

**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 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.

#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

#13-38 22 JOHNSON PL., Steven & Andrea Campbell, Owners, (tax map 153-5-1-75-8-1234 requesting a variance to increase the F.A.R. to 0.22 a 0.02 (11%) increase over the maximum permitted F.A.R. or a 480 sq. ft. increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table A, Col 5) for mud room, bedroom & garage extensions/additions.

#13-43 180 FOREST AVE., Kathryn Stack, Owner, (tax map 146-12-1-44) requesting a layout and location of off-street parking facilities (Chapter 197-30 C) to install a circular driveway.

#13-44 5 MAGNOLIA PL, Mr. & Mrs. Sean Gillman, Owners (tax map 153-14-1-35) requesting a variance to increase the F.A.R. to 0.18, a 0.03 (20%) increase over the maximum permitted F.A.R. or a 1,150 sq ft increase over the allowable square footage (211 sq ft over the existing) (Chapter 197, Article VIII, §197-48 & §197-86, Table a, Col 5) to add 2nd floor dormers.

#13-47 19 CHAMBERLAIN ST, David & Betsy Teitler Owners, (tax map 153-6-3-54) requesting a 6 ft front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col 8) for front porch addition.

#13-49 56 SONN DR, Rachel & Dan Greto, Owners, (tax map 146-18-3-62) requesting a 3.5 ft. rear yard variance for new rear masonry steps. (Chapter 197, Article VIII, §197-86, Table A, Col 11)

#13-50 96 PURCHASE ST, Michael Brown, MSB Holdings LLC, Owner, (tax map 146-7-1-40) requesting a .9-space parking variance. (Chapter 197, Article IV, §197-28)

#13-51 235 LOCUST AVE, 235 Locust LLC, Owner (tax map 146-6-2-2) Requesting a layout and location of off-street parking for a circular driveway. (Chapter 197-30 C)

#13-52 **4 CHAMBERLAIN ST, Anthony Cassano, Contract Vendee,** (tax map 153-6-3-40) requesting a 20 ft. lot width variance (Chapter 197, Article VIII, §197-36, Table A, Col. 17) to construct new house

#13-53 **51 GREEN AVE, Rich & Michelle Cappellano, Owners,** (tax map 153-11-2-61) requesting a 14 ft. rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 11) and a 2 ft 8 in. total of two side yards (Chapter 197, Article VIII, §197-86, Table A, Col 10) to construct a rear deck and pergola.

#13-54 **77 GREENHAVEN RD, Ray & Lynne Quartararo, Owners,** (tax map 153-13-1-16) requesting a 13.5 ft rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col 11) to construct roof over existing rear patio

#13-55 **11 HENRY ST, Joyce Kusianovic & Jim Branca, Owners** (tax map 153-5-1-45) requesting a 3.15 ft rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col 11).

#13-56 **3 DALPHIN DR, Brian & Maria Bach, Owners,** (tax map 153-6-1-36) requesting a variance to increase the F.A.R. to 0.365, a 0.065 (22%) increase over the maximum permitted F.A.R. or a 733.9 sq ft increase over the allowable square footage, a 14 ft rear yard variance and a 2 ft front yard variance (Chapter 197, Article VIII, §197-86, Table A, Cols 5, 8, 11) for a 2-story addition, front portico & rear porch overhang.

#13-57 **2 PARKWAY DR, Raymond & Sarah Mariani Owners,** (tax map 146-18-1-1) requesting a 27.5 ft setback variance (Chapter 197, Table A, Note (b) (2) Table of Regulations for Residence Districts) to build new home.

#13-58 **14 OVERLOOK PL, Charles Dore, Owner,** (tax map 146-19-6-59) requesting a 42.9 ft front yard variance for a covered front porch. (an increase of 2.8 ft. to the front yard variance previously granted in ZBA Application #13-03) (Chapter 197, Article VIII, §197-51 & §197-86),

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, July 13, 2013 and Thursday, July 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: June 10 2013

