

**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 18, 2004 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.

**#03-85 CONTINUATION OF HEARING - 4 BIRD LANE, Paul & Margaret Mundinger, owners,** (tax map 153.11-2-11) requesting a variance to allow the Floor Area Ratio to increase to .369 (a [5.7%] increase over the allowable F.A.R., or a 188 [5.7%] sq. ft. increase to the allowable floor area) (Article VIII, §197-86, Table A, Col. 5) to expand the first and second floors.

**#04-4 CONTINUATION OF HEARING - 691 FOREST AVENUE, David Greer, owner,** (tax map 153.11-2-12) requesting a 14.67 ft. rear yard variance (Article VIII, §197-86, Table A, Col 11); and a variance to allow the Floor Area Ratio to increase to .372 (a .02 [6.4%] increase over the allowable F.A.R., or a 243 [6.4%] sq. ft. increase over the allowable sq. footage) (Article VIII, §197-86, Table A, Col. 5) for an addition.

**#04-10 CONTINUATION OF HEARING - 21 MENDOTA AVENUE, David & Lotte Meister, owners,** (tax map 146.07-1-4) requesting a 3.5 ft. variance to encroach within 26.5 ft. of the property line; a 4 ft. corner side yard variance (Article VIII, §196-86, Table A, Note C); and a 4 ft. side yard variance (Article VIII, §197-86, Table A, Note C) for a one story addition and basement.

**#04-12 303 OAKLAND BEACH AVENUE, Brent & Kristin Brown, owners,** (tax map 153.07-1-7) requesting a 13.2 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8) to relocate an existing porch.

**#04-13 10 OVERDALE ROAD, Steven & Bernadette Bez, owners,** (tax map 152.12-1-18) requesting a 12 ft. rear yard variance, and an 8 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for a deck.

**#04-14 35 PARKWAY DRIVE, John & Laura Lavelle, owners,** (tax map 146.14-1-71) requesting a 13 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for a one story addition.

**#04-15 38 HIGH STREET, Preston Bulkley Properties, LLC, owners,** (tax map 146.06-2-73) requesting a 15 ft. front yard variance (Article VIII, §197-86, Table A, Col. 7) to remove existing two family residence and construct another two family residence.

**#04-16 237 GRACE CHURCH STREET, Jerry & Paola Balentine, owners,** (tax map 146.8-1-28) requesting a variance to allow the Floor Area Ratio to increase to .32 (a .07 [28%] increase over the allowable F.A.R., or a 576 [28%] sq. ft. increase over the allowable sq. footage (Article VIII, §197-43) to tear down existing porch to increase the size of the existing residence.

**#04-17 707 FOREST AVENUE, Richard Morgner & Kimberly Short, owners,** (tax map 153.11-2-15.18.15) requesting a variance to allow the Floor Area Ratio to increase to .364 (a .014 [4%] increase over the allowable F.A.R. (Article VIII, §197-86, Table A, Col. 5) for an attic addition.

**#04-18 35 MAPLE AVENUE, Dan Camacho, owner,** (tax map 146.6-2-14) requesting a 9.5 ft rear yard variance (Article V, §197-66) for an addition.

**#04-19 170 BRADFORD AVENUE, Violante Lepore, owner,** (tax map 153.05-2-46) requesting a variance to allow the Floor Area Ratio to increase to .33 (a .08 [30%] increase over the allowable F.A.R., or a 968 [26%] sq. ft. increase over the allowable sq. footage (Article VIII, §197-86, Col. 5) for a house.

**#04-20 40 HELEN AVENUE, Mark & Jennifer Johnson, owners,** (tax map 153.6-2-30) requesting a 5.21 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); a 1.25 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11); and a variance to allow the Floor Area Ratio to increase to .39 (a .04 [11%] increase over the allowable F.A.R., or a 359 [12%] sq. ft. increase over the allowable sq. footage (Article V, §197-43) for a front porch and addition.

**#02-56 MODIFIED 670 MILTON ROAD, Beechwind Properties, LLC, owner,** (tax map 153.10-1-4) requesting a reopening of the original application for a use variance (§197-81-c (2) and 81-b (3)); a variance from Chapter 100, Article II, §100-5, Paragraph A (6) to allow the first floor to be constructed at elevation 13 ft. NGVD 1929; and a height variance for an increase from 2 to 2 ½ stories; and a variance to increase the Floor Area Ratio from .35 to .44 on subdivided Lot 2 in the event the Gedney Store is maintained, for 2 single family houses.

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 Saturday, March 13 and Thursday, March 18 prior to the meeting.

Susan A. Morison  
Secretary, Board of Appeals

Dated: March 8, 2004