

**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, June 15, 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.

#06-08 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. (Hearing Closed)

#06-33 CONTINUATION OF HEARING - 25 EVERETT STREET, William & Michele Rivera, owners, (tax 153.07-3-31) requesting a 2.9 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9) to rebuild previously existing screen porch.

#06-35 CONTINUATION OF HEARING - 11 WILSON DRIVE, John Duffy, owner, (tax map 146.17-1-65) requesting a 1.46 ft. variance over the allowable 1st floor height (Article V, §197-46.1); and a variance to allow the height of the structure to be 28.72 ft. (Article VII, §197-86, Table A, Col. 14) for a house.

#06-39 POSTPONED HEARING - CEDAR STREET, Rye Country Day School, owner, (tax map 139.19-3-31;29;30;34) requesting front yard variances (Article VIII, §197-86, Table A, Col. 8) for 3 existing non-conforming single family residences and an accessory structure - 86 Hillside Rd. (20 ft.); 84 Grandview Ave. (7 ft.); and 86 Grandview Ave. (8.3 ft.); and a 46 ft. variance for a specified distance for 84 Grandview Ave. (Article VIII, §197-86, Table A, Col. 8) to allow these structures to remain as part of site plan application #SP #293 approved by the City Planning Department (Resolution #11-2006).

#06-40 1 HILLSIDE ROAD, Michael & Patricia Holmes, owners, (tax map 139.15-1-35) requesting a variance (Chapter 90, §90-5) to allow a 6 ft. fence.

#06-41 335 PARK AVENUE, Mr. & Mrs. Seth Rosenfield, owners, (tax map 153.05-2-44.2) requesting a variance to allow the Floor Area Ratio to increase to .2911 (a .411 [16.44%] increase over the allowable F.A.R., or 610.5 [16.42%] sq. ft. over the allowable sq. footage) (Article VIII, §197-86, Table A, Col. 5) for an addition.

#05-71 MODIFIED 2 JEAN STREET, Michael Swiader & Natascha Feenstra, owners, (tax map 153.07-3-37) requesting a .05 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); a 12 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11); a 3.5 ft. corner side yard variance (Article VIII, §197-86, Table A, Note C); and a variance to allow the Floor Area Ratio to increase to .491 (a .041 [9%] increase over the allowable F.A.R., or a 203 [9%] sq. ft. increase over the allowable sq. footage) (Article VIII, §197-86, Table A, Col. 5) for a new house.

#06-42 84 ELMWOOD AVENUE, Drew & Paula Fung, owners, (tax map 146.19-5-15) requesting a 0.53 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9); a 6.77 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11); and a variance to allow the Floor Area Ratio to increase to .4614 (a .0118 [2.62%] increase over the allowable F.A.R., or a 64.4 [2.63%] sq. ft. increase over the allowable sq. footage) (Article VIII, §197-86, Table A, Col. 5) for a kitchen expansion, and second story addition.

#06-43 19 REYMONT AVENUE, Andrew Labovitz & Kirstin Bucci, owners, (tax map 146.18-2-34) requesting a 4.23 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for a single story addition in place of existing deck.

#06-44 8 CHAMBERLAIN STREET, Frank Garritano, owner, (tax map 153.06-3-42) requesting a 2 ft. variance over the allowable 1st floor height (Article V, §197-46.1) to build a house with a first floor level 5 ft. above the existing level at the front of the house.

#06-45 900 FOREST AVENUE, John & Annette Barbour, owners, (tax map 153.14-1-27) requesting a 3 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for a covered porch and family room with fireplace.

#06-46 45 REDFIELD STREET, Mr. & Mrs. Fray, owners, (tax map 146.19-4-47) requesting a 16.6 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); a 2.1 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9); a 3.3 ft. total of two side yard variance (Article V, §197-56); and a variance to allow the Floor Area Ratio to increase to .449 (a .099 [28.29%] increase over the allowable F.A.R., or a 733 [28.32%] sq. ft. increase over the allowable sq. footage) (Article VIII, §197-86, Table A, Col. 5) to change roof styles and rebuild a larger garage.

#06-47 280 RYE BEACH AVENUE, Michael & Maria Sabe, owners, (tax map 146.19-6-83.4) requesting a 0.5 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9); a 0.5 ft. total of two side yard variance (Article VIII, §197-86, Table A, Col. 10); and a variance to allow the Floor Area Ratio to increase to .4188 (a .0658 [19.67%] increase over the allowable F.A.R., or a 693.88 [19.67%] sq. ft. increase over the allowable sq. footage) (Article VIII, §197-86, Table A, Col. 5) for an addition.

#06-48 160 MIDLAND AVENUE, Douglas & Victoria Lucas, owners, (tax map 146.15-1-25) requesting a 9 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for a stairway to basement.

#06-49 2 DALPHIN DRIVE, Timothy & Alyson Walsh, owners, (tax map 153.06-1-23) requesting a 6.54 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); and a variance to allow the Floor Area Ratio to increase to .311 (a .011 [3.67%] increase over the allowable F.A.R., or a 115 [3.51%] sq. ft. increase over the allowable sq. footage) (Article VIII, §197-86, Table A, Col. 5) for a front entrance vestibule and a 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, June 10 and Thursday, June 15 prior to the meeting.

Susan A. Morison
Secretary, Board of Appeals

Dated: June 5, 2006