

**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 16, 2009 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.

#09-26 ADJOURNED APPLICATION 22 LOCUST AVE., 22 Locust Ave. LLC, Owner, (tax map 146.07-2-10) requesting a variance to allow the structure to be 3 ½ stories (Chapter 197, Article VIII, §197-86, Table B, Col. 11), a variance from Chapter 197, Article V, §197-69 and a variance to allow the F.A.R. to increase to .6313 (a .1316 (26.32%) increase over the allowable F.A.R. or 871 (26.32%) sq. ft. increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table B, Col. 4) to build a mixed used building with office, retail & residential.

#09-28 POSTPONED APPLICATION 4 DEARBORN AVE., Marie Corsaro, Owner, (tax map 153.07-2-20) requesting 4 ft. front yard variance (Chapter 197, Article VIII, §197-86, Table A, Column 8), a 10-ft. rear yard variance (Chapter 197, Article V, §197-66), a 3.5-ft. side yard variance (Chapter 197, Article V, §197-56), and a variance to allow the F.A.R. to increase to .583 (a .133 (29.56%) increase over the allowable F.A.R. or 1593.34 (41.73%) sq. ft. increase over the allowable square footage (Chapter 197, Article V, §197-43) to build a 2nd fl. addition.
residential.

#09-29 ADJOURNED APPLICATION 25 ONONDAGA ST., Robert and Kathryn Peterson, Owners, (tax map 139.19-1-46) requesting a 5.40 ft. total of 2 side yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 10) and an 18 ft. rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 11) to build a one-story addition and deck.

#09-34 ADJOURNED 220-224 PURCHASE ST., Purchase Street Realty, LLC, Owner (tax map 139.19-3-44 & 45) requesting a use variance to allow a Pilates Studio as an accessory use of a residential structure. (Chapter 197, Table A, Residence Districts-Use Regulations, Col. 3, Permitted Accessory Use)

#09-35 110 GLEN OAKS DR., Andrew Dellipaoli, Owner, (tax map 146.17-1-47) appealing the denial of the Board of Architectural Review (Application #07.123) to construct a 4.5 ft to 5 ft. retaining wall.

#09-36 44 GRACE CHURCH ST., David Reno, Owner, (tax map 146.11-2-1) requesting a variance to allow front yard parking (Chapter 197, Article IV, §197-30).

#09-37 31 ORMOND PL., Paul & Carol Tillotson, Owners, (tax map 153.07-1-55) requesting an 8 ft. rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 11) to construct a 2-story addition.

#09-38 122-124 NORTH ST., John Fallon, Owner, (tax map_146.10-2-48) requesting a variance to allow front yard parking. (Chapter 197, Article IV, §197-30).

#09-40 **387 FOREST AVE., Henrik & Rebecca Strabo, Owners**, (tax map 146.19-3-01) requesting a 15.83 ft rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 11) for an addition.

#09-41 **30 FAIRWAY AVE., Becker Estate, Owner**, (tax map 153.11-1-63) requesting a 7.22 ft side yard variance (Chapter 197, Article VIII, §197-86, Table A, Col 16) to legalize a garage.

09-42 **17 GRIFFON PL., Alberto Brizio & Rosanna Pezzo, Owners** (tax map 153.06-3-28) requesting a 1.3 ft. front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 8) for a front porch.

#09-39 **45 FAIRWAY AVE., Duen Li Kao & Theresa McQuade Kao, Owners**, (153.11-2-51) requesting a 2 ft. 5 in. front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 8) to legalize a front yard entry canopy and platform.

Inspection of these properties will be made by Board members at various times between Saturday, July 11, 2009 and Thursday, July 16, 2009 prior to the meeting.

Due to the possibility of a meeting cancellation, applicants and interested parties should call the City Clerk's office (914 967-7371) the day of the meeting (after 2:00 P.M.) to confirm meeting date and time.

Dawn F. Nodarse

Secretary, Board of Appeals

Dated: July 3, 2009