



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 **Tuesday, March 19, 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 variances 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)** 0.017 (365 sf or 8.4%) FAR: Article V, §197-43 (Non-Conforming Lot)

#19-03 **31 GLEN OAKS DR., Angela Michalik**, owner/applicant (tax map 153-05-3-17) proposes to add a two story addition and deck with stairs in the rear of the house. The following variances are requested: **1)** 2 ft. ONE SIDE: Ch. 197, Article VIII, §197-86, Table A, Col. 9 **2)** 2 ft. REAR: Ch. 197, Article VIII, §197-86, Table A, Col. 11 **3)** 0.033 (285 sf or 9.5%) FAR: Article VIII, §197-86, Table A, Col. 5

#19-04 **25 HELEN AVE., Alfred & Daniela Vitiello**, owner/applicant (tax map 153-06-3-68) proposes to add a second floor addition and front porch. The following variance(s) are requested: **1)** 6 ft. FRONT: Ch. 197, Article VIII, §197-86, Table A, Col. 8; **2)** .3 ft. TWO SIDES: Ch. 197, Article V, §197-56; **3)** 0.0393 (243 sf or 9.3%) FAR: Article VIII, §197-86, Table A, Col. 5

#19-05 **20 ONONDAGA ST., Brendan & Emer Walsh**, owner/applicant (tax map 139-19-1-50) proposes to construct a raised terrace. The following variance(s) are requested: **1)** 15 ft. REAR: Ch. 197, Article VIII, §197-86, Table A, Col. 11; **2)** 18 ft. REAR: Ch. 197, Article VIII, §197-86, Table A, Col. 11

#19-06 **12 HALSTED PL., Alison Relyea**, owner/applicant (tax map 153-7-1-66) proposes to rebuild a detached garage. The following variance(s) are requested: **1)** 1.2 ft. SIDE: Ch. 197, Article VIII, §197-86, Table A, Col. 16; **2)** .8 ft. SIDE: Ch. 197, Article VIII, §197-86, Table A, Col. 16

#19-07 **4 SHARON LN., Cindy Holahan**, owner/applicant (tax map (146-14-1-2) proposes to add a front porch. The following variance(s) are requested: **1)** 5 ft. FRONT: Ch. 197, Article VIII, §197-86, Table A, Col. 8

#19-08 **5 BREVOORT LN., Peter & Emma Ravailhe**, owner/applicant (tax map (152-12-1-4) proposes to construct a two story addition. The following variance(s) are requested: **1)** 9.4 ft. ONE SIDE: Ch. 197, Article VIII, §197-86, Table A, Col. 9

#19-09 **160 MIDLAND AVE., Alexander & Jennifer Kaplan**, owner/applicant (tax map (146-15-1-25) proposes to construct a one story rear addition and a two story front addition. The following variance(s) are requested: **1)** 19.3 ft. REAR: Ch. 197, Article VIII, §197-86, Table A, Col. 11; **2)** 0.274 (416 sf or 9.6%) FAR: Article VIII, §197-86, Table A, Col. 5



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#19-10 **8 JEAN ST., 8 Jean St LLC**, owner/applicant (tax map (153-7-3-35) proposes to expand the master bedroom on a non-conforming lot. The following variance(s) are requested: **1)** 0.078 (395 sq or 17.6%) FAR: Article V, §197-43 (Non-Conforming Lot)

#19-11 **26 ONONDAGA ST., Christopher & Gina McGuire**, owner/applicant (tax map (139-19-1-49) proposes to construct a rear addition. The following variance(s) are requested: **1)** 6.15 ft. REAR: Ch. 197, Article VIII, §197-86, Table A, Col. 11; **2)** 0.058 (457 sf or 16.6%) FAR: Article VIII, §197-86, Table A, Col. 5

#19-12 **34 LA SALLE AVE., Nina & William Draddy**, owner/applicant (tax map (153-5-3-14-2) proposes to construct a deck and basement stairs. The following variance(s) are requested: **1)** 4 ft. REAR: Ch. 197, Article VIII, §197-86, Table A, Col. 11

#19-13 **120 WAPPANOCKA AVE., Kotyza Stanislav**, owner/applicant (tax map (139-19-2-45) proposes to construct a new two family house on a non-conforming lot. The following variance(s) are requested: **1)** 18 ft. WIDTH: Ch. 197, Article VIII, §197-86, Table B, Col. 6; **2)** 0.5 ft. BLDG. STORY: Ch. 197, Article VIII, §197-86, Table B, Col 11; **3)** 9.3 ft. FRONT: Ch. 197, Article VIII, §197-48, Table B, Col. 7; **4)** 8.8 ft. REAR: Ch. 197, Article VIII, §197-86, Table B, Col. 10

#19-14 **39 GRAPAL ST., Royce Realty, LLC**, owner/applicant (tax map (146-11-2-45) proposes to construct a two story addition, wood deck and stairs. The following variance(s) are requested: **1)** 2 ft. ONE SIDE: Ch. 197, Article V, §197-56; **2)** 3 ft. TWO SIDES: Ch. 197, Article V, §197-56

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, March 12, 2019 and Tuesday, March 19, 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
Secretary, Board of Appeals
Dated: February 26, 2019**