



PUBLIC NOTICE CITY OF RYE

PLEASE TAKE NOTICE that the Board of Appeals of the City of Rye, New York, will conduct a video/teleconference meeting on **Thursday, April 23, 2020 at 7pm.** Pursuant to Governor Cuomo's Executive Order 202.1 requirements under the Open Meetings Law have been suspended and public bodies may meet without allowing the public to be physically present. Written comments and submissions by the public can be emailed by 4 p.m. on April 23, 2020 to cityclerk@ryeny.gov. The meeting information will be posted on www.ryeny.gov, under the Board of Appeals calendar event of April 23. The following applications requesting relief of Chapter 197 of the Zoning Code of the City of Rye will be heard:

#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, (Cont.)**, 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 (Cont.)**, 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 (Cont.)**, 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 (Cont.)**, 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 (Cont.)**, 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 (Cont.)**, 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 (Cont.)**, 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 (Cont.)**, 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) 12.3 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



PUBLIC NOTICE CITY OF RYE

#20-17 **11 COWLES AVE., Paul Conn (Cont.)**, 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 (Cont.)**, owner/applicant (tax map 139-20-1-23) proposes to extend the garage, enclose screen porch & convert deck to a screened porch. The 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

#20-19 **10 WAINWRIGHT ST., Janice Denagy**, owner/applicant (tax map 146-19-4-8) proposes to add a parking space in the front yard setback. The following variances are requested: **1)** 1 CAR PARKING SETBACK: Ch. 197, Article IV, §197-30.C

#20-20 **21 CHAMBERLAIN ST., Marco and Tracey Forte**, owner/applicant (tax map 153-6-3-53) proposes to construct a two story rear addition. The following variances are requested: **1)** 0.096 (27.4% or 725 sq ft; new construction= 145 sq ft) FAR: Article VIII, §197-86, Table A, Col. 5

#20-21 **8 MANURSING WAY, Christopher & Jennifer DiMeo**, owner/applicant (tax map 146-12-2-21) proposes to construct a two story addition. The following variances are requested: **1)** 55 ft. (29.84 existing) FRONT: Ch. 197, Article VIII, §197-86, Table A, Col. 8

Plans and other data pertaining to these applications are available by digital format for public inspection by visiting www.ryeny.gov. The link will be posted on the calendar event of April 23, 2020 Board of Appeals Meeting.

Exterior inspection of these properties will be made by Board members at various times between Thursday, April 16, 2020 and Thursday, April 23, 2020.

Due to the possibility of a meeting cancellation or postponement of an application, applicants and interested parties should check the City website calendar for the most up to date information.

Carolyn D'Andrea
Secretary, Board of Appeals
Dated: April 7, 2020