

**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, December 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.

#04-62 POSTPONED 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.

#04-83 CONTINUATION OF HEARING - 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.

#04-90 76 APAWAMIS AVENUE – Robert & Mary Capaldi, owners, (tax map 146.15-3-73) requesting a 26 ft. rear yard variance (Article V, §197-86) for a first and second floor addition.

#04-91 50 CLAREMONT AVENUE – James & Elizabeth Doyle, owners, (tax map 146.18-1-17) requesting a variance to allow the Floor Area Ratio to increase to .375 (a .025 [7%] increase over the allowable F.A.R. for a standard lot, or a 235 [7%] sq. ft. increase over the allowable sq. footage (Article VIII, §197-86, Table A, Col. 8) for a first floor and partial second story addition.

#04-92 40 HALLS LANE – Mr. & Mrs. James Jenkins, owners, (tax map 153.14-1-16) requesting a 23 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for a deck.

#04-93 52 GRAPAL PLACE – Lisa Hines McEntire, owner, (tax map 146.11-2-82) requesting a 7.8 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8) for an existing enclosed front porch, and a ramp into the basement.

#04-94 3 CLUB ROAD – John & Sheila Doyle, owners, (tax map 146.06-1-12) requesting a 2 ft. variance over the allowable first floor height (Article V, §197-46.1) for a new residence on the property.

#04-95 2 BEARY COURT – J. Craig Weakley, owner, (tax map 146.15-3-22) requesting a variance to allow the Floor Area Ratio to increase to 7448 sq. ft. (a 1.021 [15.99%] sq. ft. increase over the allowable sq. footage) (Article V, §197-43.1) for a second floor addition over the existing garage.

#04-96 13 WAINWRIGHT STREET – Sean & Colleen Kennelly, owners, (tax map 146.19-3-36) requesting an 8 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11); a variance to allow the Floor Area Ratio to increase to .50 (a .05 [10%] increase over the allowable F.A.R. for a substandard lot, or a 581 [25.8%] sq. ft. increase over the allowable sq. footage) (Article V, §197-43); and a variance to allow parking a vehicle in the front yard setback (Article IV, §197-30) for an addition and parking in the front of the house.

#04-97 259 PURCHASE STREET – Barry Jacobson, owner, (tax map 139.19-2-49) requesting a 9.89 ft. rear yard variance (Article V, §197-64); and a variance to allow the Floor Area Ratio to increase to .52 (a .02 [4%] increase over the allowable F.A.R. for a standard lot, or a 314 [4.7%] sq. ft. increase over the allowable sq. footage) (Article VIII, §197-86, Table B, Col. 4) for an addition and site improvements.

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

Susan A. Morison
Secretary, Board of Appeals

Dated: November 29, 2004