



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 Name: GILLESPIE - PORTICO
Street Location: 7 GLENDALE AVE
Zoning District: R-5 Property Acreage: 0.14 Tax ID: 108.01-5-56
RPRC DECISION: ☐ Requires Planning Board Review ☒ Requires Architectural Review Board
☐ Requires Conservation Board ☒ Requires Zoning Board of Appeals
☒ Submit to Building Department ☐ Requires Admin Wetlands Permit
Date: April 19, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on April 19, 2016.

The Committee determined that given the proposed design, a detailed review by the Architectural Review Board is warranted.

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

- The existing, and proposed, amount of gross floor area exceeds the maximum permitted for this lot. The Applicant will need to seek a variance from the Zoning Board of Appeals.
- The proposed portico does not meet the minimum required front yard setback of 30 feet. The Applicant will need to seek a variance from the Zoning Board of Appeals.
- The gross floor area calculations worksheet should be revised to include the floor area associated with the proposed portico.
- The Applicant should indicate whether the proposed dormer will create any additional floor area on the second floor.
- The site plan should contain a zoning conformance chart for review.
- The Applicant will need to submit gross floor area backup information for review.
- The plan should be revised to depict all required minimum yard setbacks on the plan.

At this time you may coordinate directly with 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