

**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 10, 2013 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.

#12-70 33 HELEN AVE, AV Development Group, Contract Vendee, (tax map 153.6.3.67) requesting a variance to increase the F.A.R. to 0.489, a .039 or (8.7%) over the maximum permitted F.A.R. or a 222.3 sq. ft increase over the maximum permitted square footage (Chapter 197, Article V, §197-43, non-conforming lot), a 12-ft. rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col 11), a 4 ft. front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 8.), a 1 ft side yard variance (Chapter 197, Article VIII < §197-86, Table A, Col. 9) and a .6 ft. total of two side yards variance (Chapter 197, Article VIII, §197-86, Table A, Col. 10) to construct a 2-story addition , new second floor, rear deck and front porch.

#12-77 111 MILTON RD., Alex & Maria Seiler, Owners, (tax map 146.11.3.34) requesting a 1 1/2 story building height variance and a 15 ft. side yard variance to construct a 3-car garage structure. (Chapter 197, Article VIII, §197-86, Table A, Cols, 15 & 16)

#13-01 4 DRAKE AVE., James & Susan Cannon, Owners, (tax map 146.17-2-54) requesting a variance to increase the F.A.R. to .385 a .035 (10%) increase over the maximum permitted F.A.R., or a 283 sq ft increase over the allowable sq footage (Chapter 197, Article VIII, §197-86, Table A, Col 5) and a 4'-10"-foot total of two side yards variance (Chapter 197, Article VIII, §197-86, Table A, Col 10) to build a two-story side addition and one-story rear addition.

#13-02 89 FLORENCE AVE., Mr. & Mrs. Serena, Owners, (tax map 153.05-2-04) requesting a 4.3 ft front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col 8), amending a previous variance (BA#10-29) for a 3.5 ft. front yard variance, to build an addition.

#13-03 14 OVERLOOK PL., Charles & Karen Dore, Owners, (tax map 146.19-6-59) requesting a 40.1 ft front yard variance (Chapters 197-51 & 197, Article VIII, §197-86, Table A, Col 8) to change a proposed covered porch to a one-story addition.

#13-04 10 LAVENDER LN., Robert & Amanda Chesley, Contract Vendees, (tax map 146.7-4-16) requesting a 17.1 ft front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col 8 Footnote A10) and a 5 ft rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col 11) for a two story addition.

#13-05 1 DALPHIN DR., Barry & Jane McGowan, Owners, (tax map 153.06-1-21) requesting a variance to increase the F.A.R. to 0.323, a 0.023 (7.6%) increase over the maximum permitted F.A.R., or a 211 sq ft increase over the allowable sq footage (Chapter 197, Article VIII, §197-86, Table A, Col 5) and a 7 ft rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col 11) for an addition and porch.

#13-06 **3 GRAHAM CT., Kristen & Kevin Cunningham, Owners**, (tax map 146.6-2-19-2) requesting a 14 ft rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col 11) for a one story rear addition.

#13-07 **23-25 CEDAR PL., 35 Cedar Place Associates, LLC, Owners**, (tax map 146.12-1-41) requesting a 5.5 ft front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col 8) to construct a new two-family dwelling.

#13-08 **480 GRACE CHURCH ST., Robert & Elissa Friedman, Owners**, (tax map 140.17-1-8) requesting a 4.9 ft side yard variance (Chapter 197, Article VIII, §197-86, Table A, Col 9) and a 13.2 ft total of two side yards variance (Chapter 197, Article VIII, §197-86, Table A, Col 10) for a two story addition.

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 5, 2013 and Thursday, January 10, 2013.

Due to the possibility of a meeting cancellation or postponement of an application, 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, time and agenda.

Dawn F. Nodarse
Secretary, Board of Appeals
Dated: December 31, 2012