

**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, **November 13, 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.

**#08-47      ADJOURNED HEARING 696 FOREST AVENUE, Mr. & Mrs. Kevin O'Malley, Owners,** (tax map 153.11-1-15) (Chapter 197, Article V, §197-51) requesting 60.6 ft. front yard variance to build a garage.

**#08-15      ADJOURNED 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.

**#08-24      ADJOURNED HEARING OF 16 WAPPANOCCA AVE., Wappanocca Associates, LLC, Owners** (tax map 139.19-2-71) 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).

**#08-52      POSTPONED HEARING 18 DAVIS AVENUE, David & Michelle Vanslette, Owners,** ( tax map 146.12-1-09) requesting a 1.10 ft front yard variance, (Chapter 197, Article VIII, §197-86, Table A, Column 8) and a .70 ft side yard variance, (Chapter 197, Article VIII, §197-86. Table A, Column 9), to add a front porch and extend back of house to enlarge kitchen.

**#08-53      POSTPONED HEARING 381 RYE BEACH AVENUE, Adam & Andrea Kessner, Owners,** (tax map 146.19-4-62) requesting a height variance (Chapter 197, Article VIII, §197-86, Table A, Column 13) to allow the structure to be 3 ½ stories and a variance to increase the Floor Area Ratio to .6961 (a .3461 (98.89%) increase over the allowable F.A. R. or 2467.75 (92.16%) sq. ft. (Chapter 197, Article VIII, Section 197-86, Table A, Column 5) for an addition.

**#08-54      POSTPONED HEARING 31 NEWBERRY PLACE, Peter Jones, Owner,** (tax map 153.07-3-04) requesting a .05 ft front yard variance (Chapter 197, Article VIII, §197-86, Table A, Column 8) to extend an existing den.

**#08-55**      **POSTPONED 459 STUYVESANT AVENUE, Coveleigh Club,**  
**Owner,** (tax map 153.18-1-10) requesting a 5.00 ft. variance from Stuyvesant Avenue and a 50.83 ft. variance (Chapter 197, Article VIII, §197-86, Table C, Column 12) from Van Wagenen Avenue to construct a tennis court.

**#08-56**      **54 FLORENCE AVENUE, Lise Barbara, Owner,** (tax map 146.17-2-23) requesting a 5 ft. front yard variance (Chapter 197, Article VIII, § 197-86, Table A, Col. 8), a 4.0 ft side yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 9) and a .6.5 ft total of two side yard variance (Chapter 197, Article VIII, § 197-86), Table A, Col. 10 to build a front porch, add rear deck and a side porch.

**#08-57**      **20 INDIAN HILL ROAD, Thomas Beary III Trust,** (tax map 146.15-2-5) requesting 4.0 ft. front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 8 and a 2 ft. side yard variance (Chapter 197, Article VIII, §197-86, Table A Col 9) to legalize existing addition.

**#08-58**      **368 MIDLAND AVENUE, Anthony & Joann Stella, Owners,** (tax map 146.11-3-55) requesting a 10 ft. lot width variance (Chapter 197, Article VIII, §197-86, Table A, Col. 7) and a 1,000 sq. ft. lot area variance (Chapter 197, Article VIII, § 197-86, Table A, Col. 6 to legalize the existing use of the dwelling as a two family dwelling.

**#08-59**      **2 RIVERSIDE VIEW, Loriel DeCaro, Owners,** (tax map 153.06-1-82) requesting a 2 ft. side yard variance (Chapter 197, Article VIII, §197-86, Table A, Col 9) for a proposed deck.

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, November 7, 2008 and Thursday, November 13, 2008 prior to the meeting.

Dawn F. Nodarse  
Secretary, Board of Appeals

Dated: October 31, 2008