

**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, March 20, 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.

#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.

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

#03-01 CONTINUATION OF HEARING - 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.

#03-03 5 ELDREDGE COURT, Gabriel & Diana Benincasa, owners, POSTPONED to April 2003 meeting.

#03-08 CONTINUATION OF HEARING - 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.

#03-11 CONTINUATION OF HEARING - 68 GARDEN DRIVE, Thomas & Alycia Forbes, owners, (tax map 153.07-2-41) requesting 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.

#03-14 CONTINUATION OF HEARING - 5 HANNAN PLACE, Mr. & Mrs. Thomas Nelson, owners (tax map 153.01-1-1.17) requesting a variance to allow the Floor Area Ratio to increase to .27 (a .02 [8%] increase over the allowable F.A.R. or a 438 [9.8%] increase over the allowable floor area) (Article VIII, §197-86, Table A, Column 5) to add a bedroom and bath over the existing two car garage.

#03-17 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 .40 (a .05 [14.29%] increase over the allowable FAR, or a 351 [13.2%] square foot increase over the allowable square footage) (Article VIII, §197-86, Table A, Column 5) for an addition.

#03-18 50 REYMONT AVENUE, Edward Pellon, owner, (tax map 146.18-1-26) requesting a 3.72 foot total of two side yard variances (Article VIII, §197-86, Table A,

Column 10); and a 14 ft. rear yard variance (Article VIII, §197-86, Table A, Column 11) to construct a second floor addition, new one-story rear yard kitchen and dining room addition and deck.

#03-19 16 REDFIELD STREET, Anthony & Andrea Tropeano, owners, (tax map 146.19-4-55) requesting a .5 ft. rear yard variance; and a 2.9 ft. side yard variance (Article VIII, §197-86, Table A, Column 16) to change the roof of an existing garage.

#03-20 641 MILTON ROAD, Ted & Nora Kirk, owners, (tax map 153.11-1-48) requesting a 5.29 ft. side yard variance (Article V, §197-56); and a 1.53 ft., 2 yard side yard variance (Article V, §197-56) to reconstruct an existing accessory building.

#03-21 24 VAN BUREN STREET, Estate of Lillian Varga, owner, (tax map 153.07-3-16) requesting a 6.5 ft. rear yard variance (Article VIII, §197-86, Table A, Column 11) for an existing deck.

#03-22 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 .29 (a .04 [16%] increase over the allowable F.A.R., or a 452 [15.84%] square foot increase over the allowable floor area) (Article VIII, §197-86, Table A, Column 5) for a bedroom on the second floor, and a tandem two car garage on the first floor.

#03-23 30 DRAKE AVENUE, Wilda Savarese, owner, (tax map 153.05-3-08) requesting a 1.91 ft. side yard variance (Article VIII, §197-86, Table A, Column 9); an 11.83 ft. rear yard variance (Article VIII, §197-86, Table A, Column 11); and a variance to allow the Floor Area Ratio to increase to .46 (a .11 [31%] increase over the allowable F.A.R.) (Article VIII, §197-86, Table A, Column 5) for a rear addition to the kitchen, and a new bedroom in the front with a complete facade renovation.

#03-24 151 APAWAMIS AVENUE, John & Corinne Forster, owners, (tax map 146.15-1-33) requesting a 22 ft. rear yard variance (Article VIII, §197-86, Table A, Column 11) for a deck.

#02-03 MODIFIED APPLICATION – 12 PINE LANE, Matthew & Catherine Giller, owners, (tax map 146.14-2-16), requesting an additional 13.25 in. rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Column 11) to a previously granted rear yard variance for an existing one-story corner of an addition.

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 usually 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 SW corner of Elm Pl. and Purchase St.

Susan A. Morison
Secretary, Board of Appeals

Dated: March 10, 2003