

**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, June 17, 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 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 .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.

#04-22 POSTPONED - 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.

#04-25 CONTINUATION OF HEARING - 66 BEVERLY DRIVE, George & Susan Janart, owners, (tax map 146.14-1-62) requesting an 8.44 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.

#04-32 CONTINUATION OF HEARING - 7 ADELAIDE STREET, Paul & Kathleen Atkins, owners, (tax map 146.15-3-46) requesting an 5.25 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.

#04-34 CONTINUATION OF HEARING - 16 FAIRLAWN STREET, Robert Flint, owner, (tax map 153.07-2-82) requesting a variance to allow the Floor Area Ratio to increase to .53 (a .08 [17.36%] increase over the allowable F.A.R., or 390 [19%] sq. ft. over the allowable sq. footage) (Article V, §197-43); and a 3 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8) for a portico and second story addition.

#04-35 CONTINUATION OF HEARING - 98 SOUNDVIEW AVENUE, Thomas Lavelle, owner, (tax map 153.06-3-83) requesting a variance to allow the Floor Area Ratio to increase to .38 (a .03 [8.57%] increase over the allowable F.A.R., or a 329.83 [9.4%] sq. ft. increase over the allowable sq. footage) (Table A, Col. 5) for an addition.

#04-36 CONTINUATION OF HEARING - 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.

#04-37 27 LASALLE AVENUE, Scott & Rosalie Hanley, owners, (tax map 153.05-2-16) requesting a 4.67 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); and a 14.50 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for front steps, wood steps at rear of house, and second story addition on existing garage.

#04-38 8 VALE PLACE, Mr. & Mrs. John Moschetti, owners, (tax map 153.07-1-15) requesting a 10.18 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); and a 2 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 8) for a front porch and a rear kitchen addition.

#04-39 20-22 CEDAR PLACE, Jack Kingsidaphone & Bounmy Ampha, owners, (tax map 146.11-2-16.2) requesting an 11.19 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); and a 5.88 ft. rear yard variance (Article VIII, §197-86, Table A, Col.11) to increase the width of existing rear yard decks.

#04-40 43 CENTRE STREET, James & Jennifer Coster, owners, (tax map 146.19-2-12) requesting a 6.5 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8) for a one story addition.

#04-41 7 DRAKE AVENUE, Fred Zaltas, owner, (tax map 146.17-2-62) requesting a 2.25 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); a 3 ft. side yard variance (Article VIII, §197-86, Table A, Col. 16); and a variance to allow the rear yard coverage to increase to 35% (Article VIII, §197-86, Table A, Col. 15) for a front porch and detached garage.

#04-42 17 OVERLOOK PLACE, Geoffrey Maresca, owner, (tax map 153.7-1-59) requesting a 3.5 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); and a 1.83 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for a portico and family room addition.

#04-43 12 ANN LANE, Greg & Anne O'Connell, owners, (tax map 146.11-3-84) requesting a 24 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); and a variance to allow parking in the front yard (Article V, §197-30, Paragraph (C) for a two story addition and off street parking.

#04-44 35 APAWAMIS AVENUE, George & Debbie Duarte, owners, (tax map 146.15-1-15) requesting a variance to allow the Floor Area Ratio to increase to .174 (a .024 [16%] increase over the allowable F.A.R. for a standard lot, or a 290 [4.4%] sq. ft. increase over the allowable sq. footage (Article V, §197-43) for a one story addition over the existing attached garage.

#04-45 75 HALSTED PLACE, Halsted Partners, owner, (tax map 153.07-2-61) requesting a variance to allow the Floor Area Ratio to increase to 4541 sq. ft. (a 351 [8.3%] sq. ft. increase over the allowable sq. footage) (Article V, §197-43.1) to build a new single family house.

#04-46 94 WAPPANOCCA AVENUE, Robin Azer, owner, (tax map 139.19-2-40) requesting a 7.29 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); a 1.74 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9); a .26 ft. total of two side yard setback (Article VIII, §197-56); and a variance to allow the Floor Area Ratio to increase to .44 (a .09. [26%] increase over the allowable F.A.R. for a standard lot, or a 135 [5%] sq. ft. increase over the allowable floor area) (Article VIII, §197-86, Table A, Col. 5) to refinish the existing front and side elevation.

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, June 12 and Thursday, June 17 prior to the meeting.

Susan A. Morison
Secretary, Board of Appeals

Dated: June 7, 2004