

# John D. Fuller, P.E., P.C.

CIVIL & STRUCTURAL ENGINEERING

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September 28, 2020

Mr. Richard Lee Cornell, Zoning Board Chairman  
Town of Deerpark  
Zoning Board of Appeals  
PO Box 621  
Huguenot, NY 12746

**RE: Lands of Zhi  
17-19, 21 Shore Dr.  
Section 29 Block 12 Lots 6.2 & 8  
Town of Deerpark, NY**

***Job No. #2177.012***

Dear Mr. Cornell:

Enclosed is an application to the Zoning Board of Appeals for the above referenced properties. The application is for an area variance created by a lot line change between the two tax parcels. The sites are located in the NR zoning district and each contain an existing single family dwelling serviced by private wells and septic systems. Both of the tax parcels are existing, non-conforming lots and are owned by the same individual.

There is an existing accessory structure on tax parcel 29-12-8 that currently meets the 10' minimum side yard setback for an accessory structure as stated in Section 230-15 of the Town of Deerpark Zoning Law. The lot line change proposes that the new property line extend straight back from the line that currently separates the two parcels. The new property line will be 0.9' from the front left corner of the accessory structure.

Please refer to the attached plans and application materials for details. Should you have any questions, please feel free to contact my office.

Sincerely,



John D. Fuller, P.E.

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RE: 17-19, 21 Shore Dr.  
Section 29 Block 12 Lots 6.2 & 8  
Town of Deerpark, NY

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## *Criteria for Area Variance*

- *Will an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties be created by the granting of the variance(s) you request?*

The structures on the subject parcels are located in a neighborhood of similar lots in size, depth and width. No new structures are proposed and the new lot lines create less non-conforming lots; therefore, there will not be an undesirable change in the character of the neighborhood by the granting of the variance requested.

- *Can the benefit you seek be achieved by some feasible method, other than the variance(s)?*

Granting of the variance is the only feasible method for the proposed lot line change.

- *Is the requested variance(s) substantial?*

The requested variance is 0.9 feet from the 10 feet side yard minimum for accessory structures. Although the requested variance may seem substantial in number, it is not substantial relative to the surrounding properties and the effect that it will have on the neighborhood which is none.

- *Will the proposed variance(s) have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?*

The proposed variance will have no effect or impact on the physical or environmental conditions in the neighborhood.

- *Is the alleged difficulty self-created?*

The alleged difficulty is self-created.



# Town of Deer Park Zoning Board of Appeals Application

OFFICE USE:  
APPEAL NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

USE VARIANCE ( )  
SPECIAL PERMIT ( )

AREA VARIANCE   
INTERPRETATION ( )

Name of Applicant(s): JINGZHI

Physical Address: 852 FAIRLAWN AVE. OTTAWA, CANADA K2A4C2

Mailing Address: \_\_\_\_\_

Phone Number: (343) 988-8809 Email Address: jeunzhi.lee@gmail.com

Location of Property: 17-19 21 SHORE DR.

Section: 29 Block: 12 Lot: 6.2 8 Zone Designation NR

Representative for Applicant: John D Fuller, PE

Phone Number: (845) 856-1536 Email Address: johnfullerpe@gmail.com

REASON(S) FOR APPLICATION:  
APPLICANT IS SEEKING A VARIANCE FOR THE SIDE SETBACK  
OF AN ACCESSORY STRUCTURE CAUSED BY A PROPOSED LOT  
LINE CHANGE.

1. Is property within 500 feet of County or State Highway, County or State property, or boundary of another Municipality? Yes ( ) No

2. Soil Classification and Area Be - Basher Fine Sandy Loam - 0.6 Acres  
(SEE BUILDING DEPARTMENT)

3. Provision(s) of the Town of Deer Park Zoning Law from which applicant appeals. (State Article, Section and Paragraph of pertinent Ordinance/Law).

§ 230-15(D) 1. Accessory Structure and Use Standards

4. An appeal is made herewith for:  
( ) An interpretation of the Zoning Law or Map.  
 A variance to the provisions of the Zoning Law Map.  
( ) An extension to an existing variance or permit. (Expiration Date \_\_\_\_\_).

Jing Zhi  
Signature(s) of person(s) making application

9/28/20  
Date



# Town of Deerpark Zoning Board of Appeals Application

## SITE INSPECTION AUTHORIZATION

I HEREBY GIVE PERMISSION TO MEMBERS OF THE ZONING BOARD OF APPEALS OF  
THE TOWN OF DEERPARK, THE ENGINEER FOR THE TOWN OF DEERPARK,  
THE ATTORNEY FOR THE TOWN OF DEERPARK, OR ANY OF THEIR AGENTS AND/OR ASSIGNS  
TO ENTER UPON MY PROPERTY,

LOCATED AT 17-19 1/2 SHORE DR.

TOWN OF DEERPARK, STATE OF NEW YORK, COUNTY OF ORANGE.

DESIGNATED UPON THE TAX ROLLS OF THE TOWN OF DEERPARK AS

SECTION 29 BLOCK 12 LOT 6298

IN ORDER TO PERSONALLY INSPECT SAID PREMISES IN ORDER TO EVALUATE

THE APPLICATION FOR AREA VARIANCE

AFFECTING THE SAID PREMISES.

DATE: 9/28/20

Jing Zhi  
SIGNATURE OF OWNER OF PROPERTY

JING ZHI  
Print Name of Owner of Property



# Town of Deerpark Zoning Board of Appeals Application

## Notice of Adjoiner's List for a Public Hearing

Dear Town of Deerpark Assessor:

The following Application is before the Zoning Board of Appeals and has a scheduled public hearing date. Please provide the adjoiner's list for the property address provided below.

Applicant Name: JING ZHI

Owner Name: JING ZHI

Property Address: 17-19 1/2 SHORE DR

Section: 29 Block: 12 Lot(s): 6.2 1/8

Mailing Address: 852 FAIRLAWN AVE OTTAWA CANADA K2A4C2

Phone Number: (343) 988-2809

Email Address: jeanzhi.lee@gmail.com

Fax Number: —

Thank You,

\*Scheduled Public Hearing Date: \_\_\_\_\_

(All certified mailings must be date stamped  
10 days prior to the public hearing.)

Jing Zhi  
(Applicant's Signature)

\*Please fill out all information, public hearing date will be filled in by Board Secretary.

\*Public Hearing date will be set by Zoning Board of Appeals after application is submitted.

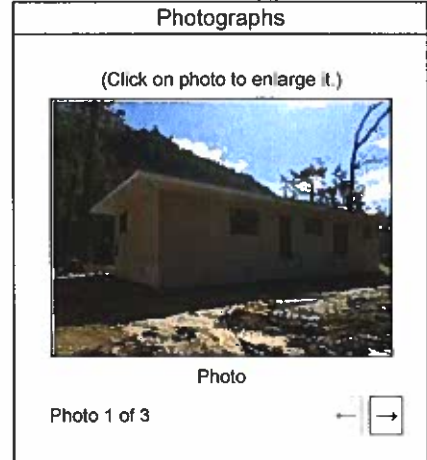
\* Please email list to johnfullerpe@gmail.com



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<b>Residential</b>
Property Info
Owner/Sales
Inventory
Improvements
Tax Info
Report
Comparables

<b>Municipality of Deerpark</b>			
SWIS:	332800	Tax ID:	29-12-6.2
<b>Tax Map ID / Property Data</b>			
Status:	Active	Roll Section:	Taxable
Address:	17 Shore Dr		
Property Class:	210 - 1 Family Res	Site Property Class:	210 - 1 Family Res
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zoning Code:	-	Bldg. Style:	Ranch
Neighborhood:	00001 -	School District:	Port Jervis
Property Description:	Lt 12 & 13 Lts E F Myers Filed 8/31/29 Map 421		
Total Acreage/Size:	100 x 90	Equalization Rate:	---
Land Assessment:	2020 - \$4,300	Total Assessment:	2020 - \$114,500
Full Market Value:	2020 - \$203,700		
Deed Book:	14118	Deed Page:	497
Grid East:	464360	Grid North:	950335
Bank Code:	N/A		
<b>Special Districts for 2020</b>			
Description	Units	Percent	Type Value
FD014-Fire protect 3	0	0%	0
<b>Land Types</b>			
Type	Size		
Primary	0.21 acres		



**Pictometry Connect**

Documents

No documents found for this parcel

**Maps**

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**Municipality of Deerpark**

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SWIS:	332800	Tax ID:	29-12-8
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**Tax Map ID / Property Data**

Status:	Active	Roll Section:	Taxable
Address:	21 Shore Dr		
Property Class:	210 - 1 Family Res	Site Property Class:	210 - 1 Family Res
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zoning Code:	-	Bldg. Style:	Cape Cod
Neighborhood:	00001 -	School District:	Port Jervis
Property Description:	Lts 11 32 Pt Lts 33 34		
Total Acreage/Size:	50 x 200	Equalization Rate:	----
Land Assessment:	2020 - \$3,400	Total Assessment:	2020 - \$85,500
Full Market Value:	2020 - \$152,100		
Deed Book:	14200	Deed Page:	1512
Grid East:	464383	Grid North:	950410
Bank Code:	N/A		

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**Special Districts for 2020**

Description	Units	Percent	Type	Value
FD014-Fire protect 3	0	0%		0

**Photographs**

(Click on photo to enlarge it.)



Photo

Photo 2 of 4

**Pictometry Connect**

**Documents**

No documents found for this parcel

**Maps**

- [View Tax Map](#)
- [Pin Property on GIS Map](#)
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