

**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, **January 19, 2012 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.

**#11-62            2 CENTRAL AVE., 1589 Deerfield Road Corp., Owner**, (tax map 146.11-1-15) requesting a variance to increase the F.A.R. to 0.74, a 0.24 (48%) increase over the maximum permitted F.A.R., or a 920 square foot increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table B, Col 4) and a 10 space parking variance (Chapter 197, Article IV, §197-28) to construct a two-story building with retail on the first floor and two second floor apartments.

**#11-65            30 FAIRWAY AVE, Sander & Stephanie Spierings, Owners** (tax map 153.11-1-63) requesting a 11.6 ft. front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 8 to construct landing at front entry.

**#11-67            6 HARBOR LANE, Jeffrey Holtman, Owner**, (tax map 153.13-1-10) requesting a 6 ft. 10 inch total of two yards variance (Chapter 197, Article VIII, §197-86, Table A, Col. 10 and a variance to allow the F.A.R. to increase to .247 a .047(16.2%) increase over the allowable F.A.R. or a 706 sq. ft increase over the allowable square footage for an addition.

**#11-68            665 MILTON RD., Doug Kreeger, Owner**, (tax map 153.11-1-53 requesting a variance to allow the F. A. R. to increase to .2 (a .02) increase over the allowable F.A. R. or a (10.51%) or 739.37 sq. ft. increase over the allowable square footage. (Chapter 197, Article VIII, & 197-86, Table A, Col 5 and §197.43.1) for a one-story garage.

**#12-01            13 PARK STREET, Michael Rafa & Kristen Hoft, Owners**, tax map ( 146.19-1-37) requesting a variance to allow the F.A.R. to increase to .376 a .026 (7.29%) increase over the allowable square footage or a 204 square foot increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table A, Col. 5) and a 15.16 ft. rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 9) to build deck and screen porch.

**#12-02            31 CENTRE ST., James & Betty Gallagher, Owners**, (tax map 146.19-2-16) requesting a one-half story building height variance (Chapter 197, Article VIII, §197-75, Table A, Col. 16/16) to reconstruct an existing 1 ½ story two-car garage.

**#12-03            11 INDIAN HILL ROAD. Jonathan & Michelle New, Owners** (tax map 146.15-2-15) requesting a variance to allow the F.A.R. to increase 0.373 a 0.023 (6.57%) increase over the allowable square footage or a 70 sq. ft. (2.7%) increase over the maximum permitted square footage (Chapter 197, Article V, §197-43), a 4 ft. rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 11), and a 1 ft. 2 in. total of two side yards variance (Chapter 197, Article VIII, §197-86, Table A, Col. 10) to construct a two-story rear addition & covered porch.

**#12-04            50 TYLER CIRCLE, Margaret Ryan, Owner**, (tax map 146.19-2-58) requesting a 32 ft. front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 8) to construct an addition.

**#12-05            11 ELM PLACE, 11 Elm LLC, Owner**, (tax map 146.07-2-15) requesting an 8-space parking variance (Chapter 197, Article IV, §197-28).

**#12-06** 10 WALKER AVE., James & Mary Beth Lubeck, Owners, (tax map 146.17-3-38) requesting a variance to allow the F.A.R. to increase to 0.37, a 0.002 (5.7%) increase over the maximum permitted F.A.R. or a 161 (5.9%) sq. ft. increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table A, Col. 5) for a rear addition.

**#12-07** 777 FOREST AVE., Scott Davidson, Owner, (tax map 153.11-2-37) requesting a variance to allow the F.A.R. to increase .157 ft. a .008 or (5.14%) increase over the maximum permitted F.A.R or 368.45 sq. ft. increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table A, Col. 5) to raise roof, expand 2nd floor and add to 1st floor.

**#12-08** 62 PALISADE RD, Jeremy & Emily Dorin, Owner (tax map 146.11-3-17) requesting a variance to allow the F.A.R. to increase to 0.47 a 0.02 (4.4%) increase over the maximum permitted A.A.R. or a 138 (4.97%) sq. ft. increase over the allowable square footage, (Chapter 197, Article VIII, §197-86, Table A, Col. 5), a 10.89 ft. front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 8) and a 26.77 ft. rear yard variance (Chapter 197, Article VIII, §197-86, Col. 11) to construct a two-story addition.

**#12-09** 5 HOLLY LN., William Gumina & Andrea Martin, Owner, (tax map 146.07-4-30) requesting a parking variance (Chapter 197, Article IV, §197-30 (C) for a new courtyard parking area.

**#12-10** 10 EVERGREEN AVE. Lynn MacDonald, Owner, (tax map 139.19-3-25) requesting a 14.22 ft. rear yard variance. (Chapter 197, Article VIII, §197-86, Table A, Col. 11) to legalize deck.

**#10-53 Modified** 4 STUYVESANT AVE. Kevin & Pamela Smith, Owner, (tax map 153.10-1-9) requesting a 23 ft. rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 11) for a one-story extension, open covered porch (towards rear) and expansion at front.

**#12-11** 18 COWLES AVE. Michael Tepedino & Kerry O'Connell Tepedino, Owner, (tax map 146.15-2-27) requesting a variance to allow the F.A.R. to increase to 0.239 a 0.039(19.5%) increase over the maximum permitted F.A.R. or 856 sq. ft. increase over the allowable square footage. (Chapter 197, Article VIII, §197-86, Table A, Col. 5) for additional garage bay, two-story rear addition and a 2<sup>nd</sup> story rear addition over existing 1<sup>st</sup> fl.

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, January 13, 2012 and Thursday, January 19, 2012 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: January 6, 2012