



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

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RPRC DETERMINATION LETTER

Project Description: New storage building.

Street Location: 13 WILLIAM ST

Zoning District: R-1/2A Tax ID: 123.05-1-44 Application No.: 2021-0986

RPRC DECISION: RPRC - Requires ZBA

Date: 10/19/2021

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Planning Board and Architectural Review Board approval of the proposed project is NOT REQUIRED.

However, the following issues will need to be addressed prior to the issuance of a building permit:

- The Applicant is proposing to remove the existing storage barn and replace it with a new storage barn. A storage barn is not a permitted principal use in the R-1/2A Zoning District. Since the existing storage barn is proposed to be removed and replaced, the Applicant will be required to obtain a use variance from the Zoning Board of Appeals to reestablish the non-conforming use.
- The proposed new storage barn is located 5.44 feet from the front property line where 40 feet is required. The Applicant will need to obtain a front yard variance from the Zoning Board of Appeals.
- The proposed new storage barn is located 1.35 feet from the north side lot line where 20 feet is required. The Applicant will need to obtain a front yard variance from the Zoning Board of Appeals.
- The southern side lot line setback should be depicted on the site plan. Based upon the plan, the new storage barn does not appear to meet the minimum required side yard setback of 20 feet on the southern side lot line.
- Pursuant to Section 355-54.A of the Town Code, all structures and uses are required to provide off-street parking. The proposed site plan does not depict any off-street parking. Section 355-57.A requires one off-street parking space for this size storage use. The Applicant will need to seek a one space variance from the Zoning Board of Appeals.
- The site plan should dimension the rear yard setback distance. A rear yard setback of 30 feet is required in this district.

- The site plan should be revised to include a zoning conformance chart.
- The submitted elevations should be revised to depict proposed building height (average grade to roof midpoint) and max. exterior wall height (lowest grade to roof midpoint).

At this time, you must submit two hard copies of revised plans addressing the above issues, this determination letter and a completed building permit application directly to the North Castle Building Department. DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.

If you would like to further discuss this matter, please do not hesitate to contact the Building Department.

Adam R. Kaufman, AICP
Director of Planning