



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: RHATIGAN - SHED

Street Location: 12 ROSE HILL DR

Zoning District: R-1A Property Acreage: 1.72 Tax ID: 108.01-2-6

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: February 25, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on February 19, 2019.

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 site plan shall be revised to depict the southern property line currently identified as a side yard as a front yard. The front yard setback in the R-1A Zoning District is 50 feet. Typically, accessory structures less than 800 square feet are permitted to be half the setback required for principal structures. However, Section 355-21 footnote (g) states "Except for stables, one-story accessory buildings, less than 800 square feet in area, may be located not nearer to any side or rear lot line than 1/2 the distance established in the foregoing schedule for principal buildings in the respective districts, but not nearer to any street than the required front yard setback distances." Based upon the footnote, the Applicant will need to seek a variance to locate the shed within the required front yard setback.
- The Applicant shall submit manufacturer floor plans and elevations of the proposed shed for review.

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