

**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, October 21, 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.

**#04-57 CONTINUATION OF HEARING - 3 ORCHARD DRIVE, Joann Hursch, owner,** (tax map 153.07-2-67) requesting a 20.50 ft. front yard variance; and a 5.0 ft. rear yard variance (Article VIII, §197-86, Table A, Note b (1) to build a new residence.

**#04-60 CONTINUATION OF HEARING - 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 CONTINUATION OF HEARING - 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 CONTINUATION OF HEARING - 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.

**#04-66 15 RIDGEWOOD DRIVE, Christopher & Christine Manning, owners,** (tax map 146.06-1-23) requesting a 4 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for a first and second floor addition for a den and master bedroom and closets.

**#04-67 30 NORMAN DRIVE, Christopher Bayha, owner,** (tax map 152.20-1-22) requesting a variance (Article VIII, §197-86, Table A, Col. 13) to add a third floor for bedrooms.

**#04-68 51 FRANKLIN AVENUE, Scott & Lisa Sandler, owners,** (tax map 146.18-1-69) requesting a 7 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); and a variance to allow the Floor Area Ratio to increase to .31 (a .01 [3.33%] increase over the allowable F.A.R. for a standard lot, or a 200 [6.67%] sq. ft. increase over the allowable floor area) (Article VIII, §197-86, Table A, Col. 5) for a master suite addition, and covered front entry.

**#04-69 41 GLENDALE ROAD, D. Richard and Susan Rowland, owners,** (tax map 146.05-1-9) requesting a 5 ft. side yard variance (Article VIII, §197-86, Table A, Note C) for an addition for a kitchen.

**#04-70 25 ORMOND PLACE, Richard & Naomi Norman, owners,** (tax map 153.07-1-43) requesting a 6 ft. side yard variance (Article VIII, §197-86, Table A, Note C) for a second floor addition.

**#04-71 9 BIRD LANE, Mark & Cynthia Barber, owners,** (tax map 153.11-2-02-18.2) requesting a variance to allow the Floor Area Ratio to increase to 4,170 sq. ft. (a 181.25 [4.5%] sq. ft. increase over the allowable sq. footage) (Article V, §197-43.1) for a second floor bedroom, and home office addition over the existing garage.

**#04-72 7 ALLENDALE DRIVE, Alan & Anne Gold, owners**, (tax map 153.06-3-9) requesting a 15.30 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for a rear addition.

**#04-73 3 WOODS LANE, Craig Simandl & Elizabeth Dow, owners**, (tax map 146.17-1-16) requesting a 2.58 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8) for front porch steps.

**#04-74 52 INTERVALE PLACE, Douglas & Jamianne Patterson, owners**, (tax map 146.19-1-8) requesting a 6.78 ft. rear yard variance (Article V, §197-66); and a .14 ft. variance (Article VIII, §197-86, Table A, Col. 10) for a deck.

**#04-75 54 ROOSEVELT AVENUE, Tom Forbes, owner**, (tax map 146.19-3-59) requesting a 12.47 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); and a 2.4 ft. side yard variance (Article VIII, §197-86, Table A, Col. 11) to reconstruct existing residence and add second floor.

**#04-76 26 NORMAN DRIVE, Peter Pantaleo & Denise Loring, owners**, (tax map 152.20-1-20) requesting a variance (Article IV, §197-30) for a proposed driveway.

**#04-77 354 RYE BEACH AVENUE, Michael & Teresa DeBartolo, owners**, (tax map 153.07-1-83) requesting a 1.15 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 .38 (a .03 [8.57%] increase over the allowable F.A.R. for a standard lot, or a 295 [9.8%] sq. ft. increase over the allowable sq. footage (Article VIII, §197-86, Table A, Col. 5) to demolish the existing garage and add a garage at the left side of the house with a study/guest room above it.

**#04-78 9 CLOVERDALE LANE, Isaac & Donna Zion, owners**, (tax map 146.15-2-48) requesting a 2.5 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); a 1.7 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9); a 1.8 ft. total of two side yard setback variance (Article VIII, §197-86, Table A, Col. 10); and a variance to allow the Floor Area Ratio to increase to .39 (a .04 [11.43%] increase over the allowable F.A.R., or a 411 [12%] increase over the allowable sq. footage (Article VIII, §197-86, Table A, Col. 5)) for additions.

**#04-79 17 THISTLE LANE, Richard & Marty Bradt, owners**, (tax map 146.07-4-48) requesting a 29 ft. front yard variance (Article VIII, §197-86, Table A, Note b1); and a 42 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 8) for a one story addition to the rear of the house, a second story addition, an enlarged dormer on the third story, and a new portico over the existing front entrance.

**#04-80 31 NEWBERRY LANE, Peter Jones & Diane Gasser, owners**, (tax map 153.07-3-4) requesting a 9.5 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8) to extend the entry foyer roof.

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, October 16 and Thursday, October 21 prior to the meeting.

Susan A. Morison  
Secretary, Board of Appeals

Dated: October 11, 2004