

**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, April 15, 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.

#99-08 CONTINUATION OF HEARING – 530 MILTON ROAD, La Panetiere Restaurant, Jacques Loupiac, owner (tax map 153.06-1-74) requesting a modification to conditions set forth in original Findings & Decision.

#03-85 CONTINUATION OF HEARING - 4 BIRD LANE, Paul & Margaret Munding, 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.

#04-13 CONTINUATION OF HEARING - 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.

#04-17 CONTINUATION OF HEARING - 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.

#04-19 CONTINUATION OF HEARING - 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 CONTINUATION OF HEARING - 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 260 [9%] sq. ft. increase over the allowable sq. footage (Article V, §197-43) for a front porch and addition.

#02-56 MODIFIED CONTINUATION OF HEARING - 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.

#04-21 2 CENTRAL AVENUE, 1589 Deerfield Road Corp., owner, (tax map 146.11-1-15) requesting a variance (Article III, §197-5, Paragraph 4) to continue restaurant use.

#04-22 30 LINDBERGH AVENUE, Milan & Debbie Hajder, owners, (tax map 153.06-2-38) requesting an 8.33 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); a 6 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11); and a variance to allow the Floor Area Ratio to increase to .441 (a .091 [20%] increase over the allowable F.A.R., or a .745 [26%] sq. ft. increase over the allowable sq. footage (Article VIII, §197-86, Table A, Col. 5) for a two story addition and deck.

#04-23 45 DEARBORN AVENUE, Daniel & Michelle Conway, owners, (tax map 153.7-3-5) requesting a 4.5 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); a total of two side yard variance of .44 ft. (Article V, §197-56); and a variance to allow the Floor Area Ratio to increase to .457 (a .107 [31%] increase over the allowable F.A.R. for a standard lot, or 322 [12.27%] sq. ft. over the allowable sq. footage (Article VIII, §197-86, Table A, Co. 5) for an addition.

#04-24 240 MILTON ROAD, Mr. & Mrs. William Shea, owners, (tax map 146.15-2-1) requesting a 1.5 ft. side yard variance (Article V, §197-56); a total of two side yard variance of 13.35 ft. (Article V, §197-86); a 14.30 ft. side yard variance (Article VII, §197-86, Table A, Col.16); and a total of two side yard variance of 9 ft. (Article VII, §197-86, Table A, Col. 10) to construct a detached two car garage, and expand the existing single family residence.

#04-25 66 BEVERLY DRIVE, George & Susan Janart, owners, (tax map 146.14-1-62) requesting a 7.44 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); a 3.77 ft. rear yard variance (Article V, §197-66); and a variance to allow the Floor Area Ratio to increase to .35 (a .006 [1.7%] increase over the allowable F.A.R., or 61.65 [1.67%] sq. ft. over the allowable sq. footage) (Article VII, §197-86, Table A) for a front and rear 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 will be made by Board members at various times between Saturday, April 10 and Thursday, April 15 prior to the meeting.

Susan A. Morison
Secretary, Board of Appeals

Dated: April 5, 2004