

**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, **April 18, 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)

**#13-11            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)

**#13-14            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 2<sup>nd</sup>-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. front 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 2<sup>nd</sup> fl. addition.

**#13-17            6 STANLEY KEYES CT., Stephen & Susan Baird, Owners**, (tax map 153-11-1-16-3) requesting a 5 ft. front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 8) to construct front portico.

**#13-18            37 SANFORD ST., Ann Dallas, Owner**, (tax map 146-15-3-14) requesting a variance for a layout and location of off-street parking facilities. (Chapter 197-30 C) to allow parking in the front yard.

**#13-19            18 ELMWOOD AVE., Jay & Megan Wardle, Owners**, (tax map 146-19-5-52) requesting a variance to increase the F.A.R. to 0.51, a 0.06 (13.3%) increase over the maximum permitted F.A.R. or a 422.4 sq ft increase over the allowable square

footage (Chapter 197, Article V, §197-43) and a 16.82 ft. rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col 11 & §197-66) for a 1-story rear addition and a 1-story side addition.

**#13-20**        **40 MANURSING AVE., Mark & Geri Moore, Owner,** (tax map 146-12-1-12) requesting a .7 ft. side yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 9 (Note C) to legalize an existing addition.

**#13-21**        **5 HUNTER LANE, Peter & Katherine Olsen, Owners** (tax map 146-6-1-3) requesting a variance to increase the F.A.R. to 0.159, a 0.009 a 6% increase over the maximum permitted F.A.R. or a 441 sq. ft. increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table A, Col. 5) for a 2-story addition and a 1-story pool cabana.

**#13-22**        **241 MILTON RD. Brendan O'Reilly, Owner,** (tax map 146-15-2-24) requesting a 52.75 ft lot width variance (Article VII, §197-36), a .85 ft side yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 9 & §197-56) and a 9.8 ft. total of two side yards variance (Chapter 197, Article VIII, §197-86, Table A, Col 10., §197.56) to construct new single family, 2-story home

**#13-23**        **420 PARK AVE., Ivor & Kahleen Rozowsky, Owners** (tax map 153-5-2-12-1) requesting a variance for layout and location of off street parking facilities (Chapter 197-30 C) for a courtyard parking/turnaround area in front

**#13-24**        **14 JOHN JAY PL., Alexander & Stacy Bayer.** Owners, (tax map 153-9-1-13) requesting a variance to increase the F.A.R. to 0.25 a 0.05 (25%) increase over the maximum F.A.R. or a 1,115 sq. ft. increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table A, Col 5.) for an addition.

**#13-25**        **32 LYNDEN ST. Joe & Janice Cavatoni, Owners** (tax map 146.15-3-57) requesting a variance to increase the F.A.R. to 0.36, a 0.05 (16%) increase over the maximum permitted F.A.R. or a 324 sq ft increase over the allowable square footage (Chapter 197, Article V, §197-43), a 7 ft front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col 8. & §197-52 [100 ft rule & 197-47 No structure in Front yard])

**#13-26**        **6 PHILLIPS LANE, Beth Stevens, Owner,** (tax map 153-11-2-31) requesting a variance to increase the F.A.R. to 0.277, a 0.027 (10.8%) increase over the maximum permitted F.A.R. or a 660 sq. ft. increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table A, Col 5), a 7 ft rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 11) and a .9 ft total of two side yards variance (Chapter 197, Article VIII, §197-86, Table A, Col. 10) to construct an 2<sup>nd</sup>-story addition above the garage.

**#13-27**        **40 HORTON ST., Kris & MaryJoe Van Beek, Owners,** (tax map 146-19-3-56) requesting 5.5 front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. B) to add front porch & portico.

**#13-28**        **92 HIX AVE., Brendan & Elizabeth Hartman, Owners,** (tax map 153-6-2-63) requesting a variance to increase the F.A.R. to 0.33, a 0.03(10%) increase over the maximum permitted F.A.R or a 316 sq. ft increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table A. Col. 5), a 3 ft front yard variance (Chapter

197, Article VIII, §197-86, Table A, Col. 8) and a 2.5 ft. side yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 9) to construct a 2-story, single family residence.

**#13-29**        **23 ISLAND DR., Erik & Claudia Asgeirsson, Owners,** (tax map 147-9-1-26) requesting a 2.8 ft. rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 11) for a 2<sup>nd</sup>-story addition, a 2-story addition at entrance.

**#13-30**        **21 CHAMBERLAIN ST, Mr. & Mrs. Forte, Owners,** (tax map 153-6-3-53) requesting a variance to increase the F.A.R. to 0.355, a 0.005 (1.4%) increase over the maximum permitted F.A.R. or a 37 sq. ft. increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table A, Col. 5) and a 13.2 ft. rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 11 & §197-66) for a rear deck & 1-story rear addition.

**#13-31**        **475 STUYVESANT AVE., Shenorock Shore Club, Owner,** (tax map 153-18-1-9) requesting a variance from the construction standards for substantial improvements required by Chapter 100, Floodplain Management, for the reconstruction of existing cabanas, decks and bath houses.

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, April 13, 2013 and Thursday, April 18, 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: April 8, 2013