

**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, May 20, 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.

**#04-4 CONTINUATION OF HEARING - 691 FOREST AVENUE, David Greer, owner**, (tax map 153.11-2-12) *Alternative I* - requesting a 14.0 ft. rear yard variance (Article VIII, §197-86, Table A, Col 11); a 4.0 ft side yard variance (Article VIII, §197-86, Table A, Column 9); and a variance to allow the Floor Area Ratio to increase to .375 (a 7.14% increase over the allowable F.A.R., or a 281 [7.39%] sq. ft. increase over the allowable sq. footage) (Article VIII, §197-86, Table A, Col. 5; or

*Alternative II* – requesting an 8.0 ft. side yard variance (Article VIII, §197-86, Table A, Column 9); and a variance to allow the Floor Area Ratio to increase to .372 (a 6.4% increase over the allowable F.A.R., or a 243 [7.39%] sq. ft. increase over the allowable sq. footage) for an addition.

**#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.

**#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 CONTINUATION OF HEARING - 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 CONTINUATION OF HEARING - 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.

**#04-24 CONTINUATION OF HEARING - 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 3 ft. rear yard variance (Article VIII, §197-86, Table A, Column 11) to expand the existing single family residence.

**#04-25 CONTINUATION OF HEARING - 66 BEVERLY DRIVE, George & Susan Janart, owners**, (tax map 146.14-1-62) requesting a 5.44 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.

**#04-26 85 DRAKE SMITH LANE, Barrie & Jeannie Hedge, owners**, (tax map 146.12-2-3) requesting a 17 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for a deck.

**#04-27 301 BOSTON POST ROAD, Andrew & Maxine Dellipaoli, owners**, (tax map 153.05-2-66) requesting a variance to allow the floor area to increase to 11,015.00 sq. ft. (a 234 [2.23%] sq. ft. increase over the allowable sq. footage) (Article V, §197-43.1) to construct a rear yard, one story addition.

**#04-28 339 RYE BEACH AVENUE, Patrick & Julie Koechlin, owners**, (tax map 146.19-6-45) requesting an 8 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for an addition.

**#04-29 9 MAYFIELD STREET, Richard & Patricia McGuire, owners**, (tax map 146.18-4-50) requesting an 18.83 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11); and a variance to allow the Floor Area Ratio to increase to .357 (a .02 [2%] increase over the allowable F.A.R., or 59 [1.9%] sq. ft. over the allowable sq. footage) (Article VIII, §197-86) for a one story addition.

**#04-30 55 MEADOW PLACE, Jay Gingrich & F. Menzaghim owners**, (tax map 136.19-1-10) requesting a 7.75 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8) for an addition.

**#04-31 20 HILLSIDE PLACE, Rocco Lagana & Vincent DeLaurentis, owners**, (tax map 139.19-3-5.1) requesting a 58.97 ft. front yard variance (Article V, §197-51) to legalize a pre-existing non-conforming front yard setback.

**#04-32 7 ADELAIDE STREET, Paul & Kathleen Atkins, owners**, (tax map 146.15-3-46) requesting an 11.75 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); a 0.9 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11); and a variance to allow the Floor Area Ratio to increase to .37 (a .02 [5.71%] increase over the allowable F.A.R., or 147 [5.6%] sq. ft. over the allowable floor area) (Article VIII, §197-86, Table A, Col. 5) for an addition.

**#04-33 54 ROOSEVELT AVENUE, Michael & Mary Anglin, owners**, (tax map 146.19-3-59) requesting a 14 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); and a 2 ft. side yard variance (Article VIII, §197-86m Table A, Col. 9) to legalize an existing enclosed porch.

**#04-34 16 FAIRLAWN STREET, Robert Flint, owner**, (tax map 153.07-2-82) requesting a variance to allow the Floor Area Ratio to increase to .62 (a .17 [36.89%] increase over the allowable F.A.R., or 760 [37%] sq. ft. over the allowable sq. footage) (Article V, §197-43) for a second story addition.

**#04-35 98 SOUNDVIEW AVENUE, Thomas Lavelle, owner**, (tax map 153.06-3-83) requesting a variance to allow the Floor Area Ratio to increase to .404 (a .54 [15.43%] increase over the allowable F.A.R., or a 547.99 [15.63%] sq. ft. increase over the allowable sq. footage) (Table A, Col. 5) for an addition.

**#04-36 63 BROWN AVENUE, Peter & Penny Esler, owners**, (tax map 146.19-2-15) requesting a 10 ft. front yard variance (Article V, §197-52, Article VIII, §197-86, Table A, Col. 8); a 21.7 ft. rear yard variance (Article V, §197-52, §197-66, Article VIII, §197-86, Table A, Col. 11); and a variance to allow the Floor Area Ratio to increase to .34 (a .09 [36%] increase over the allowable F.A.R., or a 210 [36%] sq. ft. increase over the allowable sq. footage) (Article V, §197-43, Article VIII, §197-86, Table A, Col. 5) for an addition and new attached garage.

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, May 15 and Thursday, May 20 prior to the meeting.

Susan A. Morison  
Secretary, Board of Appeals

Dated: May 10, 2004