

**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, October 19, 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.

#17-32 **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.

#17-46 **12 ORCHARD DR., Rye Orchard LLC,** (tax map 153-7-2-70) requested a primary structure use variance, a front yard location variance, an 18 ft. front yard variance and a 15 ft. side yard variance (Chapter 197, Article VIII, §197-86, Table A, Cols: 3,8,16) to construct an accessory sports court on a separate building lot.

#17-47 **20 CRESCENT AVE., JTH Twenty Crescent LLC, Owners,** (tax map 146-18-4-71) requesting a 2.5 ft. height variance (Chapter 197, Article VIII, §197-86, Table A, Col. 14) and a variance to increase the F.A.R. 0.336 a 0.036 (12%) increase over the maximum permitted F.A.R. or a 474 sq. ft. increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table A, Col. 5) to construct a new house.

#17-48 **397 RYE BEACH AVE., Peter & Sheila Torpey Owners,** (tax map 146-19-4-71) requesting a 18.9-foot front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col 8), and a variance to increase the F.A.R. to 0.506, a 0.056 (or 12.4% and 125 sq. ft. of floor area) increase over the maximum permitted (Chapter 197, Article V, §197-43) to enclose and expand an existing front porch.

#17-49 **9 ROSEMERE ST, Andrew & Amy Florio, Owners,** (tax map 146-19-3-25) requesting a 15.2-foot front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col 8), a 10-foot rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col 11), a 2.5-foot accessory building rear yard variance (Chapter 197, Article V, §197-65), a 4.5 ft. accessory building side yard variance (Chapter 197, Article VIII, §197-86, Table A, Col 16) and a variance to increase the F.A.R. to 0.542, a 0.092 (or 20.4% and 457 sq. ft. of floor area) increase over the maximum permitted (Chapter 197, Article V, §197-43) to construct additions and renovations to an existing residence and construct a new detached garage.

#17-50 **2 SENECA ST., Patrick & Christine Ford, Owners,** (tax map 139-19-1-67) requesting a 6.5 ft. first floor elevation variance (Chapter 197, Article V, Article V, §197-46.1) and a Parking and Layout of off-street parking variance (Chapter 197-30.C) to construct new home.

#17-51 **8 WOODLAND DR., Todd Friedman, Owners,** (tax map 152-12-1-27) requesting a 9 ft. side yard and 12 ft. rear yard setback variance (Chapter 197, Article VIII, §197-86, Table A, Col 3, (9)(a)[2]) to construct a sport court.

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, October 13, 2017 and Thursday October 19, 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: October 9, 2017