

**PUBLIC NOTICE
CITY OF RYE**

PLEASE TAKE NOTICE that the Board of Appeals of the City of Rye will conduct a public hearing at Rye City Hall on Boston Post Road, in said city on Thursday, March 14, 2002 at 8:00 P.M. on the following applications:

#02-01 CONTINUATION OF HEARING AND MODIFICATION OF APPLICATION of David Mooney, Architect, o/b/o Mr. & Mrs. Sean Gilman, owners of property located at 37 Redfield Street, Rye, New York, designated on the tax map as 146.19-4-45, requesting a 2.52 ft. side yard variance (Chapter 197, Article VIII, Section 197-86, Table A, Column 9 of the Code of the City of Rye); and a variance to increase the Floor Area Ratio to .437 (a .087 (24.9%) increase over the allowable F.A.R., or .693 (25%) square foot increase over the allowable floor area) (Chapter 197, Article VIII, Section 197-86, Table A, Column 5 of the Code of the City of Rye) for a proposed 2nd floor addition. In addition, pursuant to a determination by the Board of Appeals, an additional request is made for a 17 foot front yard variance (Chapter 197, Article VIII, Section 197-86, Table A, Column 8 of the Code of the City of Rye) to enclose a pre-existing non conforming front porch and a 2.52 foot side-yard variance (see above) to enclose a pre-existing non-conforming rear porch.

#02-04 CONTINUATION OF HEARING FOR APPLICATION of Thomas & Janet Herbold, owners of property located at 41 Walker Avenue, Rye, New York, designated on the tax map as 153.05-3-25, requesting a 2.95 ft. variance (Chapter 197, Article VIII, Section 197-86, Table A, Column 8, and Chapter 197, Article V, Section 197-56 of the Code of the City of Rye); two side yard variances of 6.70 ft. (Chapter 197, Article V, Section 197-56 of the Code of the City of Rye); and a variance to increase the Floor Area Ratio to .47 (a .12 (34%) increase over the allowable F.A.R. or 920 (34.7%) sq. ft. increase over the allowable square footage) (Chapter 197, Article VIII, Section 197-86, Table A, Column 5 of the Code of the City of Rye) for a proposed two-story addition of an attached garage and playroom.

#02-07 POSTPONED APPLICATION of James & Marie Didonato, owners of property located at 105 Hix Avenue, Rye, New York, designated on the tax map as 153.06-1-27, requesting a variance to allow the Floor Area Ratio to increase to .34 (a .04 (13.35%) increase over the allowable F.A.R. or a 410 sq. ft. increase over the allowable square footage).(Chapter 197, Article VIII, Section 197-86, Table A, Column 5 of the Code of City of Rye) for the construction of a new house. The existing structure will be demolished.

#02-08 APPLICATION of Rex Gedney, Architect, o/b/o Mr. & Mrs. David Greenhouse, owners of property located at 71 Fairway Avenue, Rye, New York, designated on the tax map as 153.11-2-58, requesting a 27 ft. front yard variance and a 9 ft side yard variance (Chapter 197, Article V, Section 197.52 of the Code of the City of Rye) to legalize the location of a playhouse erected without a building permit.

#02-09 APPLICATION of David Mooney, Architect, o/b/o Mr. & Mrs. Clifford Lent, owners of property located at 72½ High Street, Rye, New York, designated on the tax map as 146.06-2-83, requesting a 5.8 ft. side yard variance (Chapter 197, Article VIII, Section 197-86, Table A, Column 9 of the Code of the City of Rye); and a 26.4 ft. rear yard variance (Chapter 197, Article VIII, Section 197-86, Table A, Column 11 of the Code of the City of Rye) for a proposed second floor addition.

#02-10 APPLICATION of David & Rochelle Bitton, owners of property located at 42 Walker Avenue, Rye, New York, designated on the tax map as 153.05-3-21, requesting a 1.875 ft. side yard variance (Chapter 197, Article V, Section 197-57, Table A of the Code of the City of

Rye); and a 4 ft. rear yard variance (Chapter 197, Article VIII, Section 197-86, Table A, Column 11 of the Code of the City of Rye) for a proposed deck.

#02-11 APPLICATION of John Scarlato, Architect, o/b/o Michael & Carolyn Lyons, owners of property located at 10 Elmwood Avenue, Rye, New York, designated on the tax map as 146.19-5-29, requesting a 7.5 ft front yard variance (Chapter 197, Article VIII, Section 197-86, Table A, Column 8 of the Code of the City of Rye); a 5.33 ft. rear yard variance (Chapter 197, Article V, Section 197.66 of the Code of the City of Rye); and a variance to allow the Floor Area Ratio to increase to .47 (a .02 (4.4%) increase over its allowable F.A.R. or a 118 (5.5%) square foot increase over the allowable square footage) (Chapter 197, Article V, Section 197.43 of the Code of the City of Rye) for a proposed second floor addition over an existing first floor.

#02-12 APPLICATION APPEALING BOARD OF ARCHITECTURAL REVIEW DENIAL for Daniel Adler, owner of property located at 6 Watson Court, Rye, New York, designated on the tax map as 153.06-1-30.3 regarding a modification to an existing building permit on the basis of design changes from plans previously approved by the Board.

#02-13 APPLICATION of 20 Oakland Beach Avenue L.L.C., owner of property located at 52 Intervale Place, Rye, New York, designated on the tax map as 146.19-1-8, requesting a 1.28 ft. rear yard variance (Chapter 197, Article V, Section 197-66 of the Code of the City of Rye) for an existing renovation which used a survey containing errors.

Plans and other data pertaining to the aforesaid applications are on file at the office of the City Clerk and open for public inspection. All persons, including corporations, interested in any of the aforesaid matters will be given an opportunity to be heard.

Inspection of the aforementioned properties is scheduled for 10:00 AM the Sunday preceding the Board of Appeals' meeting. All persons are invited to attend the inspection. Those interested should meet at the southwest corner of Elm Street and Purchase Street.

The deliberative session of the Board, which is an open meeting, is held after 7:30 P.M. in the Mayor's Conference Room. The public is welcome.

Susan A. Morison
Secretary, Board of Appeals

Dated: March 4, 2002