

**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, **March 14, 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.

#12-71 75 MILTON RD, Blind Brook Lodge Owners, (tax map 146.11.3.31) requesting a special exemption variance to permit the addition of 67 parking spaces on a legal non-conforming lot (Chapter 197-82 (A) and a variance to increase the intensity of use greater than 30%.

#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)

#13-09 3 HIDDEN SPRING LN., Robert & Patricia Pfeiffer, Owners, (tax map 146.7.4.6) requesting a 18.23 ft. rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 11) to legalize 2nd fl. study.

#13-10 1 MANURSING WAY, Geoffrey & Elena Sands, Owners, (tax map 146.12.2.35) requesting a variance for the layout and location of off-street parking facilities (Chapter 197-30 C) to construct a circular driveway.

#13-11 17 GREENLEAF ST., Gerard Falcone, Owner, (tax map 146-7-3-51) requesting a 21.67 ft. rear yard variance to construct 1-story addition with new second floor above existing non-conforming structure. (Chapter 197, Article VIII, §197-86, Table A, Col. 11)

#13-12 81 WAPPANOCKA AVE., Albert & Helen Leisengang, Owners (tax map 139-19-2-10) requesting a variance to increase the F.A.R. to 0.535, a 0.185 (52%) increase over the maximum permitted F.A.R. or a 1,889 sq. ft increase over the allowable sq. ft. (Chapter 197, Article VIII, §197-86, Table A, Col. 5) and a 1.5 ft building height variance (Chapter 197, Article VIII, §197-86, Table A, Col. 14) to construct new home in compliance with FEMA & Chapter 100 of the Rye City Code.

#13-13 36 HIGHLAND RD., Ann O'Neill, Owner, (tax map 139-19-2-27) requesting a variance to increase the F.A.R. to 0.70 or a 0.30 (75%) increase over the maximum permitted F.A.R. or 1,566 sq. ft. over the allowable square footage (Chapter 197, Article V, §197-43), a 21.6 ft. front yard variance), a 28.8 ft rear yard variance, a 3.6 ft building height variance (Chapter 197, Article VIII, §197-86, Table A, Cols 8, 11, 14) and a 2,284 sq. ft area variance (Chapter 197, Article VIII, §197-37.1) to construct a 2-story elevated house.

#13-14 **11 UPPER DOGWOOD LANE, Vishal Baski, Owner,** (tax map 139-18-1-11) requesting a 30 ft side yard variance (Chapter 197, Article VIII, §197-86, Table A, Col 8) to raise roofline and roof height and construct 2nd-fl. addition.

#13-15 **80 CLAREMONT AVE. THOMAS AUSFAHL, Owner,** (tax map 146-18-1-10) requesting a variance to increase the F.A.R. to 0.39, a 0.04 (11.4%) increase over the maximum square footage, or a 294 square-foot increase over the allowable square footage, a 17.5 ft rear yard variance and a 15 ft. side yard variance (Chapter 197, Article VIII, §197-86, Table A, Cols, 5, 11, 8) to construct rear addition and second floor.

#13-16 **5 MARTIN BUTLER CT, Margaret L. Cameron, Owner** (tax map 153-11-2-85) requesting a variance to increase the F.A.R. to 0.205 a 0.05 (37%) increase over the maximum permitted F.A.R or a 2,417 sq. ft. increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table A, Col 5) to construct 2nd- fl. 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, March 9, 2013 and Thursday, March 14, 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: March 5, 2013