



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 **November 15, 2018**. **The deliberative session will begin at 7:00 P.M., with the public hearing immediately following** on the following applications requesting relief Chapter 197 of the Zoning Code of the City of Rye.

#18-48 **24 WALNUT ST., Patrick & Tracy Jakobson (CONT.)**, owner/applicant (tax map 146-11-1-32-2) proposes to maintain a first floor elevation for a partially constructed residence. The following variance(s) are requested: **1)** 1.86 ft. 1ST FLOOR ELEV.: Ch. 197, Article V, §197-46.1

#18-49 **7 BOULDER RD, Todd & Noreen Lunstead**, owner/applicant (tax map 146-12-2-57) proposes to build a one story addition. The following variance(s) are requested: **1)** .4 ft. ONE SIDE: Ch. 197, Article VIII, §197-86, Table A, Col. 9; **2)** .031 (12.4%) FAR: Article VIII, §197-86, Table A, Col. 5

#18-50 **882 BOSTON POST RD., Rye Presbyterian Church**, owner/applicant (tax map 146-11-1-82) proposes to enlarge the parking lot. The following variance(s) are requested: **1)** 16 ft. PARKING SETBACK: Ch. 197, Article IV, §197-30.C

#18-51 **63 MIDLAND AVE., Russel & Jennifer Echlov**, owner/applicant (tax map 146-19-1-11) proposes to construct a new deck in the rear yard (non-conforming lot was created in 1924). The following variance(s) are requested: **1)** 21.3 ft. REAR: Ch. 197, Article V, §197-66 (14-03 variance granted 10.17' rear); **2)** 7.5 ft. ONE SIDE: Ch. 197, Article V, §197-56 (14-03 variance granted 0.3' side); **3)** 3.9 ft. TWO SIDES: Ch. 197, Article V, §197-56; **4)** 25 ft. PARKING SETBACK: Ch. 197, Article IV, §197-30.C

#18-52 **51 ELMWOOD AVE., Matthew & Emily Cawley**, owner/applicant (tax map 146-19-6-2) proposes to build a second floor addition. The following variance(s) are requested: **1)** 0.40 ft. ONE SIDE: Ch. 197, Article VIII, §197-86, Table A, Col. 9; **2)** 4.17 ft. REAR: Ch. 197, Article VIII, §197-86, Table A, Col. 11; **3)** 0.086 (19.1%) ft. FAR: Article VIII, §197-86, Table A, Col. 5

#18-53 **1 LANE WAY., Cygnet V LLC**, owner/applicant (tax map 153-13-1-44) proposes to add multiple additions and renovations to the residence. The following variance(s) are requested: **1)** 13.9 ft. FRONT: Ch. 197, Article VIII, §197-86, Table A, Col. 8 ; **2)** 25.6 ft. FRONT: Ch. 197, Article VIII, §197-86, Table A, Col. 8 ; **3)** 31.1 ft. FRONT: Ch. 197, Article VIII, §197-86, Table A, Col. 8; **4)** 12.20 ft. FRONT: Ch. 197, Article VIII, §197-86, Table A, Col. 8; **5)** 0.80 ft. TWO SIDES: Ch. 197, Article V, §197-56; **6)** 10.3 ft. FRONT: Ch. 197, Article VIII, §197-86, Table A, Col. 8; **7)** 2 ft. PARKING SETBACK: Ch. 197, Article IV, §197-30.C; **8)** 4.3 ft. PARKING SETBACK: Ch. 197, Article IV, §197-30.C; **9)** 364 (8.4%) FAR: Article V, §197-43 (Non-Conforming Lot)

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 Thursday, November 8, 2018 and Thursday, November 15, 2018.

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.

Carolyn D'Andrea



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**Secretary, Board of Appeals
Dated: October 30, 2018**