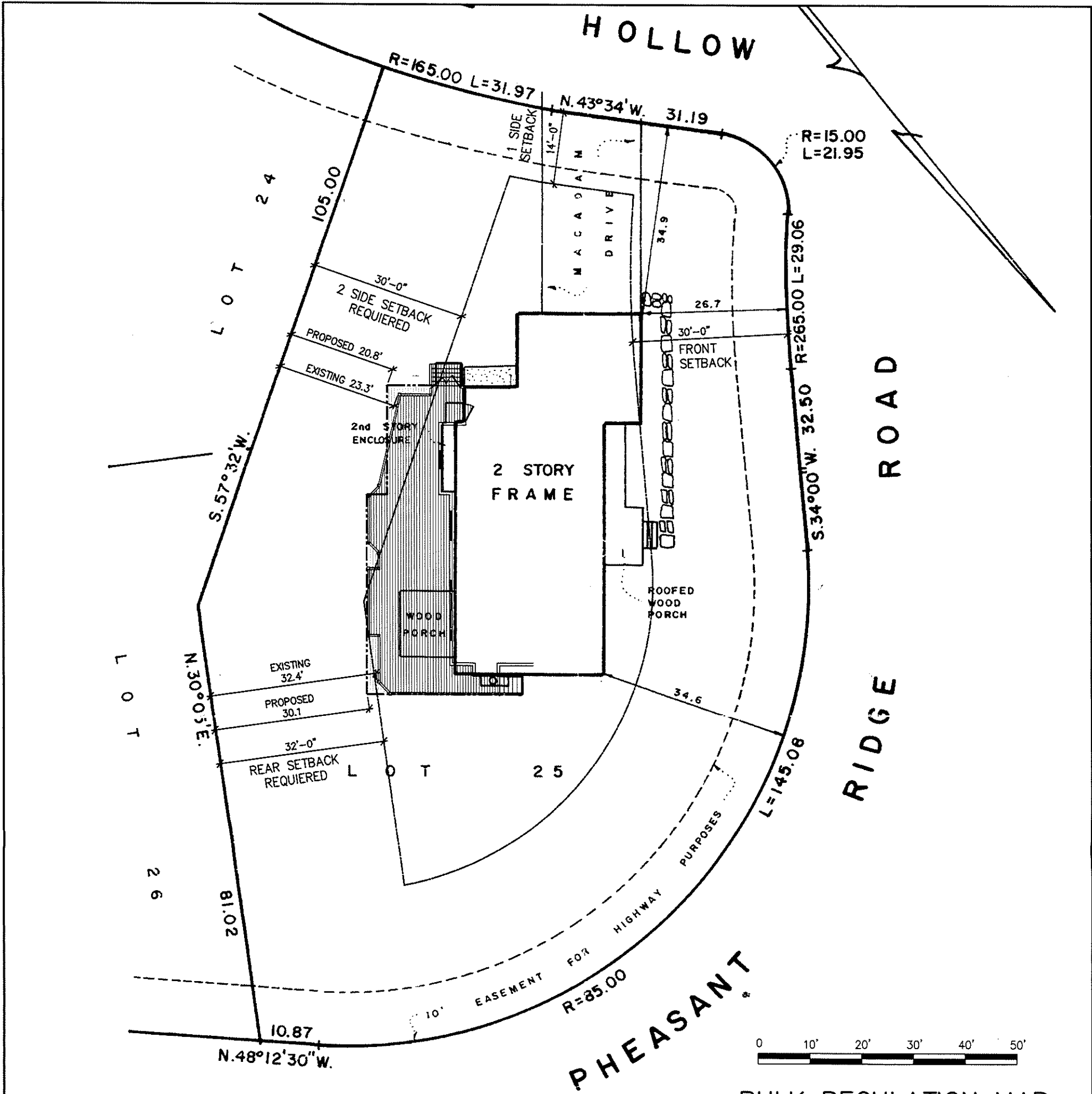




BULK REGULATION MAP
SCALE 1"=20'

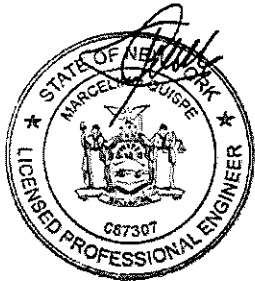
TOWN OF OSSINING ZONING REQUIREMENTS					
Address: 4 Pheasant Ridge Rd. Ossining, NY 10572					
Sheet:	Section:	89.08	Block:	1	Lot(s): 76
Zoning District: R-15		Propose Use: RESIDENTIAL			
Bulk Regulations:	Units	Required/ Allowable	Existing	Proposed	Variance Required
Min Lot Area:	sf	15,000	16,103	16,103	0
Min Low Width:	ft	90	100	100	0
Min Lot Depth:	ft	120	110	110	-10
Min Front Yard Setback:	ft	30	26.7	26.7	-3.3
Min 1 Side Yard Setbacks:	ft	14	34.9	34.9	0
Min 2 Side Yard Setbacks:	ft	30	23.3	20.8	-9.2
Min Rear Yard Setbacks:	ft	32	32.4	30.1	-1.9

LEGEND:

EXISTING DECK

PROPOSED DECK LINE

SETBACK LINE



PROJECT TITLE:				GILL HOWARD RESIDENCE	
DRAWING TITLE:				ZONING REQUIREMENTS FOR DECK IMPROVEMENT	
DESIGNED BY:		DRAWN BY:		CHECKED BY:	
MARCELINO QUISPE		SG		MQ	
LICENSE No: 087307-01		DATE: 11-30-2025		SCALE:	
EXPIRES: 05/31/27		REV.		AS NOTED	
ADDRESS: 36 LOCUST AVENUE				DRAWING NO.	
CORTLANDT MANOR, NY 10567				1 OF 1	
TEL. (914) 719-2400 / zyxmq@yahoo.com					