

**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, April 14, 2005 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.

#04-97 CONTINUATION OF HEARING - 259 PURCHASE STREET – Barry Jacobson, Contract Vendee, (tax map 139.19-2-48) 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); and a 9 ft. variance to diminish the required vegetative buffer (Article IV, §197-69) for an addition and site improvements.

#05-01 CONTINUATION OF HEARING - 643 MILTON ROAD – Augusto Vincente, owner, (tax map 153.11-1-49) requesting a 28.67 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); a 9.46 ft. total of two yards variance (Article VIII, §197-86, Table A, Col. 10); and a variance to reduce the minimum lot width to 35.88 ft. (Article V, §197-36, Table A, Col. 6) for an addition.

#05-22 CONTINUATION OF HEARING - 131 KIRBY LANE – Hilltop, L.L.C., owner, (tax map 146.12-2-10) requesting a 15.5 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11); and a variance to allow the Floor Area Ratio to increase to 17.36 (a .0236 [15.73%] increase over the allowable F.A.R. for a standard lot, or a 1188 [15.71%] sq. ft. increase over the allowable sq. footage) (Article VIII, §197-86, Table A, Col. 5) for an addition.

#05-25 CONTINUATION - 50 NORTH STREET – William & Searcy Damnheim, owners, (tax map 146.10-2-25) requesting a variance to allow the Floor Area Ratio to increase to .29 (a .04 [16.0%] increase over the allowable F.A.R. for a standard lot, or a 650 [16.3%] sq. ft. increase over the allowable floor area) (Article VIII, §197-86, Table A, Col. 5) for a one and two story addition.

#04-71 9 BIRD LANE, Mark & Cynthia Barber, owners, (tax map 153.11-2-02-18.2) requesting a consideration of modification of Finding and Decision.

#05-27 152 FLORENCE AVENUE, Kutluk & Maja Oktay, owners, (tax map 153.05-1-11) requesting a 0.44 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); a 0.1 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9); and a 2.1 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for an existing addition.

#05-10 MODIFIED 19 SAND STREET, Heath Kaplan, owner, (tax map 146.18-4-11) requesting a 10 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11); and a 13.67 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8) for a second floor addition.

#99-56 MODIFIED 16 PHILLIPS LANE, Simon & Jeri Turner, owners, (tax map 153.11-2-56) requesting review of a raised roofline, altered from plans submitted in 1999 per Board of Appeals application #99-56.

#05-28 59 GREENHAVEN ROAD, Keith & Sharon Mullin, owners, (tax map 152.16-2-14) requesting a 6 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8) for a dining room addition, and front portico and front landing.

#05-29 2 BROOKDALE PLACE, Eric & Sheri DeGraw, owners, (tax map 146.14-2-34.2) requesting a 10 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); a 4.50 ft. lot width variance (Article VIII, §197-86, Table A, Col. 7); and a variance to allow the Floor Area Ratio to increase to .47 (a .12 [39.29%] increase over the allowable F.A.R. for a standard lot, or a 687 [26.1%] increase over the allowable sq. footage) (Article V, §197-43, and Article VIII, §197-86, Table A, Col. 5) for a front yard porch, and rear addition.

#05-30 21 CHAMBERLAIN STREET, Paul & Lisa Cozzi, owners, (tax map 153.06-3-53) requesting an 8 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); and a variance to allow the Floor Area Ratio to increase to .39 (a .04 [11.43%] increase over the allowable F.A.R. for a standard lot, or a 303 [11.49%] increase over the allowable sq. footage (Article V, §197-43, and Article VIII, §197-86, Table A, Col. 5) for a new house.

#05-31 4 FLORENCE AVENUE, Neil & Margaret Pinsker, owners, (tax map 146.17-2-4) requesting a 2.00 ft. variance over the allowable first floor height (Article V, §197-46.1) for a new house.

#05-32 7 LARKSPUR LANE, Catherine Hughes, owner, (tax map 146.7-4-44) requesting an 18 ft. front yard variance (Article VIII, §197-86, Table A, Note B); and a 14 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for a front and rear addition.

#05-33 70 REYMONT AVENUE, Jonathan Spitz, owner, (tax map 146.18-1-28) requesting a 6 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for a deck.

#05-34 3 SHARON LANE, Ozgen & Fiona Dogan, owners, (tax map 146.10-2-70) requesting a variance to allow the Floor Area Ratio to increase to .28 (a .03 [12%] increase over the allowable F.A.R. for a standard lot, or a 442.5 [12%] sq. ft. increase over the allowable floor area) (Article VIII, §197-86, Table A, Col. 5) for a new house.

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, April 9 and Thursday, April 14 prior to the meeting.

Susan A. Morison
Secretary, Board of Appeals

Dated: April 4, 2005