

**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 12, 2008 at 7:30 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 held after 7:00 PM in Mayor's Conference Room.

**#08-15      POSTPONED HEARING OF 2 ROGER SHERMAN PLACE, Owners, Mr. & Mrs. Neil Townsend. Owners** (tax map 146.14-2-59) requesting an area variance to allow the existing 6 ft. fence to remain as existing (§90-4 of the Rye City Code) addition to the western side of the existing structure.

**#08-22      ADJOURNED HEARING 1 FERNWOOD AVE., Aadel Shaaban, Owner,** (tax map 146.19-1-26), requesting an 8.5 ft. front yard variance (Article VIII, §197-86, Table A, Col. 8), a 7 ft. rear yard variance (Article V, §197-66), a 2.16 ft. side yard variance (Article VIII, §197-86, Table A, Col. 9), 4 ft total two-side yard variance (Article VIII, Table A, Col. 10) and a variance to allow the Floor Area Ratio to increase to .48, a .03 [8.1%] increase over the allowable F.A.R. or a 191.8 (8.1%) sq. ft. over the allowable square footage (Article VIII, §197-86, Table A, Col. 5) to demolish detached garage and construct a two-story addition to the western side of the existing structure.

**#08-24      POSTPONED HEARING OF 16 WAPPANOCKA AVE., Wappanocca Associates, LLC, Owners** (tax map 139.19-1-26) requesting an interpretation for the definition of automotive use under Chapter 197, Article VI, § 197-81 for an appeal of the Building Inspector's determination that general automotive repair and detailing is an expansion of the existing nonconforming use of auto-body repair. Alternatively, seeking approval to allow for a substitution of the existing nonconforming auto-body repair to allow general automotive repair and detailing under Chapter 197, Article III, § 197-5.

**#08-26      ADJOURNED HEARING OF 50 HILL STREET, James T. & Elizabeth Gallagher, Owners,** (tax map 153.7-1-31) request a variance to allow parking in the front yard setback (Chapter 197, Article IV, §197-30).

**#08-29      ADJOURNED HEARING OF 920 FOREST AVENUE, Robert Hut, Owner,** (tax map 153.14-1-24) requesting a variance to allow the F.A.R. to increase to .163 (a .013 [8.67%]) increase over the allowable F.A.R. or 579.5 (8.8%) sq. ft. increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table A, Col. 5) to construct an addition to the existing single-family residence.

**#08-30      ADJOURNED HEARING OF 143 THEODORE FREMD AVENUE, Zygmunt Rachwal, Owner,** (tax map 146.10-2-18) requesting a 9.25 ft. rear yard variance (Chapter 197, Article V, §197-6) to construct a new two-family house.

**#08-31      ADJOURNED HEARING OF 36 DRAKE AVENUE, John & Valerie Barrett, Owners** (tax map 153.03-3-7) requesting a 13 ft. rear yard variance (Chapter 197, Article VIII, Section 197-86, Table A, Column 11) to build a two story addition.

**#08-32** 14 MORRIS COURT, Patrick & Whitney Schwarz, Owners, (tax map 153.05-70-71 requesting a 10.5 ft rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Column 11) to legalize a pre-existing condition.

**#08-33** 12 SHARON LANE, LLOYD & Kathleen Emanuel, Owners, (tax map 146.14-1-6) requesting a 12.51 ft rear yard variance to replace an existing deck (Chapter 197, Article VIII, § 197-86, Table A, Column 11).

**#08-34** 12 BYRD STREET, Steven & Helena Jonassen, Owners, (tax map 153.06-2-57) requesting a .2 ft. side yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 9) for a one story kitchen addition.

**#08-35** 3 MEAD POND LANE, Christopher & Mary Lou Sculti, Owners, (Tax Map 146.10-2-51) requesting a variance to exceed maximum grade of 10% from the front property line to the required front yard setback line or a depth of 25 ft, whichever is greater, for the relocation of a driveway. (Chapter 197, Article IV, §197-30, Paragraph 30, B(2))

**#08-36** 88 PARKWAY DRIVE, Daniel & Sumjin Harrington, Owners, (Tax Map 146.18-1-11) requesting a 9.75 ft. front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col 9) to build a second story addition and portico.

**#08-37** 5 FIELDSTONE ROAD, Neil & Margaret Pinsker, Owners, (tax map 146.16-1-15) requesting a 5 ft. front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 8) to build a new house with portico, bay windows and second floor overhang

**#08-38** 311 RYE BEACH AVENUE, Stephen & Kathy Mulvey, Owners, (tax map 146.19-6-52) requesting 1.28 ft. total two side variance (Chapter 197, Article V, §197-56) to rebuild right side bedroom and bath.

**#03-39** 69 HEWLETT AVENUE, Robert & Katherine O'Connor, Owners, (tax map 153.11-1-39) requesting a variance to allow the F.A.R. to increase to .32 (a .02(6.7%) increase over the allowable F.A.R. or 267 (6.7%) sq. ft increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table A, Col. 5) to build additions and portico.

**#08-40** 65 INTERVALE PLACE, Kathy and Rich Luci, Owners, (tax map 146.15-2-58) requesting a 2 ft. front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 8) to create a covered entry at first floor elevation.

**#08-41** 88 ALLENDALE DRIVE, Josephine Luiso, Owners, (tax map 153.06-3-35) requesting 1.7 ft front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col 8) for a grade level covered open 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 7, 2008, and Thursday, June 12, 2008 prior to the meeting.

Dawn F. Nodarse

Secretary, Board of Appeals

Dated: May 30, 2008