

## ZONING BOARD OF APPEALS APPLICATION

Project Name, If Applicable: \_\_\_\_\_

Project Street Address: 42 GLEN ROAD

Section: 40 Block: 2 Lot(s): 35 & 36 Zone: R3

Applicant: MR. & MRS. JOHN GUIDO

Address: 42 GLEN ROAD, EASTCHESTER, NY 10709

Phone #: 914-960-9632 Email: BLACKPINK@AOL.COM

Owner: MR. & MRS. JOHN GUIDO

Address: 42 GLEN ROAD, EASTCHESTER, NY 10709

Phone #: 914-960-9632 Email: BLACKPINK@AOL.COM

Architect/Engineer: JOHN IANNACITO

Address: 434 WHITE PLAINS ROAD, EASTCHESTER, NY 10709

Phone #: 914-414-9121 Email: IANNACITOJ@GMAIL.COM

Attorney: N/A

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

### Application is for:

\_\_\_\_\_ An interpretation of the Zoning Law or a determination of the Building Inspector

X \_\_\_\_\_ Area variance(s)

\_\_\_\_\_ Use Variance

\_\_\_\_\_ Special Permit Use

Description of the proposed project and nature of the interpretation, variance(s) and/or special permit being sought: \_\_\_\_\_

LEGALIZE EXISTING ENCLOSED FRONT PORCH.

AREA VARIANCES REQUIRED FOR THE FOLLOWING:

FRONT YARD SETBACK: 14.46' EXISTING - 30.0' REQUIRED.

SIDE YARD SETBACK: 4.10' EXISTING - 8.0' REQUIRED.

# ZONING BOARD OF APPEALS

## APPLICATION CHECKLIST

<b>Submission Items</b>	
<b>All applications submitted to the ZBA must include:</b>	
Cover Letter to the ZBA including, but not necessarily limited to:	✓
1. The zoning district within which the subject site is located	✓
2. A brief description of the application and the interpretation, variances and or special permit being sought	✓
3. A statement of how the application meets the tests for area or use variances or meets the special permit requirements (A list of the tests for area and use variances is attached)	✓
4. Resubmissions to the ZBA, after an initial hearing, must include a statement of any additional information that was requested by the ZBA at the hearing and must indicate the response to such requests.	NA
Completed ZBA Application and Application Checklist	✓
Application Fee (see Fee Schedule, available in the Planning Department or on the Town's website)	✓
Completed Zoning Compliance Table (see attached zoning compliance tables)	✓
Notice of Denial Letter	✓
Short Environmental Assessment Form Part 1 ( <b>not</b> required for single-family residences)	NA
Site Location Map - showing the project site and all properties within 200 feet of the site boundaries.	✓
List of properties within 200 feet of the site boundaries - including: section, lot and block, property owner name and street address necessary to meet notice requirements.	✓
Zoning Map - indicating the zoning district within which the site is located and all zoning district boundaries within 200 feet of the site boundaries. (May be shown on the Site Location Map)	✓
Color photographs of the project site - labeled "Project Site" and where appropriate indicating views (e.g., front elevation, rear elevation, etc.); 2 photographs per page.	✓
Color photographs of properties within the immediate vicinity of the project site to provide context for the application. Photographs <u>must</u> be keyed to a Map (labeled by street address and indicating the photo view (arrow showing the direction in which the photo is taken); 2 photographs per page.	✓
Current Property Survey and Existing Conditions Survey, prepared and certified by a Land Surveyor licensed in the State of New York including (but not necessarily limited to): (1) boundary lines including metes and bounds; (2) existing easements; (3) existing structures; and (4) setbacks of all existing structures.	✓
Copy of the completed legal notice (sent to the newspaper and property owners within 200 feet of the site boundaries) with:	✓
Copy of the list of all properties within 200 feet of the site, printed from the Westchester County GIS, - including: section, block, and lot	✓
Signed and notarized Affidavit of Mailing and Publication ( <b>prior to being heard by the ZBA</b> )	TF
Originals or Copies of postmarked PS Form(s) 3877 for Certified Mailing ( <b>prior to being heard by the ZBA</b> )	TF
<b>PDF of Complete Submission (color pages where applicable; see last page of application for instructions)</b>	✓
Affidavit of Publication from the Newspaper; when received	TF
<b>All applications for variances or special permits related to additions, alterations or new construction, must also include:</b>	
Plans, signed and sealed by an Architect or Professional Engineer licensed in the State of New York, including:	✓
1. Proposed site plan drawing(s), based on and citing the certified property survey, showing:	✓
• required, existing and proposed zoning setbacks	✓
• existing and proposed structures	✓
• dimensions	✓
• elevation of the existing grade at the four or more principal building corners	NA
• elevation of the proposed grade at the four or more principal building corners	NA
2. Proposed floor plans	✓
3. Proposed building elevations, including:	✓
• dimensions	✓
• spot elevations at building corners and other relevant locations	NA
• elevation of the principal eave, based on a surveyed bench mark	✓
• elevation of the highest roof ridge line, based on a surveyed bench mark	✓
<b>All applications for variances related to proposed subdivisions must also include:</b>	
Proposed subdivision map, signed and sealed by an Architect, Professional Engineer or Surveyor licensed in the State of New York, citing the certified survey upon which the map is based, including:	NA
▪ proposed lot dimensions	NA
▪ proposed lot areas	NA
▪ required and proposed zoning setbacks	NA
▪ effective square	NA
▪ all existing structures to be removed and/or to remain	NA

\*Short Environmental Assessment Form is available on the Town's website at [www.eastchester.org](http://www.eastchester.org).



**ZONING COMPLIANCE TABLE**  
**ONE- AND TWO-FAMILY RESIDENCES**  
 (New Construction and Additions)

42 GUEN ROAD

ZONE: R3

Notes: Information must be based on definitions in the current Zoning Law of the Town of Eastchester. If not applicable, leave box blank. Check box in far right column if variance is required.

	Existing	Required/ Permitted	Proposed	Variance Required
<b>LOT INFORMATION</b>				
Lot Area (sf)	5,325	6,000	NO CHANGE	
Lot Frontage (ft)				
Yard Setbacks (ft):				
Front Yard	14.46'	30.0'	14.46'	X
Rear Yard	28.00'	25.0'	NO CHANGE	
First Side Yard	4.10	8.0'	4.10'	X
Second Side Yard	27.10'	9.0'	NO CHANGE	
Side Yard Adjoining Street				
<b>PRINCIPAL BUILDING INFORMATION</b>				
Gross Floor Area (sf)	1,377	2,350	1,481	
Building Height:				
Stories	2	2 1/2	NO CHANGE	
Height to Principal Eave (ft)	21'-4"	23.0'	NO CHANGE	
Height to Highest Roof Ridge (ft)	31'-9"	33.0'	NO CHANGE	
<b>ACCESSORY STRUCTURES</b>				
<b>Detached Garage</b>				
Setbacks:				
To Principal Building				
To Side Lot Line				
To Rear Lot Line				
Building Height:				
Height to Principal Eave (ft)				
Height to Highest Ridge (ft)				
<b>Other Accessory Structure</b> (indicate type of structure – shed, pool, etc.)				
Setbacks:				
To Principal Building				
To Side Lot Line				
To Rear Lot Line				
Building Height:				
Height to Principal Eave (ft)				
Height to Highest Ridge (ft)				
<b>BUILDING COVERAGE</b>				
Principal Building Coverage (sf)	1,065	1,491	NO CHANGE	
Principal Building Coverage (%)	20%	28%	NO CHANGE	
Accessory Building Coverage (sf)	80	1,491	NO CHANGE	
Accessory Building Coverage (%)	1.5%	28%	NO CHANGE	
<b>IMPERVIOUS SURFACE COVERAGE</b>				
Impervious Surface Coverage (sf)	3,376	2,663	NO CHANGE	
Impervious Surface Coverage (%)	63.4%	50%	NO CHANGE	

Note: See Section 13 of the Zoning Law for requirements related to driveways (e.g., pavement width, curb cuts, setbacks grades; requirements for circular driveways, etc.). See Section 8 of the Zoning Law for requirements related to fences and walls.

Are any variances required that are not listed on the table above? ☒ No ☐ Yes

If yes, describe all additional variances (provide attachment if necessary): \_\_\_\_\_

**Town of Eastchester**  
40 Mill Road, Eastchester, NY 10709 (914)771-3317

**NOTICE OF DENIAL**

To: J & J GUIDO  
42 GLEN ROAD  
EASTCHESTER, NY, 10709

SBL: 40./2/35  
Application Date: 04/30/2024  
NOD Date: 30 April 2024  
Revision Dates:  
Zone: R3

For Property Located At: **42 GLEN RD**

Please be advised your application for a building permit has been denied. For additional notes, see below.

1. As per Section 4-C-5, the required side yard setback for the principal building is 8'. Your submission lists the setback at 4.1', a deficiency of 3.9' or 48.75%.
2. As per Section 4-C-5, the required front yard setback for the principal building is 30'. Your submission lists the setback at 14.46'. a deficiency of 15.54', or 51.8%.



Carlo Valente - Building Inspector



April 30, 2024

To: Zoning Board - Town of Eastchester

Subject: 42 Glen Road  
Eastchester, N.Y. 10709  
**Section 40, Block 2, Lot 35 & 36, Zone R-3**

Dear Board Members:

Mr. and Mrs. John Guido, the owners of the above referenced two family residence are submitting the attached application package to legalize the existing enclosed front porch.

Mr. and Mrs. Guido purchased this property over 30 years ago and recently discovered that there was an open violation for the existing non-conforming enclosed porch during a title search of the property file. The existing front porch was approved and constructed with permits in 1946 and then was later enclosed by a previous owner without the proper permits. The existing enclosed porch is non-conforming with respect to the front and side yard setbacks and the legalization will require the following area variances.

1. Front Yard Setback: The existing front yard setback is 14.46 feet and the required setback is 30 feet, a deficiency of 15.54 feet or 51.8%.
2. Side Yard Setback: The existing side yard setback is 4.1 feet and the required setback is 8 feet, a deficiency of 3.9 feet or 48.8%.

We hope the Zoning Board will grant these variances based on the following:

1. The requested variances will not create an undesirable change in the neighborhood. The one story covered porch was approved over 70 years ago and the enclosure has not changed the size or massing of the existing structure.
2. No other means is feasible other than pursuing a variance. The porch was enclosed by the previous owner and has existed for many years.
3. The requested variances are not substantial. The enclosed porch has existed for many years and has the same setbacks as the approved open porch.
4. The variances will not have any adverse impact on the environmental conditions in the neighborhood. The covered porch has existed for over 70 years and the enclosure has not increased the foot print of the structure, the impervious surfaces, or the total run-off from the site.
5. The difficulty is not self-created. The porch was enclosed by the previous owner and has existed for many years. Allowing the enclosed porch to remain will not have any adverse character or environmental impact on the neighborhood.

Thank you for your attention to this matter.

I look forward to discussing the application with you at the May 14, 2024 Zoning Board Meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "John Iannacito". The signature is fluid and cursive, with the first name "John" and last name "Iannacito" clearly distinguishable.

John Iannacito, AIA





TOWN OF EASTCHESTER  
PLANNING DEPARTMENT

40 Mill Road  
Eastchester, NY 10709

Phone: (914) 771-3319  
(914) 771-3393

[www.eastchester.org](http://www.eastchester.org)

NOTICE OF PUBLIC HEARING  
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Eastchester will hold a public hearing on:

TUESDAY, MAY 14, 2024, at 7:00 p.m.  
(day of week) (month and date) (year) (time)

at the Town of Eastchester Town Hall, 40 Mill Road, Eastchester, New York, in the Court Room/Auditorium on the application of:

MR. & MRS. JOHN GUIDO  
(name of application/applicant)

for:

AREA VARIANCES  
(area variance(s), use variance, interpretation, site plan, subdivision, architectural review and/or special permit approval)

related to: LEGALIZE THE EXISTING ENCLOSED  
(describe the proposed project)  
FRONT PORCH

affecting the premises identified as the following Section(s), Block(s) and Lot(s) on the Tax Map of the Town of Eastchester:

SECTION: 40 - BLOCK: 2 - LOT 35 & 36  
and located at the following address:

42 GLEN ROAD  
(street address)

**Notes:**

1. Visit the town's website ([www.eastchester.org](http://www.eastchester.org)) to access the most current agenda prior to each meeting. If you have any questions regarding the Public Hearing or any of the agenda items, you can contact the Building & Planning Department at (914) 771-3319. Applications are available for review electronically by clicking the link at the top of the agenda and physically in the Planning Department.
2. The purpose of this Notice is to notify you of the Public Hearing for the referenced project in case you would like to attend and/or participate in the meeting and/or comment on the application. However, you are not required to attend the meeting or to respond to this notice.

**AFFIDAVIT OF MAILING AND PUBLICATION  
OF THE LEGAL NOTICE FOR A PUBLIC HEARING**

**Check One:**

\_\_\_\_\_ Planning Board (PB)  
X \_\_\_\_\_ Zoning Board of Appeals (ZBA)  
\_\_\_\_\_ Architectural Review Board (ARB)

**Name and Location of Project:** 42 GLEN ROAD

**Section** 40, **Block** 2, **Lot(s)** 35 & 36

State of New York                    }  
County of Westchester            }       ss:

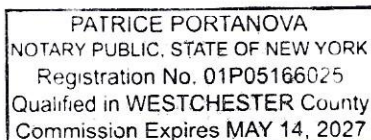
I, JOHN IANNACITO, being duly sworn, depose and say as follows:

1. I am the agent, owner or legal representative of the referenced property.
2. I have prepared a list of property owners located within 200 feet of the boundaries of the referenced property (including those in adjacent municipalities if applicable), by street address and section, block and lot in accordance with the instructions provided in the PB, ZBA, and ARB Application Packages.
3. I understand that individual condominium owners must be included on the list of property owners and it is my responsibility to verify if any condominiums are located within the 200-foot radius.
4. I have sent a copy of the legal notice to each and every property owner within 200 feet of the boundaries of the referenced property post-dated no less than 10 days prior to a PB or ZBA meeting and no less than 5 days prior to an ARB meeting. The notices were sent PS Form 3877 by Certified Mail and I have obtained all postmarked PS Form(s) 3877 as proof of mailing (and as indicated in the PB, ZBA, and ARB Application Packages, did not request property owner signatures or return receipts).
5. I have attached the originals or copies of all postmarked PS Form(s) 3877 to this Affidavit.
6. I have arranged the publication of the Notice of Public Hearing in a newspaper of general circulation in the Town of Eastchester no less than 10 days prior to a PB or ZBA meeting and no less than 5 days prior to an ARB meeting.
7. As soon as it is provided to me, I will provide the Planning Department with the affidavit of publication from the publisher of the newspaper.
8. I understand that this signed and notarized Affidavit must be submitted, along with the originals or copies of all postmarked PS Form(s) 3877, to the Planning Department prior to being heard by the PB, ZBA, or ARB.

JOHN IANNACITO  
(print name)

John Ianno  
(signature)

Sworn to me this 17 day of May, 2024  
Patrice Portanova  
(Westchester County Notary Public)





# THE Eastchester REVIEW

## Affidavit of Publication

STATE OF NEW YORK }

COUNTY OF WESTCHESTER }

I, Nancy Kaplan, duly swear that I am the Assistant to the Publisher of The Eastchester Review, a weekly community based newspaper in White Plains, New York, and further swear that the attached legal notice ran in said newspaper on the following dates:

**May 3, 2024**

The text of the notice as published in said newspaper is as set forth in annexed exhibit. This newspaper has been designated by the clerk of Westchester County for this purpose.



Nancy Kaplan

*Assistant to the Publisher of the Eastchester Review*

Sworn to before me on this 3<sup>rd</sup> day of May, 2024.



Notary's signature:

STEVEN KAPLAN  
Notary Public, State of New York  
No. 02KA4824403  
Qualified in Westchester County  
Commission Expires Sept. 30, 2026

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[illegible]

**NOTICE OF REQUEST FOR PROPOSALS**

**HARRISON CENTRAL SCHOOL DISTRICT**  
Notice is hereby given that PROPOSALS for:  
**RFP #2025-2: ATHLETIC TRAINING SERVICES**  
will be received until 2:00 p.m. on Monday, May 20, 2024 at the Business Office of the Harrison Central School District, located at 50 Union Avenue, Hamson, NY 10528; (914) 630-3011. All proposals will be opened at said time and place.

Specifications and forms may be obtained at [www.bidnetdirect.com/new-york](http://www.bidnetdirect.com/new-york) or from the district Business Office beginning May 1, 2024. All addenda will be transmitted to registered specification holders and posted to [www.bidnetdirect.com/new-york](http://www.bidnetdirect.com/new-york).

Proposals shall be submitted in sealed envelopes bearing the name and address of the proposer on the outside, addressed to: **PURCHASING AGENT, HARRISON CENTRAL SCHOOL DISTRICT** and clearly marked on the outside with the opening date and "RFP #2025-2: Athletic Training Services". The Harrison Central School District is not responsible for proposals opened prior to the opening if proposal number and opening date do not appear on the envelope. The proposer assumes the risk of any delay in the mail, or in the handling of the mail by employees of the Harrison Central School District, as well as improper hand delivery.

The Harrison Central School District reserves the right to waive any informalities in the proposals, or to reject all proposals, or to accept any proposal which in the opinion of the Board will be to their best interest.

By order of the Board of Education  
Michelle DeCarlo  
District Clerk  
Dated: May 1, 2024

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**NOTICE OF REQUEST FOR PROPOSALS**

**HARRISON CENTRAL SCHOOL DISTRICT**

Notice is hereby given that PROPOSALS for:

**RFP #2025-3: PUBLIC RELATIONS AND COMMUNICATIONS SERVICES**

will be received until 2:00 p.m. on Monday, May 20, 2024 at the Business Office of the Harrison Central School District, located at 50 Union Avenue, Harrison, NY 10528; (914) 830-3011. All proposals will be opened at said time and place.

Specifications and forms may be obtained at [www.bidnetdirect.com/new-york](http://www.bidnetdirect.com/new-york) or from the district Business Office beginning May 1, 2024. All addenda will be transmitted to registered specifications holders and posted to [www.bidnetdirect.com/new-york](http://www.bidnetdirect.com/new-york).


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The Harrison Central School District reserves the right to waive any irregularities in the proposals, or to reject all proposals, or to accept any proposal which in the opinion of the Board will be to their best interest.

By order of the Board of Education

Michelle DeCarlo  
District Clerk

Dated: May 1, 2024



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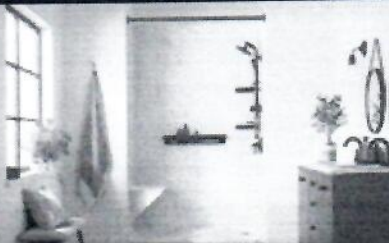
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**FINANCING AVAILABLE WITH APPROVED CREDIT**

**TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**  
**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Zoning Board of Appeals of the Town of Eastchester will hold a public hearing on Tuesday, May 14, 2024 at 7:00 p.m. at the Town of Eastchester

Town Hall, 40 Mill Road, Eastchester New York, in the court room/auditorium on the application of Mr. and Mrs. John Guido for area variances to legalize the existing enclosed front porch affecting the premises known as Section 40, Block 2, Lot 35 and 36 on the Tax Map of the Town of Eastchester and located at 42 Glen Road.

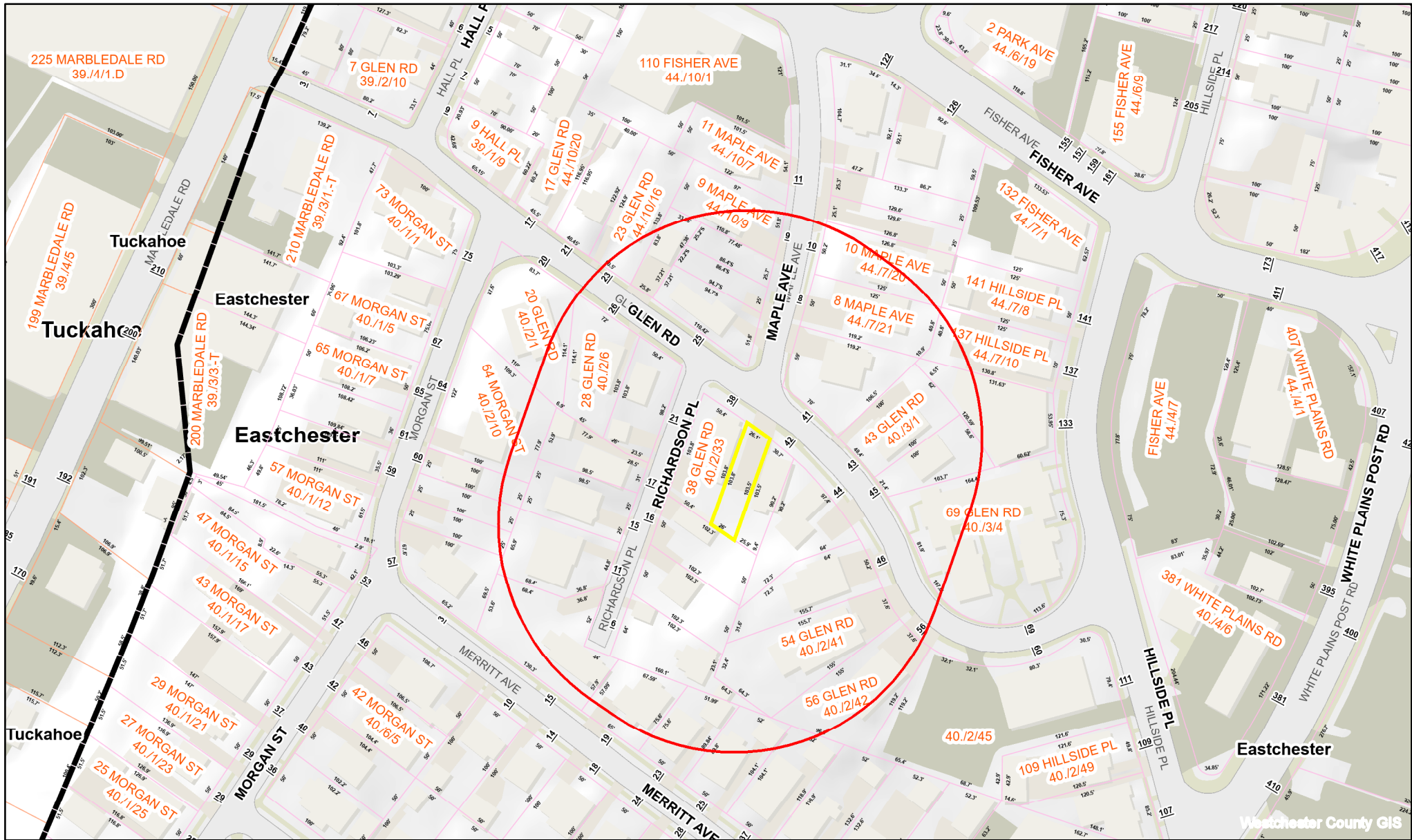
Note:

Application materials can be viewed from a link on the agenda ([www.eastchester.org](http://www.eastchester.org)).

Please contact the Building & Planning Department at 914-771-3319 if you have any questions.



# 42 GLEN RD. ID: 40./2/35 (Eastchester)



April 24, 2024

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

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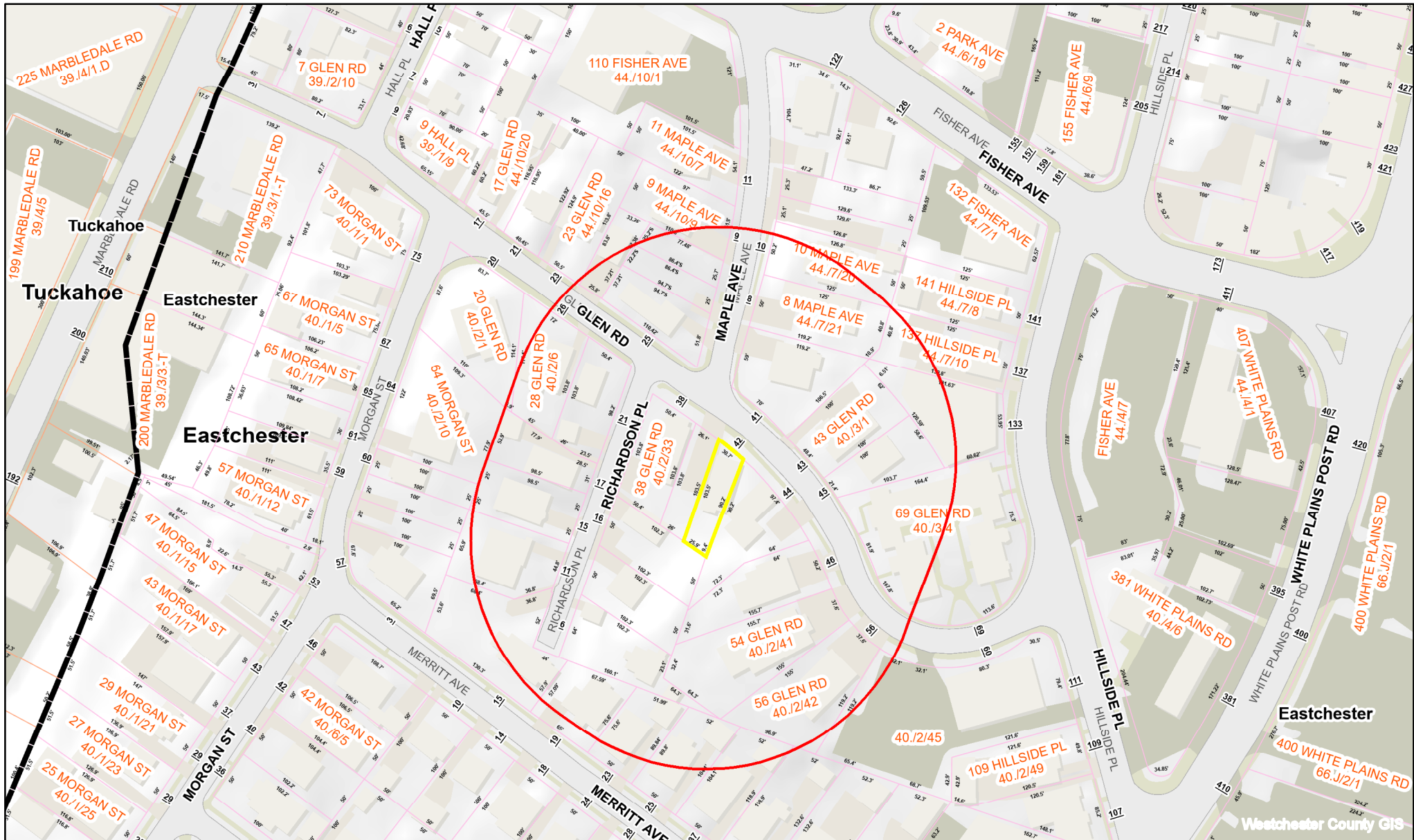


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**Westchester County GIS**

**GIS** GEOGRAPHIC INFORMATION SYSTEM  
<http://giswww.westchestergov.com>  
Michaelian Office Building  
148 Martine Avenue Rm 214  
White Plains, New York 10601

# 42 GLEN RD. ID: 40./2/36 (Eastchester)



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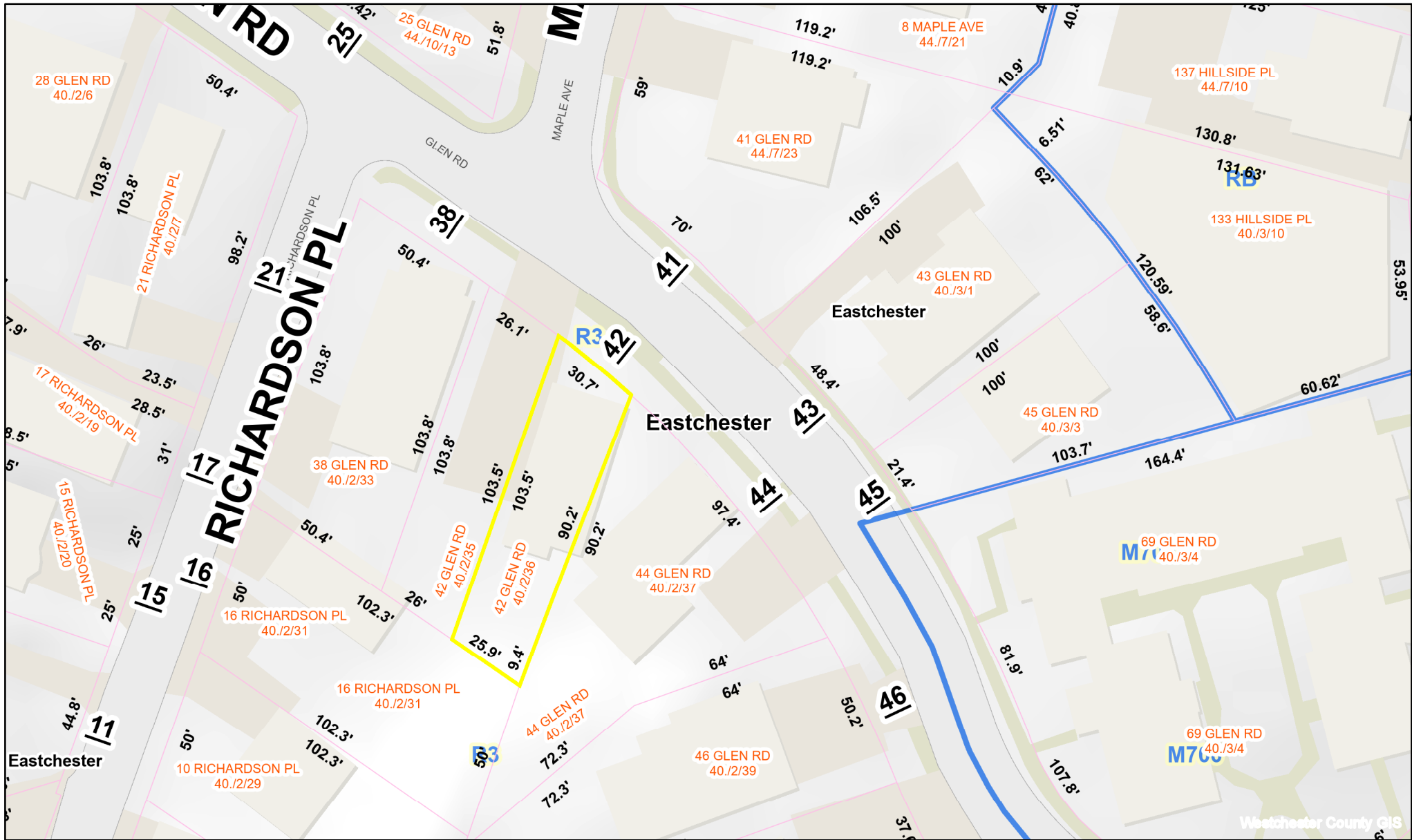
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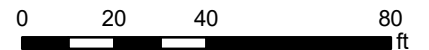
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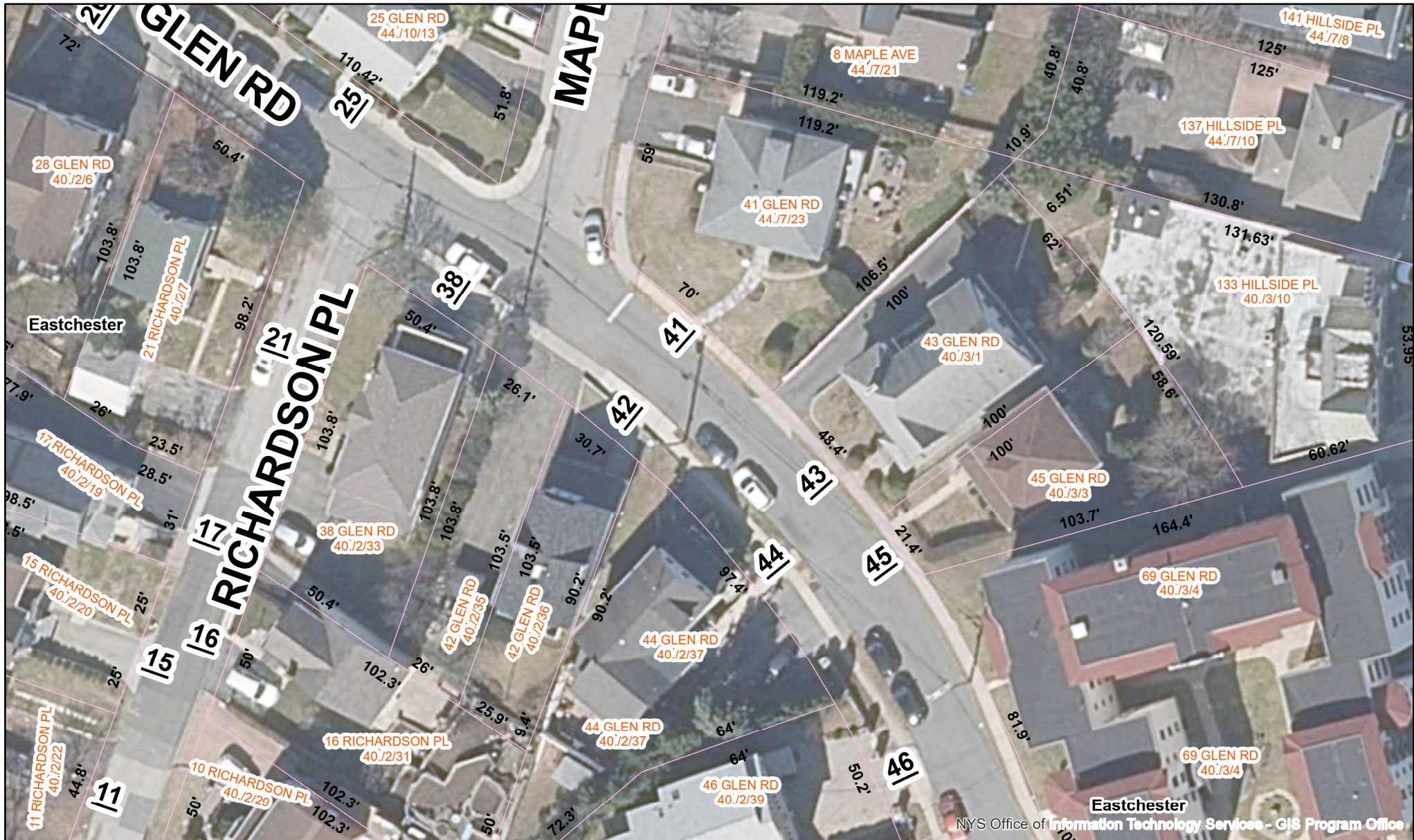


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148 Martine Avenue Rm 214  
White Plains, New York 10601



# (Eastchester )



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1:500



**Westchester County GIS**

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Geographic Information System  
<http://giswww.westchestergov.com>  
Michaelian Office Building  
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White Plains, New York 10601





**PROJECT SITE – FRONT AND SIDE**



**PROJECT SITE – FRONT AND SIDE**





**38 Glen Road (SECT 40, BLK 2, LOT 33)**



**41 Glen Road (SECT 44, BLK 7, LOT 23)**





**43 Glen Road (SECT 40, BLK 3, LOT 1)**



**45 Glen Road (SECT 40, BLK 3, LOT 3)**





**69 Glen Road (SECT 40, BLK 3, LOT 4)**



**46 Glen Road (SECT 40, BLK 2, LOT 39)**





**44 Glen Road (SECT 40, BLK 2, LOT 37)**



10-14712w

Possession only where indicated

This is to certify that the survey of the property shown hereon was completed Sept. 4, 1946 and that this map was completed Sept. 4, 1946.

MARTIN & MATHES

#14828

July 27, 1946

Joseph C. Whit RE  
BUILDING INSPECTOR  
CITY OF EASTCHESTER  
WESTCHESTER, N. Y.

*Mont M. Mathes*  
N. Y. State Lic. Surveyor

Certified to the Bronxville Federal Savings and Loan Association and the United Title and Mortgage Guaranty Company

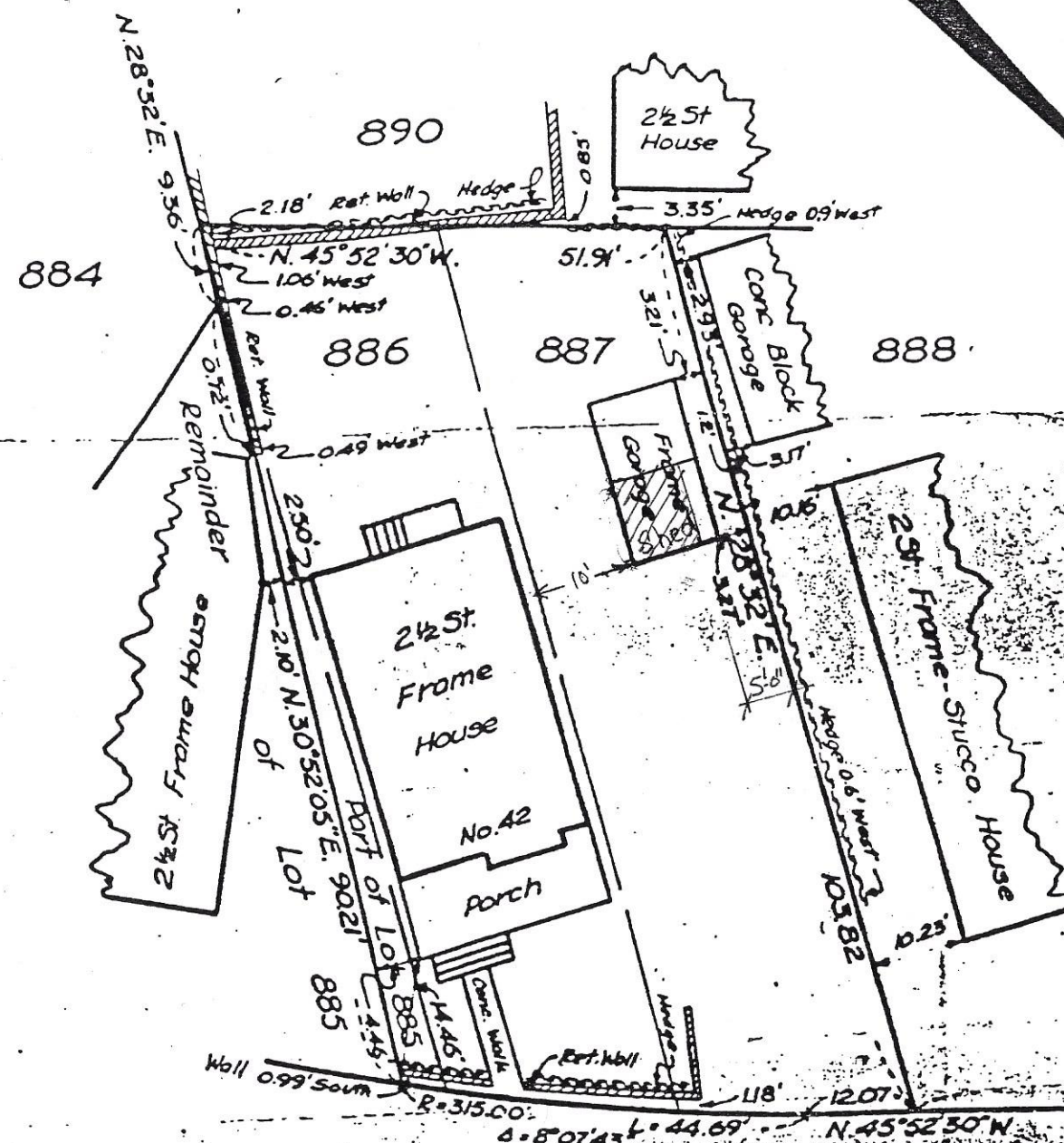
**MICROFILMED**

SURVEY OF  
**LOTS 886, 887 & PART OF 885**  
AS SHOWN ON MAP OF PROPERTY BELONGING TO  
NEW YORK CENTRAL REALTY CO.  
KNOWN AS  
**WESTCHESTER PARK**  
SITUATED ON THE HARLEM, R.R.  
WESTCHESTER CO., N.Y.

Said Map filed in the Westchester County Clerk's Office, Division of Land Records, on Nov. 14, 1906 as Map No. 1672

Scale 1" = 20'

Surveyed Sept 4, 1946



WARDSON PL.

**GLEN ROAD**

54831  
Gallo

OFFICE OF WILLIAM A. SMITH  
GEO. H. MARTIN, JR. MONT M. MATHES  
CIVIL ENGINEER SURVEYOR  
125 PARKWAY ROAD BRONXVILLE 8, N.Y.



ZONING COMPLIANCE TABLE

ZONING DISTRICT R-3

	REQUIRED	EXISTING	PROPOSED
TOTAL LOT AREA	6,000 SQ. FT. (3,000 SQ. FT. PER DWELLING)	5,325 SQ. FT.	NO CHANGE
BUILDING COVERAGE	1,491 SQ. FT. (28.0%)	1,145 SQ. FT. (21.5%)	NO CHANGE
IMPERVIOUS SURFACE	2,663 SQ. FT. (50%)	3,316 SQ. FT. (63.4%)	NO CHANGE
FLOOR AREA	2,350 SQ. FT.	1,311 SQ. FT.	1,481 SQ. FT.
FRONT YARD SETBACK	30.00'	14.46'	14.46'
REAR YARD SETBACK	25.00'	28.00'	NO CHANGE
FIRST SIDE YARD SETBACK	8.00'	4.10'	4.10'
SECOND SIDE YARD SETBACK	9.00'	21.10'	NO CHANGE

FLOOR AREA CALCULATIONS

LOT AREA = 5,325 S.F.  
MAXIMUM PERMITTED FLOOR AREA = 1,175 S.F. / DWELLING

	EXISTING	PROPOSED
FIRST FLOOR DWELLING	638 S.F.	742 S.F.
SECOND FLOOR DWELLING	734 S.F.	734 S.F.
TOTAL	1,371 S.F.	1,481 S.F.

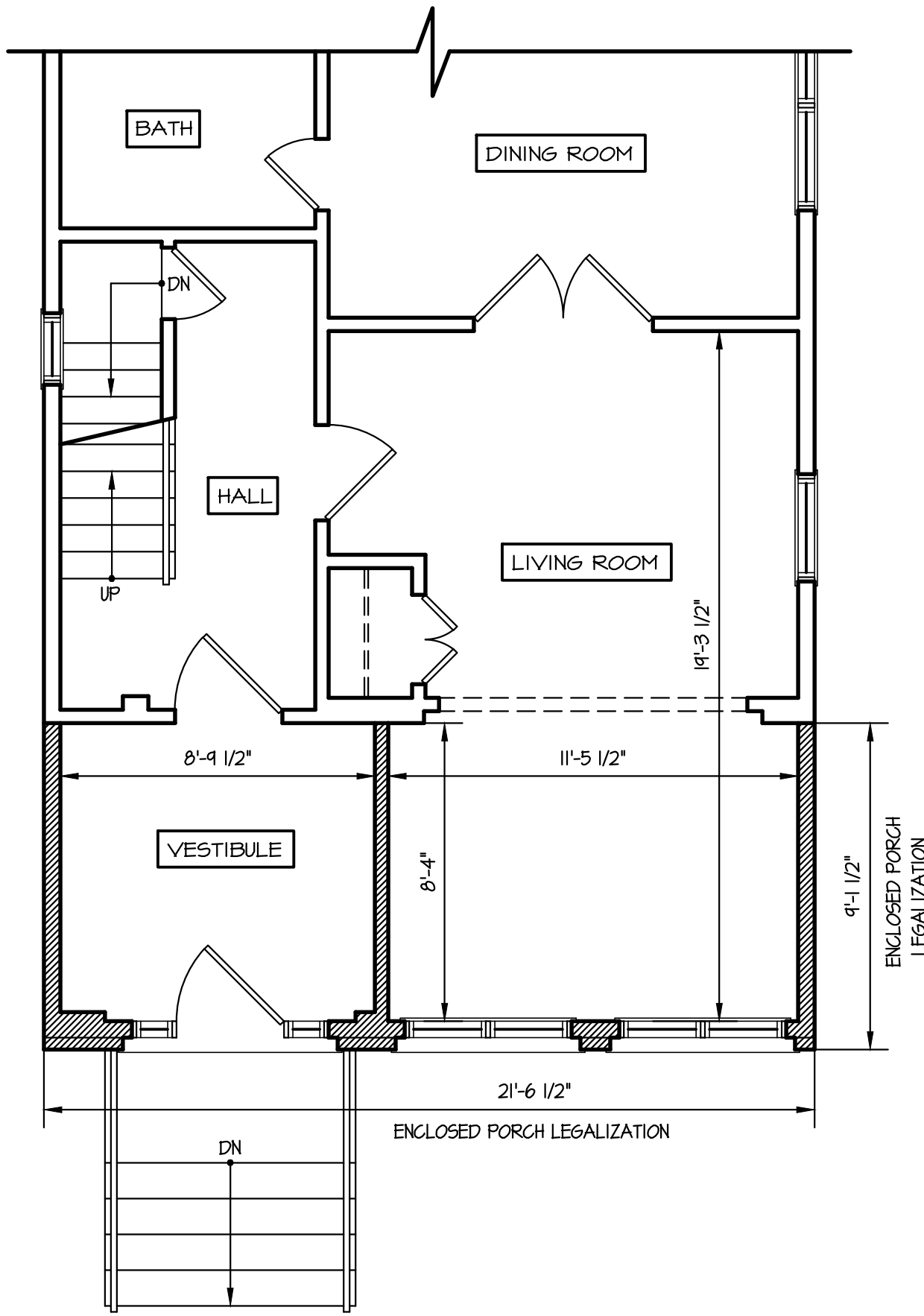
NET INCREASE TO FLOOR AREA = 104 S.F.

COVERAGE CALCULATIONS

LOT AREA = 5,325 S.F.  
MAXIMUM PERMITTED LOT COVERAGE = 2,663 S.F.

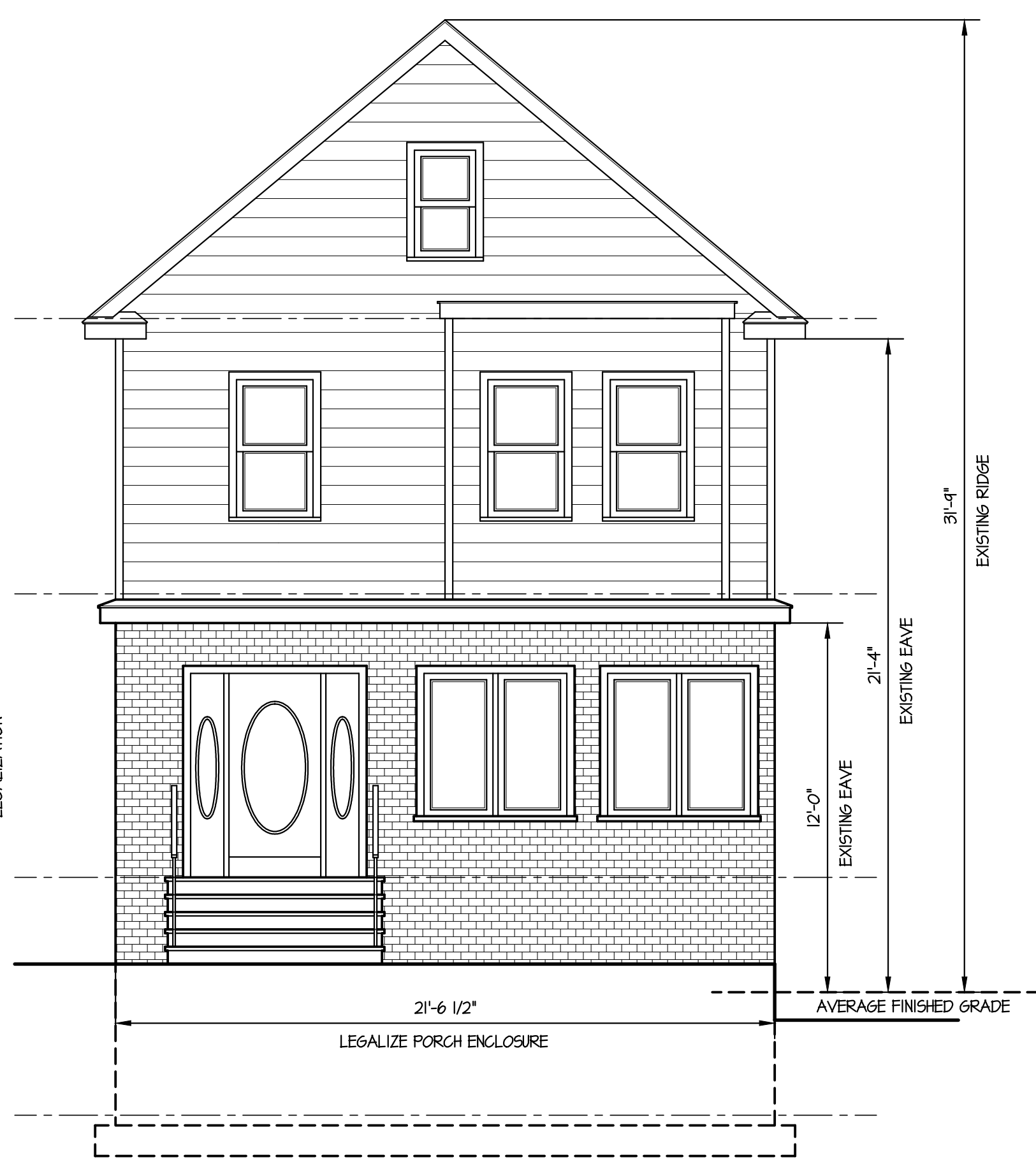
	EXISTING	PROPOSED
HOUSE	1,065 S.F.	1,065 S.F.
SHED	80 S.F.	80 S.F.
DRIVEWAY	1,868 S.F.	1,868 S.F.
WALKS/STEPS	42 S.F.	42 S.F.
CONC. SLAB	162 S.F.	162 S.F.
WALLS	104 S.F.	104 S.F.
TOTAL	3,316 S.F.	3,316 S.F.

NET INCREASE TO IMPERVIOUS SURFACES = 0.0 SQUARE FEET



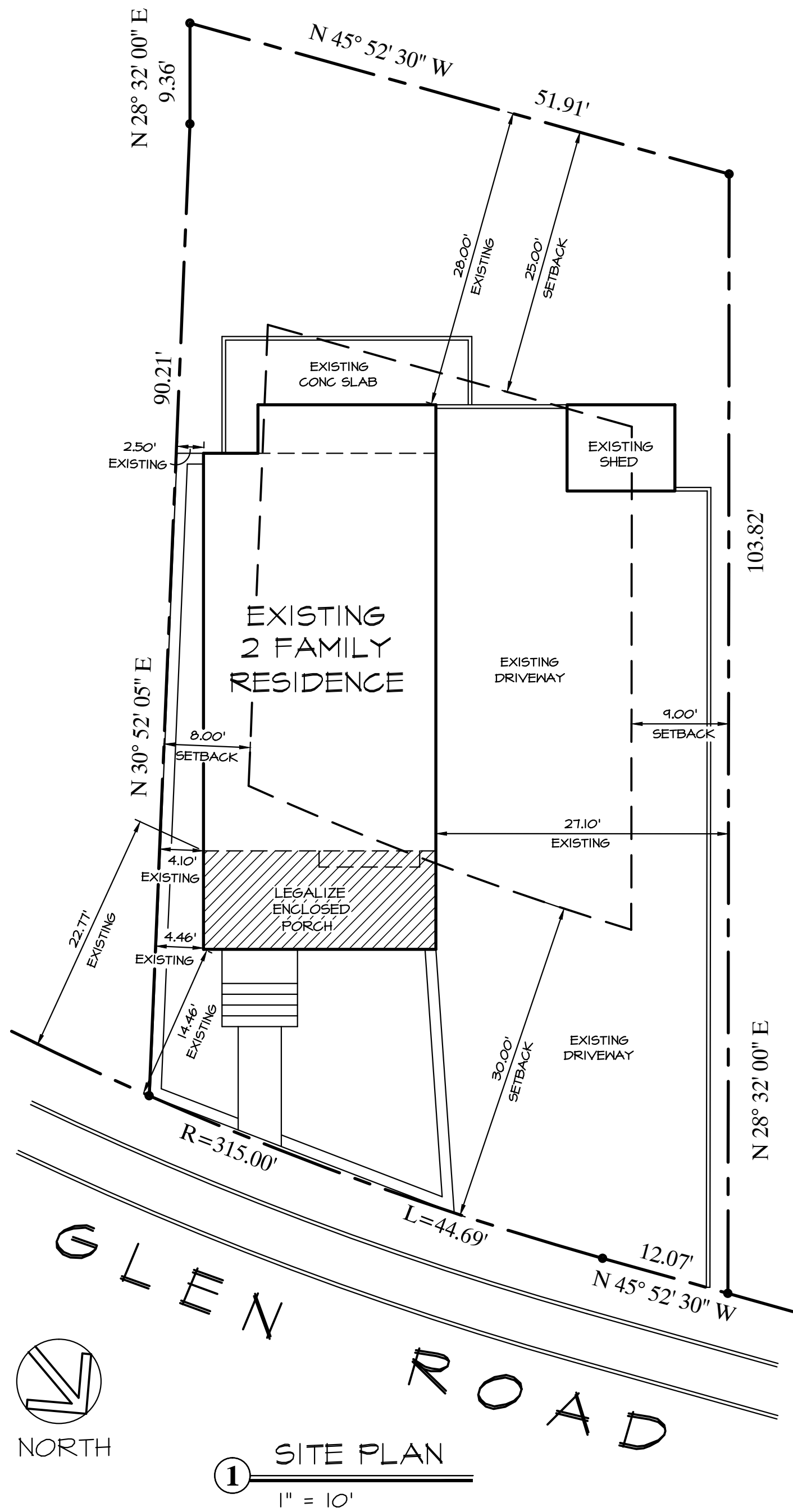
PARTIAL FIRST FLOOR PLAN

1/4" = 1'-0"



FRONT ELEVATION

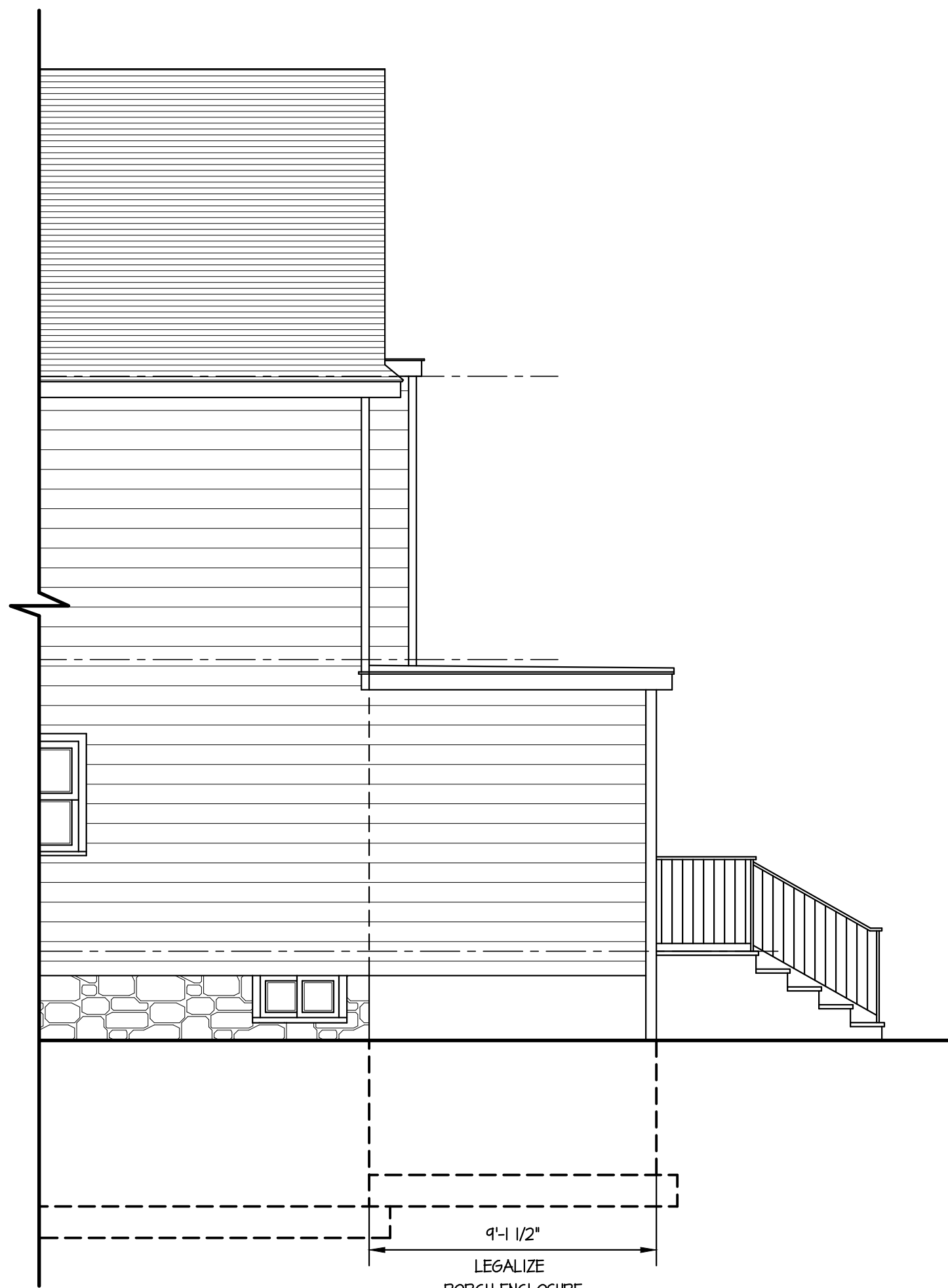
1/4" = 1'-0"



SITE PLAN

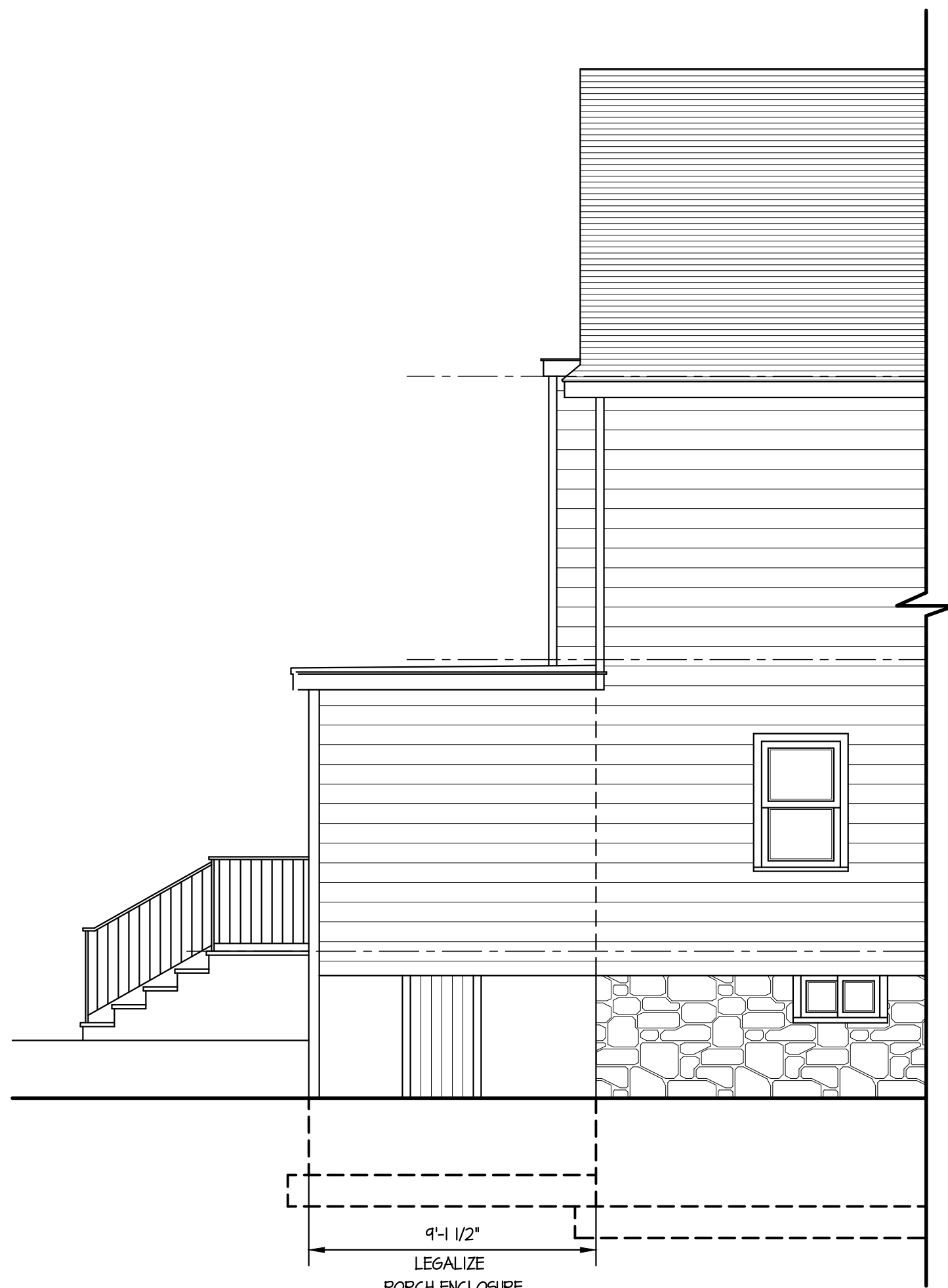
1" = 10'

SITE PLAN BASED ON SURVEY PREPARED BY  
MONT M. MATHES, SURVEYOR  
BRONXVILLE, NEW YORK  
DATED: SEPTEMBER 4, 1946



PARTIAL LEFT SIDE ELEVATION

1/4" = 1'-0"



PARTIAL RIGHT SIDE ELEVATION

1/4" = 1'-0"

JOHN IANNACITO ARCHITECT

434 WHITE PLAINS ROAD  
EASTCHESTER, N.Y. 10709  
914-779-2065

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JOHN IANNACITO  
NYS LIC. NO. 027684

ISSUED FOR  
4/30/24 ZONING BOARD  
REVIEW

NO. DATE REVISION  
ISSUE/REVISION

PROJECT NAME  
GUIDO  
RESIDENCE  
ENCLOSED PORCH  
LEGALIZATION

BUILDING ADDRESS  
42 GLEN ROAD  
EASTCHESTER, N.Y. 10709  
PROJECT NUMBER  
42 GLEN ROAD/LEGAL/A-1

DRAWING TITLE  
PLANS AND  
ELEVATIONS

DRAWN BY  
JI  
SCALE  
AS NOTED  
DATE  
4/30/24

A-1