

**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, March 16, 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.

#05-91 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.

#06-08 POSTPONED HEARING - COTTAGE 29 – KUDER ISLAND (a.k.a. HEN ISLAND SOUTH), Patrick Tierney, owner, (tax map 159.05-1-1) requesting to reverse a determination of the Building Inspector rejecting a building permit for work performed.

#06-10 CONTINUATION OF HEARING - 355 GRACE CHURCH STREET, Rye Development Partners, LLC, Contract Vendee, (tax map 146.08-1-11) requesting a 5.16 ft. side yard variance (Article V, §197-56); and an 18.50 ft. total of two side yard variance (Article V, §197-56) for a rear and full second floor addition.

#06-11 8 RIDGEWOOD DRIVE, Ann Haynes, owner, (tax map 146.06-1-17) requesting a 25 ft. front yard variance (Article VIII, §197-86, Table A, Note b1); a 16 ft. rear yard variance (Article V, §197-66); and a variance to allow the Floor Area Ratio to increase to .40 (a .05 [14.3%] increase over the allowable F.A.R., or 545 [15.6%] sq. ft. over the allowable sq. footage) (Article V, §197-43) to construct a new garage, bedroom, bathroom, residential elevator and home office addition to accommodate needs of a disabled child confined to a wheelchair.

#06-12 698 MILTON ROAD, Mark Keegan, owner, (tax map 153.10-1-06) requesting a variance (Article VIII, §197-86, Table A, Col. 13) to allow occupancy of the 3rd floor.

#06-13 38 HIGHLAND ROAD, Mr. & Mrs. Kenneth Hirsch, owners, (tax map 139.19-2-26) requesting a 4.97 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9); and an 8.27 ft. total of two side yard variance (Article VIII, §197-86, Table A, Col. 10) for a replacement of existing side entry, study and bath.

#06-14 508 MILTON ROAD, Mr. & Mrs. Jason Mehler, owners, (tax map 153.06-1-76) requesting an 11.74 ft. total of two side yard variance (Article VIII, §197-86, Table A, Col. 10) for a deck.

#06-15 394 PARK AVENUE, Mr. & Mrs. Alain LeBleu, owners, (tax map 153.05-2-7) requesting a 3 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for an existing deck.

#06-16 6 ROGER SHERMAN PLACE, Bryan Murtagh & Margaret O'Brien, owners, (tax map 146.14-2-57) requesting a 7.9 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for a second story rear addition.

#06-17 78 HEWLETT AVENUE, Maarten & Ilaria Kruijitzer, owners, (tax map 153.11-1-33) requesting a 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 .47 (a .07 [17.50%] increase over the allowable F.A.R., or 458 [19.08%] sq. ft. over the allowable sq. footage) (Article VIII, §197-43) for a second story rear addition.

#06-18 53 COOLIDGE AVENUE, Donald & Susanne McHugh, owners, (tax map 146.17-2-8) requesting a 3 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8) for a front porch.

#06-19 55 ISLAND DRIVE, Taegan & Sara Goddard, owners, (tax map 147.5-1-23) requesting a 4.92 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9); and a 21 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) to expand existing garage and bedroom above.

#06-20 2 DALPHIN DRIVE, Timothy & Alyson Walsh, owners, (tax map 153.06-1-23) requesting a variance to allow the Floor Area Ratio to increase to .308 (a .08 [2.78%] increase over the allowable F.A.R., or 88 [2.78%] sq. ft. over the allowable sq. footage) (Article VIII, §197-86, Table A, Col. 5) for an addition to add basement stairs.

#06-21 22 CHESTER DRIVE, William & Noreen Fierman, owners, (tax map 152.16-2-03) requesting a 0.80 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8) for a front porch.

#06-22 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 .287 (a .03 [14.94%] increase over the allowable F.A.R., or 6.25 [14.86%] sq. ft. over the allowable sq. footage) (Article VIII, §197-86, Table A, Col. 5) for an addition to new residence.

#06-23 9 SANFORD STREET, Gurney Williams, owner, (tax map 146.15-3-19) requesting a 4.35 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9); and an 8.43 ft. total of two side yard variance (Article V, §197-56, Table A, Col. 11) for a two story rear and side yard addition.

#06-24 160 MIDLAND AVENUE, Douglas & Victoria Lucas, owners, (tax map 146.15-1-25) requesting a 3.50 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11); a lot width of 7.25 ft. total of two side yard variance (Article VIII, §197-86, Table A, Col. 10); and a variance to allow the lot width to be 86 ft. (Article V, §197-36) for a one story rear addition.

#06-25 333 RYE BEACH AVENUE, Eric & Carrie Budski, owners, (tax map 146.19-4-47) requesting a 7.5 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); a 3.5 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11); and a variance to allow the Floor Area Ratio to increase to .479 (a .0797 [6.59%] increase over the allowable F.A.R., or 152 [6.59%] sq. ft. over the allowable sq. footage) (Article VIII, §197-43) for a two story rear addition and front porch.

#06-26 3 HOOK ROAD, VR2 Construction Corp., owner, (tax map 146.16-1-27) requesting a 1.50 ft. variance over the allowable 1st floor height (Article V, §197-46.1) to raise the first floor elevation of the new home and to allow the driveway to pitch towards the street.

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, March 11 and Thursday, March 16 prior to the meeting.

Susan A. Morison
Secretary, Board of Appeals

Dated: March 6, 2006