



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, July 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.

#19-22 **23 ELMWOOD AVE., Libby & Kevin Wildes (Cont.)**, owner/applicant (tax map 146-19-6-9) proposes to construct three additions (second floor rear, front porch, 2nd floor bump out). The following variance(s) are requested: **1)** 4.85 ft. REAR: Ch. 197, Article V, §197-66; **2)** 8 ft. FRONT: Ch. 197, Article VIII, §197-86, Table A, Col. 8; **3)** 3 ft. FRONT: Ch. 197, Article VIII, §197-86, Table A, Col. 8

#19-23 **178 THEODORE FREMD AVE., Consolidated Edison Co. of NY (Cont.)**, owner/applicant (tax map 146-10-1-70) proposes to replace the existing 8' barbed wire fencing with an 8'6" non-barbed security fence. The following variance(s) are requested: **1)** 4.5 ft. Ch. 90, Fences and Walls, §90-4; **2)** 4.5 ft. Ch. 90, Fences and Walls, §90-10; **3)** .5 ft. Ch. 90, Fences and Walls, §90-11

#19-25 **8 ROOSEVELT AVE., Seumenicht Living Trust**, owner/applicant (tax map 146-15-3-36) proposes to legalize an existing rear deck and a side addition. The following variance(s) are requested: **1)** 4.7 ft. ONE SIDE: Ch. 197, Article VIII, §197-86, Table A, Col. 9; **2)** 2.5 ft. ONE SIDE: Ch. 197, Article VIII, §197-86, Table A, Col. 9; **3)** 9.3 ft. REAR: Ch. 197, Article VIII, §197-86, Table A, Col. 11; **4)** 1.73 ft. TWO SIDES: Ch. 197, Article V, §197-56

#19-26 **1 PINE LN., Michael & Shari Bertisch**, owner/applicant (tax map 146-14-2-20.2) proposes to construct a one story rear addition. The following variance(s) are requested: **1)** 0.044 (17.6% or 639 sq ft) FAR: Article VIII, §197-86, Table A, Col. 5

#19-27 **100 ALLENDALE DR., Kristen & Haik Kevorkian**, owner/applicant (tax map 153-6-3-37) proposes to construct two additions. The following variance(s) are requested: **1)** 4 ft. FRONT: Ch. 197, Article VIII, §197-86, Table A, Col. 8; **2)** 6 ft. FRONT: Ch. 197, Article VIII, §197-86, Table A, Col. 8; **3)** 1.01 ft. ONE SIDE: Ch. 197, Article VIII, §197-86, Table A, Col. 9; **4)** 0.048 (16% or 480 sq ft) FAR: Article VIII, §197-86, Table A, Col. 5

#19-28 **20 YORK AVE., Katherine & Charlie Biddle**, owner/applicant (tax map 153-5-1-27) proposes to construct a two story rear addition and new attached garage. The following variance(s) are requested: **1)** 7.38 ft. ONE SIDE: Ch. 197, Article V, §197-56; **2)** 8.6 ft. TWO SIDES: Ch. 197, Article V, §197-56; **3)** 7.87 ft. REAR: Ch. 197, Article V, §197-66; **4)** 1.25 ft. ONE SIDE: Ch. 197, Article VIII, §197-86, Table A, Col. 9; **5)** 0.038 (8.4% or 139 sq ft) FAR: Article VIII, §197-86, Table A, Col. 5

#19-29 **355 GRACE CHURCH ST., Thomas Stokes**, owner/applicant (tax map 146-08-1-11) proposes to add a dormer and finish the attic area. The following variance(s) are requested: **1)** 0.014 (6% or 392 sq ft) FAR: Article VIII, §197-86, Table A, Col. 5

#19-30 **16 HELEN AVE., Carlo Trotto, Silvio and Annunziata Defeo**, owner/applicant (tax map 153-6-2-59) proposes to construct 3 additions. The following variance(s) are requested: **1)** 2.9 ft. ONE SIDE: Ch. 197, Article VIII, §197-86, Table A, Col. 9; **2)** 3.9 ft. TWO SIDES: Ch. 197, Article VIII, §197-86, Table A, Col. 10; **3)** 0.061 (17.4% or 488 sq ft) FAR: Article VIII, §197-86, Table A, Col. 5

#19-31 **22-44 LOCUST AVE. & 37 ELM PL., Downtown Locust Properties LLC**, contract vendee/applicant (tax map Section 146.7, Block 2, Lots 5-10) proposes to re-subdivide the six existing lots into four lots with each lot to contain a two-family residence. The following variances for each future residence are requested by lot: **LOT 1:** **1)** 4.5 ft. FRONT YARD: Ch. 197, Article VIII, §197-86, Table B, Col. 7; **2)** 24.0 ft REAR YARD: Ch. 197, Article VIII, §197-86, Table B, Col. 10; **3)** 0.2263 (1,895 sq. ft. or 45.26%) FAR: Ch. 197, Article VIII, §197-86, Table B, Col. 4; **4)** ½ story MAXIMUM HEIGHT (STORIES):



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Ch. 197, Article VIII, §197-86, Table B, Col. 11. **LOT 2:** **1)** 20.17 ft REAR YARD: Ch. 197, Article VIII, §197-86, Table B, Col. 10; **2)** 2.17 ft ONE SIDE: Ch. 197, Article VIII, §197-86, Table B, Col. 8; **3)** 0.4094 (3129 sq. ft. or 81.9%) FAR: Ch. 197, Article VIII, §197-86, Table B, Col. 4; **4)** ½ story MAXIMUM HEIGHT (STORIES): Ch. 197, Article VIII, §197-86, Table B, Col. 11. **LOT 3:** **1)** 5 ft. FRONT YARD: Ch. 197, Article VIII, §197-86, Table B, Col. 7; **2)** 2.17 ft ONE SIDE: Ch. 197, Article VIII, §197-86, Table B, Col. 8; **3)** ½ story MAXIMUM HEIGHT (STORIES): Ch. 197, Article VIII, §197-86, Table B, Col. 11. **LOT 4:** **1)** 1.0 ft REAR YARD: Ch. 197, Article VIII, §197-86, Table B, Col. 10; **2)** 0.0745 (835 sq. ft. or 14.91%) FAR: Ch. 197, Article VIII, §197-86, Table B, Col. 4; **3)** ½ story MAXIMUM HEIGHT (STORIES): Ch. 197, Article VIII, §197-86, Table B, Col. 11.

#19-32 **552 MILTON RD., Donna Wundeler**, owner/applicant (tax map 153-6-1-71.2) proposes to construct an addition and new driveway. The following variance(s) are requested: **1)** 13.3 ft. REAR: Ch. 197, Article V, §197-66; **2)** 3.4 ft. ONE SIDE: Ch. 197, Article V, §197-56; **3)** 17 ft. FRONT: Ch. 197, Article VIII, §197-86, Table A, Col. 8; **4)** 1 ft. PARKING SETBACK: Ch. 197, Article IV, §197-30.C; **5)** 2.5 ft. PARKING SETBACK: Ch. 197, Article IV, §197-30.C; **6)** 6.2 ft. FRONT: Ch. 197, Article VIII, §197-86, Table A, Col. 8; **7)** .70 ft. FRONT: Ch. 197, Article VIII, §197-86, Table A, Col. 8; **8)** 0.095 (21.1% or 312 sq ft) 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, July 11, 2019 and Thursday, July 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: June 25, 2019