

APPLICATION TO ZONING BOARD OF APPEALS  
VILLAGE OF DOBBS FERRY

Note: Four copies of the application must be filed with the Clerk of the Board, no later than 2:00 p.m., twenty-one (21) days prior to the date of the meeting.

Date Filed: 4.19.2023

Applicant's Name: MITCHELL KOCH, R.A. Telephone: 914.623.0230

Property Location: 4 SHADY LANE, DOBBS FERRY

Sheet: 3.100 Block: 85 Lots/Parcel: 12

The undersigned applicant requests a hearing before the Zoning Board of Appeals based on the following: (check one)

☒ Appeals decision of Building Inspector \_\_\_\_\_ ☐ Special Permit

Every application or appeal must be accompanied by an accurate plot plan to scale showing location of all existing structures, and also drawings showing the exact location, dimensions, and the nature of all proposed structures. These requirements will ordinarily be best met with surveys and architect's drawings. The Board may require that surveys and/or drawings be prepared and signed by duly accredited surveyors, engineers, or architects. Applicant is required to show proof of title to or legal interest in the premises, by deed or contract of sale, or other document. This application or appeal is made pursuant to the authorization contained in the Building Zoning Ordinance:

Article: X Section: 35 Subdivisions: D(7)

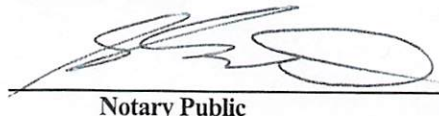
The basis of the relief sought by the undersigned pursuant to the provisions of the Building Zoning Ordinance is as follows: (Set forth briefly all pertinent facts and use additional sheets if necessary).

THE OWNERS ARE A FAMILY OF FOUR WHO WOULD LIKE TO INCREASE THE HOME'S LIVABILITY BY ADDING A BEDROOM AND BATHROOM. THE REAR YARD WAS THE ONLY REASONABLE LOCATION BASED ON THE POSITION OF THE HOUSE ON THE SITE AND THE EXISTING SECOND FLOOR PLAN. THE PROPOSED CONSTRUCTION WILL BE ABOVE AN EXISTING DECK AND GARAGE WHICH ARE PARTIALLY WITHIN THE REAR YARD SETBACK, SO WOULD EXTEND AN EXISTING NONCONFORMING CONDITION.

  
Applicant

STATE OF NEW YORK  
COUNTY OF WESTCHESTER ) ss:

On this 25 day of April, 2023 before me personally came Mitchell Koch, who came duly sworn deposes and says that he/she read the foregoing application and knows the content thereof and that the same is true to his/her own knowledge.

  
Notary Public

SARAH PALERMO  
NOTARY PUBLIC, STATE OF NEW YORK  
QUALIFIED IN WESTCHESTER COUNTY  
No. 01PA6182438  
COMMISSION EXPIRES FEBRUARY 25, 2024

