

**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, September 18, 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.

#03-36 POSTPONED - 668 and 670 MILTON ROAD, Beechwind Properties, LLC, owner and contract vendee, (tax map 153.10-1-3 and 153.10-1-4) requesting a use variance for a Small Boat Facility and Private Membership Boating Club together with Residential Waterfront Town Homes, and Appurtenant Berthing Docks; and requesting certain area variances regarding Floor Area Ratios, One Side Setback, and Rear Yard Setback with regard to both lots.

#03-17 POSTPONED - 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, Col. 11); and a variance to allow the Floor Area Ratio to increase to .40 (a .04 [11.43%] increase over the allowable F.A.R., or a 331 [12.4%] sq. ft. increase over the allowable sq. footage) (Article VIII, §197-86, Table A, Col. 5) for an addition.

#03-51 POSTPONED - 6 DALPHIN DRIVE, Bernard Curry, owner, (tax map 153.06-1-33) requesting a variance to allow the Floor Area Ratio to increase to .37 (a .07 [22%] increase over the allowable F.A.R., or an 867 [22%] sq. ft. increase over the allowable sq. footage) (Article VIII, §197-86, Table A, Col. 5) to reconstruct the house.

#03-54 5 EVE LANE, Christopher Lange & Karen Unger, owners, (tax map 146.15-1-58) requesting a 1 ft. 11 in. side yard variance (Article VIII, §197-86, Table A, Col. 9) for an existing addition.

#03-61 42 MEAD PLACE, Halstead Ave., LLC, owner, (tax map 146.07-2-43) requesting a 7.0 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); and a total two-side yard variance of 7.14 ft. (Article V, §197-56) for a second floor addition.

#03-16 MODIFIED 4 LEA PLACE, Andrew Curtin & Anne Paglia, owners, (tax map 146.15-1-23) requesting an 8 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9); and a 10 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for a family room addition, and replacement of existing deck.

#03-62 114 SONN DRIVE, W. Steven Hammell, owner, (tax map 146.18-3-54) requesting a 23.54 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for an existing deck.

#03-63 50 ELMWOOD AVENUE, David & Catherine Bluvol, owners, (tax map 146.19-5-23) requesting a 17 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11); and a variance to allow the Floor Area Ratio to increase to .56 (a .11 [24.4%] increase over the allowable F.A.R., or a 481.6 [23%] sq. ft. increase over the allowable sq. footage) (Article V, §197-43) for an addition to the rear of the house.

#03-64 77 GREENHAVEN ROAD, Raymond & Marilyn Quartararo, owners, (tax map 153.13-1-16) requesting a 14 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for a sun room to the rear of the house.

#03-65 50 COOLIDGE AVENUE, Jennie Troilo, owner, (tax map 146.17-1-44) requesting a 13 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for an existing rear yard deck.

#03-66 6 CAPTAINS LANE, John & Judy Walsh, owners, (tax map 152.16-1-35) requesting a 13.5 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11); and a 5 ft. two side yard variance (Article VIII, §197-86, Table A) for a second floor bedroom over an existing first floor family room, to approve a previously constructed rear patio, and for a one story side addition.

#03-67 40 TYLER CIRCLE, Teresa J. Silverman-Jessen, owner, (tax map 146.19-2-43) requesting a variance (Article VIII, §197-86, Table A, Col. 1) to allow a two family residence in an R-6 zoning district.

#03-68 55 MEADOW PLACE, Jay Gingrich, owner, (tax map 139.19-1-10) requesting a 16 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); and a 5 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9) for an addition.

#03-69 453 MILTON ROAD, Paul Sorbera, owner, (tax map 146.19-6-83.3) requesting a 4 ft. front yard variance (Article VIII, §197-46, Table A, Col. 8); and a 6 ft. rear yard variance (Article VIII, §196-86, Table A, Col. 11) to increase the size of the existing deck, and for a roof over the existing front steps.

#03-70 44 ROSEMERE STREET, Glenn & Toby Dopfel, owners, (tax map 146.19-3-36) requesting a variance to allow the Floor Area Ratio to increase to .49 (a .05 [8.8%] increase over the allowable F.A.R. for a standard lot, or a 210 [10%] sq. ft. increase over the allowable F.A.R. for a substandard lot) (Article VIII, §197-86, Table A, Col. 5) for an addition.

#03-71 641 MILTON ROAD, Ned & Nora Kirk, owners, (tax map 153.11-1-48) requesting a variance (Article IV, §197-30) for a driveway in the front yard within 5 ft. of the side lot.

#03-72 40 HALLS LANE, Mr. & Mrs. Jenkins, owners, (tax map 153.14-1-16) requesting an 18.2 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9) to raise the height of existing dormer.

#03-73 55 REYMONT AVENUE, Richard Salk & Martha Beard, (tax map 146.18-1-30) requesting a 10.5 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11); and a variance to allow the Floor Area Ratio to increase to .396 (a .046 [13%] increase over the allowable F.A.R., or a 440.8 [13%] increase over the allowable floor area) (Article VIII, §197-86, Table A, Col. 5) for a deck and new living room.

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 6:00 P.M. preceding the Board of Appeals' meeting. All persons interested in attending are invited to meet at the SW corner of Elm Pl. and Purchase St.

Susan A. Morison
Secretary, Board of Appeals

Dated: September 8, 2003