

**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, September 9, 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.

#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 .38 on subdivided Lot 2 in the event the Gedney Store is maintained, for 2 single family houses.

#99-08 POSTPONED 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.

#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.

#04-47 CONTINUATION OF HEARING - 3 HERITAGE LANE, Michael & Lauren Lehmann, owners, (tax map 146.16-1-46) requesting a 3 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 304 [5.6%] sq. ft. increase over the allowable floor area) (Article VIII, §197-86, Table A, Col. 5) for a two story addition.

#04-54 CONTINUATION OF HEARING - 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.

#04-55 75 STUYVESANT AVENUE, Michael & Ann Reid, owners, (tax map 153.14-1-14) requesting a variance to allow parking in the front yard setback and/or within 5 ft. of a side yard lot line (Article IV, §197-30) to extend the driveway to allow a maximum of three cars.

#04-56 111 SONN DRIVE, Laura Smyth, owner, (tax map 146.18-2-55) requesting a 1 ft. total of two side yard variance (Article VIII, §197-86, Table A, Col. 10); and a variance to allow the Floor Area Ratio to increase to .36 (a .06 increase over the allowable F.A.R., or 327 sq. ft. over the allowable sq. footage) (Article V, §197-43) for a single family house.

#04-57 3 ORCHARD DRIVE, Joann Hursch, owner, (tax map 153.07-2-67) requesting a 20.50 ft. front yard variance (Article VIII, §197-86, Table A, Note b (1) to build a new residence.

#03-38 MODIFIED 14 ELMWOOD AVENUE, Michael Niss, owner, (tax map 146.19-5-27) requesting an 18.7 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) to adjust previously granted variance of 18.5 ft.

#04-58 14 HANNAN PLACE, Mr. & Mrs. Levine, owner, (tax map 152.12-1-1.11) requesting a 5.50 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 5) for a half way deck.

#04-59 2 GARDEN DRIVE, Rita Coleman, owner, (tax map 153.07-2-62) requesting a 34.70 ft. front yard variance (Article VIII, §197-86, Table A, note (b) 1); and a 2.2 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9) for an addition.

#04-60 11 MARLENE COURT, Max Dreckmann & Anthony Cassano, owners, (tax map 146.10-2-66) requesting a 1 ft. variance (Article V, §197-46.1) to allow the first floor allowable height to increase.

#04-61 74 ROOSEVELT AVENUE, Tain-Hwa Yang, owner, (tax map 146.29-4-22) requesting a 3.5 ft. front yard variance (Article VIII, §197-86, Table A, Col. 3); a .83 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9); a 16.08 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11); and a variance to allow the Floor Area Ratio to increase to .53 (a .13 [34%] increase over the allowable F.A.R., or an 872.50 [34%] sq. ft. increase over the allowable sq. footage) (Article VIII, §197-86, Table A, Col. 5) for an addition.

#04-62 55 NORTH STREET, Paul & Cynthia Deen, owners, (tax map 146.10-2-59) requesting a variance (Article IV, §197-30) for a parking/turnaround area.

#04-63 170 STUYVESANT AVENUE, Duncan & Laura Hennes, owners, (tax map 153.14-1-40) requesting a 15 ft. side yard variance (Article VIII, §197-86); and a 12 ft. total of two side yard variance (Article VIII, §197-86, Table A, Col. 10) for a detached garage.

#04-64 32 OVERLOOK PLACE, Stephen & Kathleen Malone, owners, (tax map 153.07-1-42) requesting a 14.99 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); and an 8.47 ft. rear yard variance (Article VIII, §197-66) for a one story kitchen bay and a front yard porch.

#04-65 26 COLBY AVENUE, Les & Cindy Danish, owners, (tax map 146.18-2-25) requesting 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 .38 (a .08 [26%] increase over the allowable F.A.R. for a substandard lot, or a 164 [5.47%] sq. ft. increase over the allowable floor area) (Article VIII, §197-86, Table A, Col. 5) for an addition and deck.

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, September 4 and Thursday, September 9 prior to the meeting.

Susan A. Morison
Secretary, Board of Appeals

Dated: August 30, 2004