

**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 Thursday, January 16, 2003 at 8:00 P.M. on the following applications requesting relief from Chapter 197 of the Zoning Code of the City of Rye. The deliberative session of the Board is an open public meeting and is held after 7:30 P.M. in the Mayor's Conference Room.

**#99-08 CONTINUATION OF HEARING - 530 MILTON ROAD, La Panetiere Restaurant, Jacques Loupiac, owner**, (tax map 153.06-1-74) requesting a modification to conditions set forth in original Findings & Decision.

**#02-56 CONTINUATION OF HEARING - 670 MILTON ROAD, Brailsford & Company, owner**, (tax map 153.10-1-4) requesting an interpretation (Article VIII, §197-86, Table B, Column 3) to build a boatyard membership club with 8 apartments.

**#02-67 POSTPONED - 18 WALKER AVENUE, Conrad & Judith Meyer, owners**, (tax map 146.17-3-39) requesting a 2 ft. side yard variance (Article VIII, §197-86, Table A, Column 9); a 4 ft. two side yard variance (Article V, §197-56); a 1.36 ft. front yard variance (Article VIII, §197-86, Table A, Column 8); and a variance to increase the Floor Area Ratio to .41 (a .06 [17%] over the allowable F.A.R., or a 421 [16%] square foot increase over the allowable square footage) (Article VIII, §197-86, Table A, Column 5) to construct a new single family residence.

**#02-73 CONTINUATION OF HEARING 111 OSBORN ROAD, Perry & Deborah Braun, owners**, (tax map 146.17-3-69) requesting a side yard set back variance (Article VIII, §197-71); and a variance to allow the lot width to be reduced to 70.49 ft. (Article VIII, §197, Table A, Column 7) for a land division (apportionment).

**#02-75 POSTPONED - 387 FOREST AVENUE, Henrik & Rebecca Strabo, owners**, (tax map 146.19-3-1) requesting a 14.42 ft. rear yard variance (Article VIII, §197-86, Table A, Column 11) for a breakfast room addition, to enclose an existing screen porch, and to repair an existing garage, adding a gable roof.

**#02-39 MODIFIED APPLICATION 107 FLORENCE AVE, Florence Associates, L.L.C., owners**, (tax map 153.05-2-53) requesting a 6.69 ft. front yard variance (Article VIII, §197-86, Table A, Column 8 of the City Code of Rye), an increase of 0.41 or approximately 5 inches on a previously approved front yard variance (6.28 ft.) for a one story front entry.

**#02-76 REQUEST OF INTERPRETATION BY BOARD OF APPEALS from Joseph L. Latwin, Attorney**

**#02-77 4 DALE STREET, Louis & Cynthia DiPalma, owners**, (tax map 146.4-2-41) requesting a 7.58 ft. front yard variance (Article VIII, §197-86, Table A, Column 8); and a 7.22 ft. rear yard variance (Article V, §197-66) for a partial second story.

**#02-78 5 PINE LANE, Michael & Mary Fitzgibbons, owners**, (tax map 146.14-2-24) requesting a variance to allow the Floor Area Ratio to increase to .28 (a .03 [12%] increase over the allowable F.A.R., or a 404 (14.6%) square foot increase over the allowable floor area) for a additional bedroom on the second floor, and a tandem, two car garage on the first floor.

**#02-79 9 ROSEMERE STREET, Tom & Liz Junior, owners**, (tax map 146.19-3-25) requesting a 9.03 ft front yard variance (Article VIII, §197-86, Table A, Column 8) for a new front entrance.

**#02-80 50 DRAKE AVENUE, Mr. & Mrs. Robert Rodriguez, owners**, (tax map 153.05-3-6) requesting an 8.75 ft. front yard variance (Article VIII, §197-86, Table A, Column 8); a variance to allow the Floor Area Ratio to increase to .47 (a .12 [34.28%] increase over the allowable F.A.R.; and a 7.5 ft. rear yard variance (Article VII, §197-86, Table A, Column 2) for a second story addition, a front porch and a rear patio with garage.

**#02-81 115 OSBORN ROAD, Joseph & Anne Donnelly, owners**, (tax map 146.17-3-68) requesting a side yard set back variance (Article VIII, §197-71); and a variance to allow the lot width to be reduced by 39% to 70 ft. (Article VIII, §197, Table A, Column 7) for a release easement.

**#03-01 1091 BOSTON POST ROAD, JDS Properties, L.L.C. owner**, (tax map 146.07-3-23) requesting a variance to decrease the minimum lot area by 2901.6 square feet (Article V, §197-34); and approval for joint use of parking spaces by two or more establishments on the same lot (Article IV, §17-29, Paragraph A) for a change of use to a mixed use building, with a business being located on the first and second floor and a residential rental apartment in the basement.

**#03-02 3 ELDREDGE COURT, William & Doris Wissman, owners**, (tax map 152.05-3-48) requesting a 5 ft. 4 in. rear yard variance (Article VIII, §63, Table A, Column 11), for an existing deck.

**#03-03 5 ELDREDGE COURT, Gabriel & Diana Benincasa, owners**, (tax map 153.05-3-49) requesting a variance to allow the Floor Area Ratio to increase to .50 (a 20 [66.7%] increase over the allowable F.A.R. of a standard lot or a 1708 [56.93%] sq. ft. increase over the allowable floor area) to raise the roof over the garage, and add a covered entry.

**#03-04 717 FOREST AVENUE, Dennis & Barclay Kass, owners**, (tax map 153.11-2-17) requesting 1.3 ft. front yard variance (Article VIII, §197-86, Table A, Column 8); a 4.0 ft rear yard variance (Article VIII, §197-86, Table A, Column 11); and a variance to allow the Floor Area Ratio to increase to .38 (a .03 [8.57%] increase over the allowable F.A.R. or a 31 [8.73%] sq. ft. increase over the allowable floor area) for an addition, front door portico and chimney.

**#03-05 2 BYRD STREET, Alan Mun, owner**, (tax map 153.06-2-36) requesting a 14.38 ft. rear yard variance (Article VIII, §197-86, Table A, Column 11); and a variance to allow the Floor Area Ratio to increase to .45 (a .10 [28.57%] increase over the allowable FAR) (Article VIII, §197-86, Table A, Column 5) for an addition.

**#03-06 45 FRANKLIN AVENUE, Fred & Wendy Buffone, owners**, (tax map 146.18-1-70) requesting a 6.0 ft. rear yard variance (Article VIII, §197-86, Table A, Column 11) for an addition.

**#03-07 21 LODER ROAD, Randall & Sheryl Appleyard, owners**, (tax map 146.07-3-48) requesting a variance to allow the Floor Area Ratio to increase to .27 (an 8% increase over the allowable F.A.R. or a 106.52 [3%] square foot increase over the allowable floor area) to enclose an existing screen porch and an addition.

**#03-08 103 GREENHAVEN ROAD, Jordan Seaman, owner**, (tax map 153.17-1-7) requesting an 8 ft. rear yard variance (Article VIII, §197-86, Table A, Column 11) for a second story addition.

**#03-09 1 DALE STREET, Christopher Siddall, owner**, (tax map 146.14-2-29) requesting a 20 ft. front yard variance (Article VIII, §197-86, Table A, Column 8) for a second story addition, including a garage and master bedroom.

**#03-10 15 GARDEN DRIVE, Mr. & Mrs. Strober, owners**, (tax map 153.07-2-42) requesting a 6 in. rear yard variance (Article V, §197-66); and a variance for the total of two side yards of 4 ft. 1 in. (Article V, §197-56) for a second story expansion.

**#03-11 68 GARDEN DRIVE, Thomas & Alycia Forbes, owners**, (tax map 153.07-2-41) requesting a 26.5 ft. front yard variance (Article VIII, §197-86, Table A, Note B); and a variance to allow parking within the front yard set back and within 5 ft. of the side lot line (Article IV, §197-30, Paragraph C) to expand the driveway for off-street parking and relocate entry porch.

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 is scheduled for 10:00 AM the Sunday preceding the Board of Appeals' meeting. All persons are invited to attend the inspection. Those interested should meet at the southwest corner of Elm and Purchase Streets.

Susan A. Morison  
Secretary, Board of Appeals

Dated: January 6, 2003