



TOWN OF NORTH CASTLE

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

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Description: Rebuilding and enclose existing entry porch
Street Location: 19 MARYLAND AVE
Zoning District: R-1A Tax ID: 108.01-3-31 Application No.: 2023-0513
RPRC DECISION: RPRC - Requires ZBA
Date: 08/01/2023

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 submitted plans must contain the seal and signature of the plan preparer.
- The submitted site plan is not correct. The plans depict the removal of the existing open porch and the reconstruction of a new house addition. Since the addition is new, it must meet the minimum setback requirements of the Town Code. The notes and zoning bulk table should be revised accordingly. The proposed addition does not meet the 50 foot front yard setback and the 25 foot side yard setback. The submitted plan should depict the R-1A yard setbacks. The Applicant will need to secure front and side yard variances from the Zoning Board of Appeals.
- Note on the plans that any proposed roof leaders be connected to the existing roof drainage system.

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 blasting or rock chipping is proposed, a permit pursuant to Chapter 122 is required.

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