

Rafael Algarin / Jan Johnsen
11 Observatory Drive
Croton on Hudson, NY 10520

March 18, 2024

Croton on Hudson Planning Board
Kellerhouse Municipal Building
Croton on Hudson, NY 10520

Dear members of the Croton on Hudson Planning Board,

Attached please find our application for an Auxiliary Dwelling Unit (ADU) at 11 Observatory Drive. We have been living at this address for 35 years and hope to remain here. Having an approved ADU will help us do so.

We are requesting your consideration for a variance on the required size.

We currently have a detached building that is an approved office/studio space. We use it as our office. Its exterior dimensions are 18'4 x 12'0". The habitable space is 175.6 sf.

The building has a full bathroom (including shower), air conditioning and heat. It is fully insulated. It is bordered on one side with a solid fence and evergreen tree screening on two other sides.

It does not have kitchen facilities but we will install a small kitchen unit (photo and description are attached). It will consist of a refrigerator, sink and electric stove. The required plumbing and electrical are already in place.

We have attached a property survey, the floor plan showing the proposed kitchenette and proposed murphy sofa/bed and several photos of the building. We have enough room for three cars to park in our driveway.

We will not have more than one person stay in this unit due to its size.

Thank you for your consideration of our application.

Yours,



Rafael Algarin



Jan Johnsen