

**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, January 19, 2006 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.

**#05-85 CONTINUATION OF HEARING - 262 PURCHASE STREET, Peter Maro, owner,** (tax map 139.19-3-11) requesting a use variance (Article VIII, Table A, Col. 2) for a medical day spa.

**#05-91 CONTINUATION OF HEARING - 4 KIRBY LANE NORTH, Darcy & Barbara Gibson, owners,** (tax map 146.08-1-14) requesting an 18.5 ft. variance (Article VIII, §197-86, Table A, Col. 16) for a garage.

**#05-92 CONTINUATION OF HEARING - 4 PACKARD COURT, Ronald & Susan Wexler, owners,** (tax map 146.14-1-43.4) requesting a variance to allow the Floor Area Ratio to increase to .225 (a .025 [12%] increase over the allowable F.A.R., or 232 [6.5%] sq. ft. over the allowable sq. footage) (Article VIII, §197-86, Table A, Col. 5) for a two story addition at the rear of the house.

**#05-93 CONTINUATION OF HEARING - 1 THEALL ROAD, Sirius LLC, Contract Vendee,** (tax map 146.13-1-06) requesting a use variance (Article VIII, Table B) to convert existing office building into a medical office building.

**#06-01 169 GRACE CHURCH STREET, Ricardo & Alicia Llanos, owners,** tax map 148.8-1-37) requesting a 2 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9); a 13 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11); and a variance to allow the Floor Area Ratio to increase to .26370 (a .0137 [5.48%] increase over the allowable F.A.R., or 220 [5.31%] sq. ft. over the allowable sq. footage) (Article VIII, §197-86, Table A, Col. 5) for a detached garage and master bedroom.

**#06-02 42 ORCHARD LANE, Stephen Hasselmann & Maggie Jahn, owners,** (tax map 146.19-2-14) requesting a 5 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); and a 3 ft. height variance (Article VIII, §197-86, Table A, Col. 14) to enlarge the depth of proposed new front porch, and raise the height of proposed turret roof for new addition.

**#06-03 201 PURCHASE STREET, Robert & Judith English, owners,** (tax map 139.19-2-61) requesting a 2.42 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9) for a deck.

**#06-04 44 ISLAND DRIVE, Glenn & Deborah Hutchins, owners,** (tax map 147.5-1-17) requesting a variance to allow the Floor Area Ratio to increase to 12,071.00 sq. ft. (a 996 [8.99%] sq. ft. increase over the allowable sq. footage) (Article V, §197-43.1) for a one story garage, and second floor bedroom.

**#06-05 30 CLUB ROAD, Margaret Freeman, owner**, (tax map 146.06-1-29) requesting a 2.1 ft. side yard variance (Article VIII, §197-86, Table A, Col. 3) for an existing swimming pool.

**#06-06 71 HIGH STREET, Mr. & Mrs. Navnit Kumar, owners**, (tax map 146.06-2-88) requesting a 10 ft. lot width variance (Article VIII, §197-86, Table B, Col. 6); a 1000 sq. ft. lot size variance (Article VIII, §197-86, Table B, Col. 5); a 2 ft. total of 2-side yard variance (Article V, §197-56); and a variance to allow the Floor Area Ratio to increase to .54 (a .05 [8%] increase over the allowable F.A.R., or 193 [7.7%] sq. ft. over the allowable sq. footage) (Article VIII, §197-86, Table A, Col. 4) for a new two family residence.

**#06-07 5 ELDREDGE PLACE, Kevin & Suzanne Delane, owners**, (tax map 146.17-3-18) requesting a 5.42 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); a 5.8 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11); and a variance to allow the Floor Area Ratio to increase to .364 (a .06 [21.13%] increase over the allowable F.A.R. for a standard lot, or 641 [21.16%] sq. ft. over the allowable sq. footage) (Article V, §197-43, and Article VIII, §197-86, Table A, Col. 5) to remove existing enclosed porch, expand existing family room and kitchen area, and construct a new front porch.

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, January 14 and Thursday, January 19 prior to the meeting.

Susan A. Morison  
Secretary, Board of Appeals

Dated: January 9, 2006