

**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, July 20, 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.

**#06-40 POSTPONED HEARING - 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.

**#06-47 POSTPONED HEARING - 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 POSTPONED HEARING - 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.

**#06-50 48 GLEN OAKS DRIVE, Mr. & Mrs. Edmund Szamborski, owners**, (tax map 146.17-2-65) requesting a 5 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8) for a new front porch.

**#06-51 21 SOUNDVIEW AVENUE, Daniel & Jane Johnson, owners**, (tax map 153.5-3-55) requesting a 1.14 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for an existing deck.

**#06-52 8 PINE LANE, Phil & Lynn Kaufteil, owners**, (tax map 146.14-2-27) requesting an 18 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); and a variance to allow the Floor Area Ratio to increase to .3084 (a .0584 [23.20%] increase over the allowable F.A.R., or a 42.67 [1.18%] sq. ft. increase over the allowable sq. footage) (Article VIII, §197-86, Table A, Col. 5) for a front addition with open porch.

**#06-53 4 HORTON STREET, Lawrence & Tara Kaplan, owners**, (tax map 134.19-3-51) requesting a 4.53 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9); a 5 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11); a 1.783 ft. two side yard setback variance (Article V, §197-50); a 1.76 ft. side yard variance (Article VIII, §197-86, Table A, Col. 16); and a variance to allow the Floor Area Ratio to increase to .547 (a .097 [21.56%] increase over the allowable F.A.R., or a 484 [21.51%] sq. ft. increase over the allowable sq. footage) (Article V, §197-43) for a second story addition.

**#06-54 85 COOLIDGE AVENUE, John & Dawn Halasz, owners**, (tax map 146.17-2-17) requesting a 6 ft. rear yard variance (Article VIII, §197-86, Table A, Col. 11) for an existing deck.

**#06-55 647 MILTON ROAD, Robin Jovanovich, owner**, (tax map 153.11-1-49 & 50) requesting a 30 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8); a 6 ft. side yard variance (Article VIII, §197-86, Table A, Col. 16); a 7.5 ft. side yard variance (Article VIII, §197-86, Table A, Col 9); and a 12.5 ft. total of two side yard variance (Article VIII, §197-86, Table A, Col. 10) for a subdivision of lots 153.11-1-49 & 153.11-1-50, and a living room.

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, July 15 and Thursday, July 20 prior to the meeting.

Susan A. Morison  
Secretary, Board of Appeals

Dated: July 10, 2006