

**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, November 16, 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.

**#17-52      1 HOOK RD., Bobby & Mary Parrinelli, Contract Vendee,** (tax map 146-16-1-28) requiring a variance to increase the F.A.R. to 0.295, a 0.045 (18%) increase over the maximum permitted F.A.R. or a 823 sq. ft. increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table A, Col. 5) for renovation to include complete facelift with minimal added square footage to main structure for renovated bath. Added square footage offset by partial demolition of accessory building.

**#17-53      21 HILL ST., Anthony & Christine Lombardo, Owners,** (tax map 146-19-6-75) requesting a 25.5 ft. rear yard variance to construct a one-story addition (Chapter 197, Article VIII, §197-86, Table A, Col. 11)

**#17-54      11 CENTRAL AVE., Thomas Lee, Owner,** (tax map 146-11-1-67) requesting a 10.55 ft rear yard variance, a 10 ft. front yard variance and a variance to increase the F.A.R. to 0.383, a 0.035 (10%) increase over the maximum permitted F.A.R. or a 275 sq. ft. increase over the allowable square footage (Chapter 197, Article VIII, Table A, Cols: 11,8,5) to construct a 2<sup>nd</sup> fl. Addition, two level rear deck and front porch.

**#17-55      24 BULKLEY AVE., Christopher Tigani, Owner,** (tax map 146-19-2-46) requesting a 7 ft. rear yard variance and a 6 ft. front yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 8) to construct new single family house.

**#17-56      14 HARDING DR., Sarah Dlugokencky, Owner,** (tax map 146-17-3-56) requesting a 3 ft. rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 11) to legalize existing deck.

**#17-57      368 MIDLAND AVE., Xhovano Dardha, Owner,** tax map ( 146-11-3-55) requesting approval to reestablish and expand a dimensionally nonconforming two-family use (Chapter 197, Article III, §197-5.A(6) and Chapter 197, Article VI, §197-82.A, a 10 ft. lot width variance (Chapter 197-36) and a 1000 sq. ft. lot area variance (Chapter 197, Article VIII, §197-86, Table A, Col. 5) to construct new two-family house.

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, November 11, 2017 and Thursday November 16, 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: November 6, 2017