



PUBLIC NOTICE CITY OF RYE

PLEASE TAKE NOTICE that the Board of Appeals of the City of Rye, New York, will conduct a public hearing at Rye City Hall, 1051 Boston Post Road, on **January 15, 2019**. **The deliberative session will begin at 7:00 P.M., with the public hearing immediately following** on the following applications requesting relief Chapter 197 of the Zoning Code of the City of Rye.

#18-54 **MIDLAND AVE., Fred Cindrich (CONT.)**, owner/applicant (tax map 146-19-1-49) seeks to challenge the determination of the building department's interpretation and application of Section 197-52, "Front yards for corner lots".

#18-53 **1 LANE WAY., Cygnet V LLC (CONT.)**, owner/applicant (tax map 153-13-1-44) proposes to add multiple additions and renovations to the residence. The following variance(s) are requested: **1)** 13.9 ft. FRONT: Ch. 197, Article VIII, §197-86, Table A, Col. 8 ; **2)** 25.6 ft. FRONT: Ch. 197, Article VIII, §197-86, Table A, Col. 8 ; **3)** 31.1 ft. FRONT: Ch. 197, Article VIII, §197-86, Table A, Col. 8 ; **4)** 12.20 ft. FRONT: Ch. 197, Article VIII, §197-86, Table A, Col. 8 ; **5)** 0.80 ft. TWO SIDES: Ch. 197, Article V, §197-56; **6)** 10.3 ft. FRONT: Ch. 197, Article VIII, §197-86, Table A, Col. 8 ; **7)** 2 ft. PARKING SETBACK: Ch. 197, Article IV, §197-30.C; **8)** 4.3 ft. PARKING SETBACK: Ch. 197, Article IV, §197-30.C; **9)** 364 (8.4%) FAR: Article V, §197-43 (Non-Conforming Lot)

#18-56 **24 BULKLEY AVE., Christopher Tigani (CONT.)**, owner/applicant (tax map 146-19-2-46) proposes to add AC units and generator for the construction of a new house. The following variance(s) are requested: **1)** 6.5 ft. FRONT: Ch. 197, Article V, §197-47

#18-57 **111 WAPPANOCCA AVE., John Tsui (CONT.)**, owner/applicant (tax map 139-19-2-7) proposes to build a new home in a flood zone. The following variance(s) are requested: **1)** 7 ft. FRONT: Ch. 197, Article VIII, §197-86, Table A, Col. 8; **2)** ½ story BLDG. STORY: Ch. 197, Article VIII, §197-86, Table A, Col. 13 ; **3)** 2 ft. BLDG. HEIGHT: Ch. 197, Article VIII, §197-86, Table A, Col. 14; **4)** 404 (9.3%) FAR: Article VIII, §197-86, Table A, Col. 5

#19-01 **1 BEARY COURT, Chris & Kristan Watson**, owner/applicant (tax map 146-15-3-7) proposes to enclose the existing covered porch, adding 32 square feet to the existing structure. The following variance(s) are requested: **1)** 0.017 (6.8%) FAR: Article VIII, §197-86, Table A, Col. 5

#19-02 **23 BECK AVE., Thomas & Shawne Nguyen**, owner/applicant (tax map 146-19-4-10-3) proposes to construct a one story addition to the rear of the residence. The following variance(s) are requested: **1)** 0.052 (12.4%) FAR: Article V, §197-43 (Non-Conforming Lot)

Plans and other data pertaining to these applications are on file at the office of the City Clerk and open for public inspection. All persons, including corporations, interested in any of these matters will be given an opportunity to be heard.

Inspection of these properties will be made by Board members at various times between Tuesday, January 8, 2019 and Tuesday, January 15, 2019.

Due to the possibility of a meeting cancellation or postponement of an application, applicants and interested parties should call the City Clerk's office (914 967-7371) the day of the meeting (after 2:00 P.M.) to confirm meeting date, time and agenda.

Carolyn D'Andrea



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**Secretary, Board of Appeals
Dated: December 19, 2018**