

**RYE CITY  
BOARD OF APPEALS**

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IN THE MATTER OF THE APPLICATION OF  
ROCCO CINCOSTA O/B/O  
MICHAEL C. AND JULIE WANG  
C. AND JULIE H. WANG

40 BRADFORD AVENUE

TAM 153.05  
Block 2 Lot No. 68

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Application No.  
93-21

Applicant seeks a variance from a rear yard set back requirement of 50 feet (Section 197-86, Table A, Column 11) allowing an encroachment of 35 feet.

A hearing was held on June 10, 1993. Testimony revealed that the house formerly had a deck which was in violation of existing zoning. The deck was removed when Applicant purchased the home, and the rear door was barricaded shut. The house is non-conforming and the parcel is located on the curve of Bradford Avenue. Applicant has a growing family and the porch area will provide an easily accessible and secure play area. The back yard contains extremely damp spots during wet weather. No one spoke in opposition. The Board subsequently visited the site.

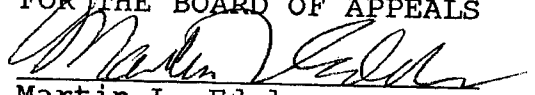
The Board finds the existence of a practical difficulty and that Applicant's request is a reasonable and necessary to alleviate the existing conditions.

The Board finds Applicant has met the applicable standards for a variance in this matter.

The Board is the lead agency within the meaning of the New York State Environmental Quality Review Act and regulations. No environmental impact statement is necessary.

Dated: July 7, 1993

FOR THE BOARD OF APPEALS



Martin L. Edelman