



## 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, April 18, 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.

**#19-10** **8 JEAN ST., 8 Jean St LLC (Cont.)**, 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)

**#19-13** **120 WAPPANOCCA AVE., Kotyza Stanislav (Cont.)**, owner/applicant (tax map (139-19-2-45) proposes to remove the existing commercial building and construct a single family residence compliant with the floodplain management requirements of Chapter 100. The following variance(s) are requested: **1)** 8.1 ft. WIDTH: Ch. 197, Article VIII, §197-86, Table B, Col. 6; **2)** 1/2 story BLDG. STORY: Ch. 197, Article VIII, §197-86, Table B, Col 11; **3)** 12.10 ft. SIDE/FRONT: Ch. 197, Article V, §197-62; **4)** 0.052 (264 sf or 9.9%) FAR: Article VIII, §197-86, Table B, Col. 4 (Business)

**#19-14** **39 GRAPAL ST., Royce Realty, LLC (Cont.)**, 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

**#19-15** **5 WINDCREST RD, William & Karen Stempel**, owner/applicant (tax map (146-6-1-38) proposes to construct a turnaround/parking in the front yard setback. The following variance(s) are requested: **1)** 24.58 ft. FRONT YARD PARKING SETBACK: Ch. 197, Article IV, §197-30.C

**#19-16** **29 BECK AVE., Mitchell Baruchowitz**, owner/applicant (tax map (146-19-4-13) proposes to legalize an existing enclosed rear porch. The following variance(s) are requested: **1)** .057 (479 sf or 14.3%) FAR: Article VIII, §197-86, Table A, Col. 5

**#19-17** **10 Griffon Pl., Thomas Knight**, owner/applicant (tax map (153-6-3-23) proposes to construct a one story rear addition and front covered porch on an undersized lot. The following variance(s) are requested: **1)** 4.83 ft. FRONT: Ch. 197, Article VIII, §197-86, Table A, Col. 8; **2)** 0.63 ft. ONE SIDE: Ch. 197, Article V, §197-56; **3)** 0.38 ft. TWO SIDES: Ch. 197, Article V, §197-56; **4)** 0.067 (562 sf or 18.7%) FAR: Article VIII, §197-86, Table A, Col. 5

**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 Thursday, April 11, 2019 and Thursday, April 18, 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: April 2, 2019**