

**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, July 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.

#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.

#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.

#04-34 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 CONTINUATION OF HEARING - 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.

#04-43 CONTINUATION OF HEARING - 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); a variance to allow parking in the front yard (Article V, §197-30, Paragraph (C)); and a variance to allow the Floor Area Ratio to increase to .282 (a .032 [12.8%] increase over the allowable F.A.R., or a 536.25 [12.8%] sq. ft. over the allowable sq. footage) (Article VIII, §197-86, Table A, Col. 5) for a two story addition and off street parking.

#04-45 CONTINUATION OF HEARING - 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.

#04-47 3 HERITAGE LANE, Michael & Lauren Lehmann, owners, (tax map 146.16-1-46) requesting a 6 ft. lot width variance (Article VIII, §197-86, Table A, Col. 7); and a variance to allow the Floor Area Ratio to increase to .26 (a .01 [4%] increase over the allowable F.A.R., or a 72.75 [3.2%] sq. ft. increase over the allowable floor area) (Article VIII, §197-86, Table A, Col. 5) for a two story addition.

#04-48 10 CENTRAL AVENUE, Ken McComb, owner, (tax map 146.11-1-25) requesting a 6 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); and a 12 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for a rear deck, and a cover over existing front steps.

#04-49 9 BULKLEY AVENUE, Marie & Michele Bocchino, owners, (tax map 146.19-2-70) requesting a 13.5 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for a rear yard deck.

#04-50 1 STANLEY KEYES COURT, Timothy & Mary Doherty, owners, (tax map 153.11-1-17.3) requesting a 16 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8) for an existing rear yard deck.

#04-51 170 SOUNDVIEW AVENUE, Ralph & Rosemarie Russo, owners, (tax map 153.06-3-93) requesting a variance (Article VIII, §197-5, Table B, Col. 2) to reconstruct the house.

#04-52 14 ROSEMERE STREET, Robert & Nancy Martin, owners, (tax map 146.19-3-33) requesting a 6.5 ft front yard variance (Article VIII, §197-86, Table A, Col. 8); and a 6.5 ft rear yard variance (Article VIII, §197-86, Table A, Col. 11) for an addition.

#04-53 647 MILTON ROAD, Peter & Robin Jovanovich, owners, (tax map 153.11-1-50) requesting a 16.92 ft. total of two side yard variance (Article V, §197-56); and a variance to allow the Floor Area Ratio to increase to .316 (a .016 [5.33%] increase over the allowable F.A.R., or a 167 [4.13%] increase over the allowable sq. footage) (Article VIII, §197-86, Table A, Col 5) for an "infill" addition between the house and garage.

#04-54 39 MEAD PLACE, John Tsui, owner, (tax map 146.7-2-54) requesting a 2.8 ft side yard variance (Article VIII, §197-86, Table A, Col. 9); a 7.55 ft. total of two side yard variance (Article V, §197-56); and a variance to allow the Floor Area Ratio to increase to .53 (a 9.08 [17.7%] increase over the allowable F.A.R., or a 453.5 [17.7%] sq. ft. increase over the allowable floor area (Article VIII, §197-86, Table A, Col. 5) for an 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, July 10 and Thursday, July 15 prior to the meeting.

Susan A. Morison
Secretary, Board of Appeals

Dated: July 5, 2004