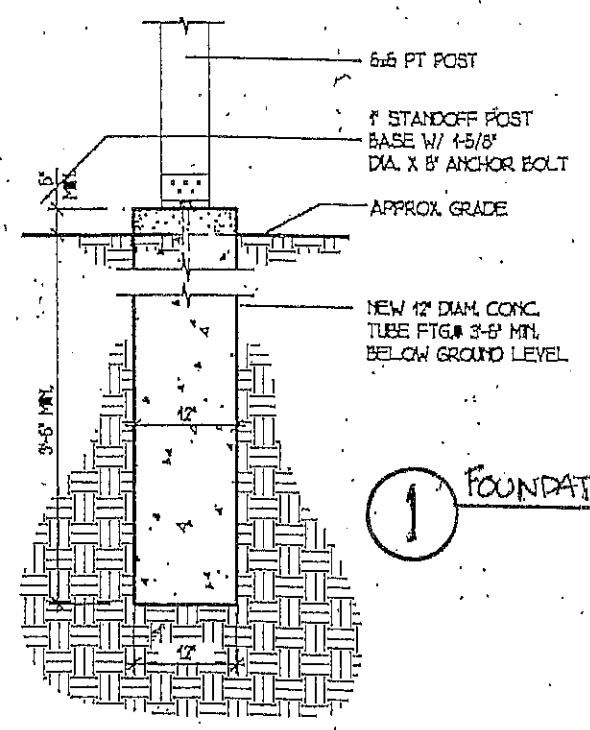


3 GRIPABLE HANDRAIL DETAIL NTS

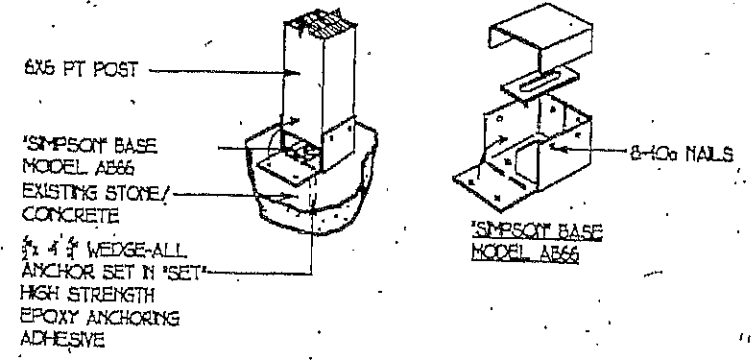


4 DECK TO HOUSE LATERAL LOAD CONNECTION DETAIL 3/4" = 1'-0"

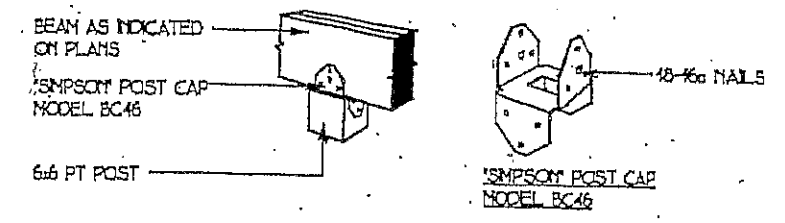
AS PER SECTION R507.1 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC), HOLD DOWN TENSION DEVICES SHALL BE INSTALLED IN, NOT LESS THAN TWO LOCATIONS PER DECK, WITHIN 2' OF EACH END OF THE DECK. EACH DEVICE SHALL HAVE AN ALLOWABLE STRESS DESIGN CAPACITY OF NOT LESS THAN 1500 POUNDS.



1 FOUNDATION DETAIL NTS



6 POST BASE ANCHOR DETAIL NTS



5 POST CAP ANCHOR DETAIL NTS

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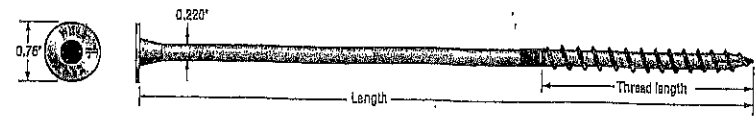
PROJECT: <b>Kranitz Residence</b> 28 Minkle Road Ossining NY 10562	Deck details	Dwg # <b>A-2.0</b>
Date: 9/10/2019		Scale: <b>As noted</b>

# Guard Post to Deck Framing



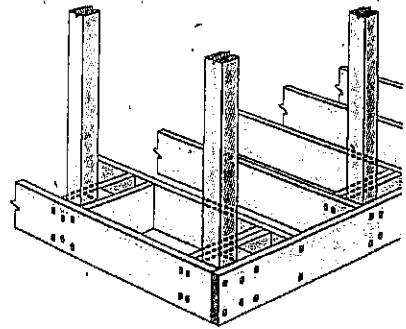
## For 36"- and 42"-Tall Guard Posts

As an alternative code-compliant solution for attaching wood guard posts without the use of typical hardware and through-bolts, the guard posts and the framing elements can be fastened with Strong-Drive® SDWS Timber screws. The SDWS Timber screws are code report listed in IAPMO UES ER-192. The solutions below have been tested and verified for 36"-tall guard posts constructed with DFL, HF and SP framing. These solutions have also been tested and verified for 42"-tall guard posts constructed with DFL and SP framing only.

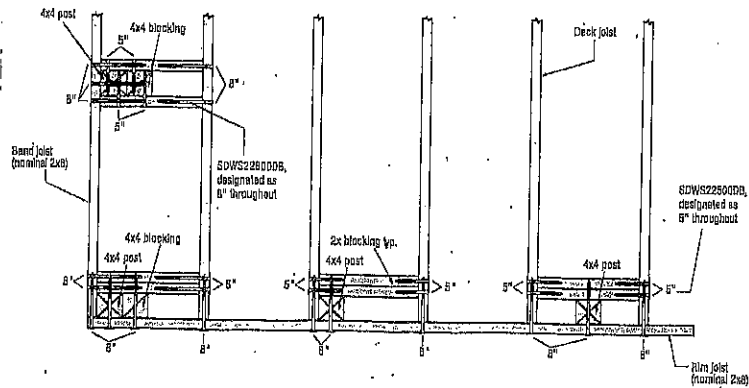


Strong-Drive SDWS TIMBER Screw (SDWS22500DB, SDWS22800DB)

Note: For this installation, it is imperative that only approved fasteners are used and installed per Simpson Strong-Tie details. Test results have shown that generic fasteners do not provide sufficient withdrawal resistance, pull-through resistance or shear strength.



Internal Guard Post Installations Using Strong-Drive SDWS Timber Screws



Plan View Showing Details of Four Connections Using Strong-Drive SDWS Timber Screws (other connection hardware not shown for clarity)

For RAILING connection TO Deck

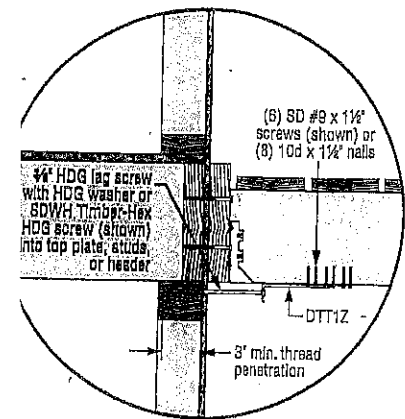
# Lateral-Load Connection

For decks that are partially supported by an adjacent structure (such as a house), the connection between the deck and that structure is vital. A bolted or screwed ledger-to-rim-board connection is suitable to support gravity loads; however, in some cases the building codes require a connection that is able to resist lateral loads. In these situations, tension ties are typically called out to tie the joists of the deck directly to the structure.

DTT deck tension ties are a safe, cost-effective solution designed to meet or exceed lateral-load code requirements for deck construction.

The DTT1Z satisfies the 2015 IRC provision for a 750 lb. lateral-load connection to the house at four locations per deck. This code detail permits the lateral connection from the deck joists to be made to top plates, studs or headers within the supporting structure.

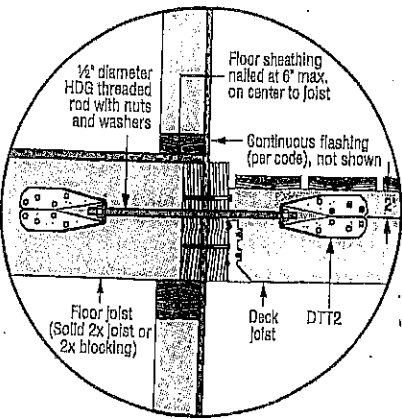
The DTT2 can be used to satisfy the 2012/2015 IRC provision for a 1,500 lb. lateral-load connection at two locations per deck.



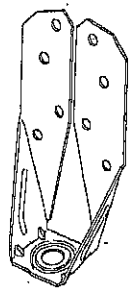
Typical DTT1Z Deck-to-House Lateral-Load Connection



DTT1Z Deck Tension Tie



Typical DTT2 Deck-to-House Lateral Load Connection



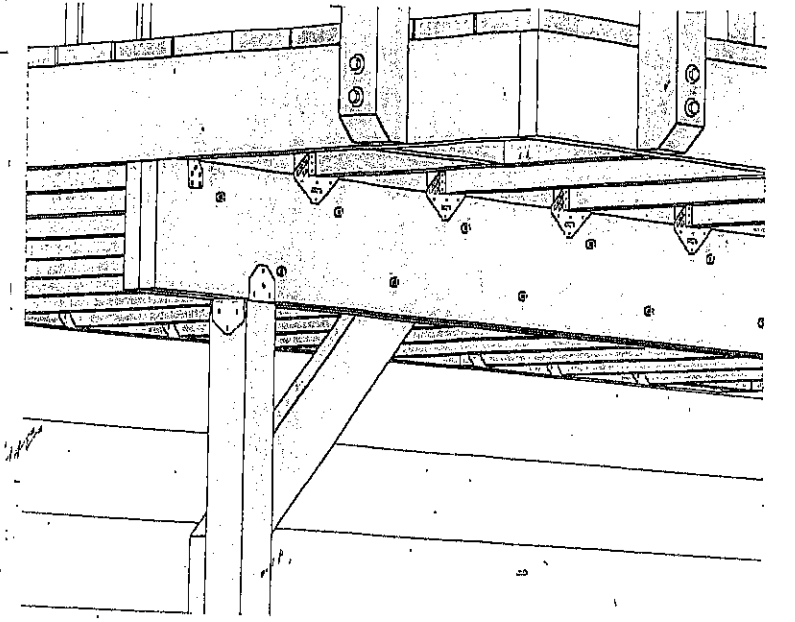
DTT2 Deck Tension Tie

For connection to House

# Joists Bearing on a Beam



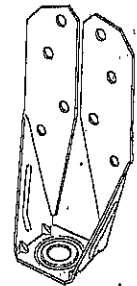
At the point where the joist bears on top of a beam, there must be a connection to resist lateral and uplift forces. Blocking or framing is also required to prevent overturning of the joists.



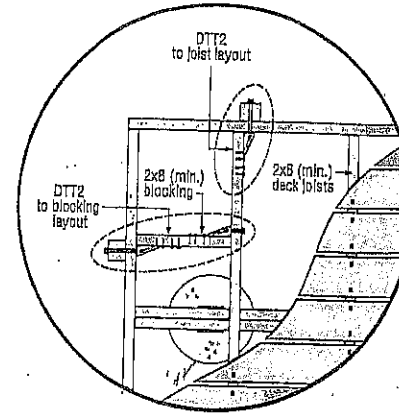
# Guard Post to Deck Framing

## Simpson Strong-Tie® Solutions

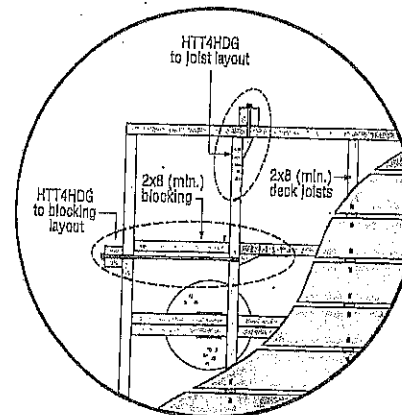
For 36"-Tall (minimum) Guard Posts



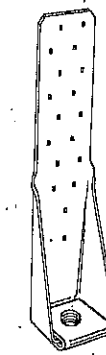
DTT2 Deck Tension Tie Available with ZMAX® coating or in stainless steel.



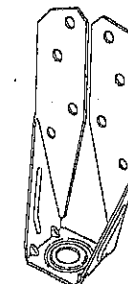
For 42"-Tall (maximum) Guard Posts



Note: The DTT2 may also be used to secure 42" guard posts with 2x10 (min.) deck joists

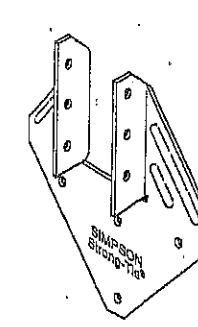


HTT4 HDG Tension Tie Available in hot-dip galvanized coating.

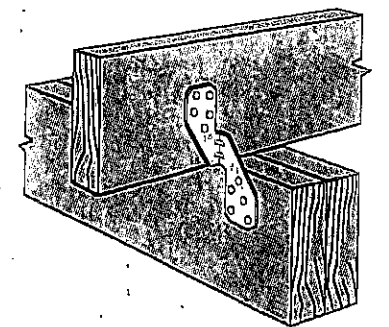


DTT2 Deck Tension Tie Available with ZMAX® coating or in stainless steel.

## Simpson Strong-Tie® Solutions



H1 Hurricane Tie Holds joist on both sides. ZMAX® coating recommended.



H2.5A Hurricane Tie Suitable for single-sided applications. ZMAX coating or stainless steel recommended.

Hurricane ties to be added

Post connection to deck

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59L-81-17-1-54

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Date: 9/10/2019	Scale: <b>As noted</b>	