



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 17, 2020**. **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.

#20-02 **10 LOEWEN CT., Edward M. Fox & Sonya J. Brouner (Cont.)**, neighbor/applicant (tax map 146-11-1-44) is seeking to overturn the fence permit granted on December 13, 2019 based on code interpretation of Ch. 90, §90-17 and 90-18, of the Rye City Code.

#20-09 **1 GARDEN DR., Barbara & Ard Boyce**, owner/applicant (tax map 153-7-2-63) proposes to remove the existing driveway and create a new parking area for 2 cars in the front yard setback. The following variances are requested: **1) 2 CAR PARKING SETBACK:** Ch. 197, Article IV, §197-30.C

#20-10 **57 OSBORN RD., Robert & Aileen Brown**, owner/applicant (tax map 146-17-3-76) proposes to construct a two story addition on the left and rear and undergo a full interior renovation. The following variances are requested: **1)** .75 ft. ONE SIDE: Ch. 197, Article VIII, §197-86, Table A, Col. 9; **2)** 8.34 ft TWO SIDES: Ch. 197, Article VIII, §197-86, Table A, Col. 10

#20-11 **11 MENDOTA AVE., Lisa & Toby King**, owner/applicant (tax map 146-7-1-5) proposes to construct a two story rear addition. The following variances are requested: **1)** .039 (442 sq. ft or 13%) FAR: Article VIII, §197-86, Table A, Col. 5

#20-12 **6 HARDING DR., Tim Breen**, owner/applicant (tax map 146-17-3-52) proposes to construct a one story addition. The following variances are requested: **1)** 0.028 (8% or 245 sq ft) FAR: Article VIII, §197-86, Table A, Col. 5

#20-13 **3 RED OAK DR., Anthony Cassano**, owner/applicant (tax map 153-6-2-44) proposes to widen the existing driveway to create an additional parking space. The following variances are requested: **1)1 CAR PARKING SETBACK:** Ch. 197, Article IV, §197-30.C

#20-14 **12 GEORGE LANGELOH CT., Clare & Jonathan Ansel**, owner/applicant (tax map 146-15-1-36-5) proposes to extend and add a trellis to the rear patio. The following variances are requested: **1) 6.8 ft. REAR:** Ch. 197, Article VIII, §197-86, Table A, Col. 11

#20-15 **184 SOUNDVIEW AVE., Jeff & Sue O'Brien**, owner/applicant (tax map 153-6-3-95) proposes to construct a 2 story addition, deck, new front porch and garage bump out. The following variances are requested: **1) 11.2 ft. FRONT:** Ch. 197, Article V, §197-48

#20-16 **125 WAPPANOCCA AVE., Wappanocca Based Asset LLC**, owner/applicant (tax map 139-19-2-4) proposes to construct a new single family residence complying with the FEMA regulations for the current flood zone. The following variances are requested: **1) 1 BLDG. STORY:** Ch. 197, Article VIII, §197-86, Table A, Col. 13; **2) 8.25 ft. BLDG. HEIGHT:** Ch. 197, Article VIII, §197-86, Table A, Col. 14; **3) 8 ft. FRONT:** Ch. 197, Article VIII, §197-86, Table A, Col. 8; **4) 0.051 (19.5% 1055 sq ft) FAR:** Article VIII, §197-86, Table A, Col. 5

#20-17 **11 COWLES AVE., Paul Conn**, owner/applicant (tax map 146-15-2-41) proposes to construct a 2nd story addition. The following variances are requested: **1) 0.077 (22% or 663 sq ft) FAR:** Article VIII, §197-86, Table A, Col. 5

#20-18 **405 GRACE CHURCH ST., Johannes & Liezel Gericke**, owner/applicant (tax map 139-20-1-23) proposes to extend the garage, enclose screen porch & convert deck to a screened porch. The



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following variances are requested: **1)** 6.34 ft. ONE SIDE: Ch. 197, Article V, §197-56; **2)** 12.09 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 10, 2020 and Tuesday, March 17, 2020.

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: March 3, 2020**