

**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 **Tuesday, July 11, 2017**. **The deliberative session will begin at 7:00 PM, with the public meeting immediately following** on the applications requesting relief from Chapter 197 of the Zoning Code of the City of Rye.

**#17-29**            **102 FLORENCE AVE., Gregory Regan, Owner, Luis Flores and Sara Beazely Contract Vendees** (tax map 153-5-2-39) requesting a 10 ft. rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 11) and a variance to increase the F.A.R. to 0.494, a 0.044 a (9.8%) increase over the maximum permitted square footage (Chapter 197, Article V, §197-43) to construct new screen porch addition.

**#17-31**            **126 MIDLAND AVE., Kris & Monique Kandel, Owners,** (tax map 146-15-3-76) requesting a 6 ft. front yard variance to construct front porch (Chapter 197, Article VIII, §197-86, Table A, Col. 8).

**#17-32**            **68 MIDLAND AVE., Mark & Allison McCarthy, Owners,** (tax map 146-19-2-4) requesting a variance to increase the F.A.R. to 0.379, a 0.029 (9%) increase over the maximum permitted F.A.R. or a 217 sq. ft. increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table A, Col. 5) to construct a one-story addition and deck.

**#17-36**            **475 STUYVESANT AVE., Shenorock Shore Club, Owners,** (tax map 158-18-1-7 & 9) requesting a variance from the "Specified Distance" of 100 ft. (MC Membership Club) from the closest property line, to construct new pools, pool decks and accessory structures. (Chapter 197, §197-86, Table C, Col. 12)

**#17-37**            **5 MAYFIELD ST., Richard & Hadley Gallagher, Owners,** (tax map 146-18-4-49) requesting a 5 ft. front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 8) and a variance to increase the F.A.R. to 0.404 (.402 Existing), a 0.054 (15.5%) increase over the maximum permitted F.A.R. or a 459 sq. ft. increase over the allowable square footage.

**#17-38**            **18 HARDING DR., Katelin Berkowitz, Owner,** (tax map 146-17-3-58) requesting a variance for layout and location of off-street parking facilities (Chapter 197-30 ( C ) to expand existing driveway.

**#17-39**            **6 GRAHAM CT., Matthew Gerard & Julia Malouin, Owners,** (tax map 146-6-2-19-80) requesting a variance to increase the F.A.R. to 0.298, a 0.048 (19.2%) increase over the maximum permitted F.A.R. or a 874 sq. ft. increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table A, Col. 5) to construct 2<sup>nd</sup> floor addition.

**#17-40**            **17 CHESTER DR., Neil Corrado, Owner,** (tax map 152-16-2-11) requesting a 5 ft. front yard variance (portico) and a 2.5 ft. front yard variance (existing garage and bumpout) to construct portico addition and "bumpout onto the garage". (Chapter 197, Article VIII, §197-86, Table A, Col. 8).

**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 8, 2017 and Tuesday July 11, 2017.**

**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  
Secretary, Board of Appeals  
Dated: June 30, 2017**