

**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, November 18, 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.

**#04-54 WITHDRAWN - 39 MEAD PLACE, John Tsui, owner**, (tax map 146.7-2-54).

**#04-61 WITHDRAWN - 74 ROOSEVELT AVENUE, Tain-Hwa Yang, owner**, (tax map 146.29-4-22).

**#04-79 WITHDRAWN- 17 THISTLE LANE, Richard & Marty Bradt, owners**, (tax map 146.07-4-48).

**#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.

**#03-01 1091 BOSTON POST ROAD - JDS Properties, L.L.C., owner**, (tax map 146.07-3-23) requesting a permanent variance.

**#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.

**#04-67 CONTINUATION OF HEARING - 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.

**#04-71 CONTINUATION OF HEARING - 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 4,145 sq. ft. (a 157 [3.9%] 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.

**#04-81 58 PALISADE ROAD – Louis Sellstrom, owner**, (tax map 146.11-3-15) requesting a 4 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9); and a 1 ft. side yard variance (Article VIII, §197-86, Table A, Col. 16) for an existing deck and shed.

**#04-82 58 CLAREMONT AVENUE – Mark & Andrea Davis, owners**, (tax map 146.18-1-18) requesting a 6 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8) for an open porch at the front entrance.

**#04-83 109 GRACE CHURCH STREET – Gregory & Kendall Norton, owners**, (tax map 146.07-4-73) requesting a 5.34 ft. side yard variance (Article V, §197-56); and a 5.34 ft. two side yard variance (Article V, §197-56) for a garage.

**#04-84 647 MILTON ROAD – Peter & Robin Jovanovich, owners**, (tax map 153.11-1-50) requesting a variance to allow the Floor Area Ratio to increase to .321 (a .021

[7%] increase over the allowable F.A.R., or 286 sq ft. [7.1%] over the allowable floor area) (Article VIII, §197-86, Table A, Col. 5) for an addition.

**#03-39 MODIFIED 15 PINE LANE – Terry & Maryann Cassidy, owners**, (tax map 146.14-2-19) requesting a .25 ft. rear yard variance (Article V, §197-65) for an existing detached garage.

**#04-15 MODIFIED 38 HIGH STREET – Preston Buckley Properties, L.L.C., owner**, (tax map 146.06-2-73) requesting an additional 3.23 front yard variance (Article VIII, §197-86, Table A, Col. 7) for an open front porch.

**#04-85 17 LASALLE AVENUE – Kevin & Ronne Collins, owners**, (tax map 146.17-3-44) requesting a variance to increase the Floor Area Ratio to .37 (a .02 [5.7%] increase over the allowable F.A.R., or a 226 [6.7%] sq. ft. increase over the allowable sq. footage) (Article VIII, §197-86, Table A, Col. 5) for an addition.

**#04-86 46 TYLER CIRCLE – J. Collins Coyne, owner**, (tax map 146.19-2-56) requesting a 5 ft. side yard variance (Article V, §197-30, Paragraph C) for a parking space.

**#04-87 33-37 HIGH STREET – New Moon, L.L.C., owner**, (tax map 146.10-1-8) requesting a 7.61 ft. total of two side yard variance (Article VIII, §197-86, Table B, Col. 9); and a 7.27 ft. side yard variance (Article VIII, §197-86, Table B, Col. 8) for a deck.

**#04-88 135 BRADFORD AVENUE – Eva Spelman, owner**, (tax map 153.05-1-8) requesting a 10 ft. variance (Article V, §197-71) to allow the existing building to be located 12 ft. from a proposed subdivision line.

**#04-89 145 OSBORN ROAD – Patrick & Lisa McGowan, owners**, (tax map 146.17-1-18) requesting a 2.7 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for an existing 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, November 13 and Thursday, November 18 prior to the meeting.

Susan A. Morison  
Secretary, Board of Appeals

Dated: November 8, 2004