



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **March 28, 2017**

Petition: **Rezone 11098**

Zoning Amendment:
A-1EX Exclusive Agriculture District to RH-2 Rural Homes District and R-1 Residence District

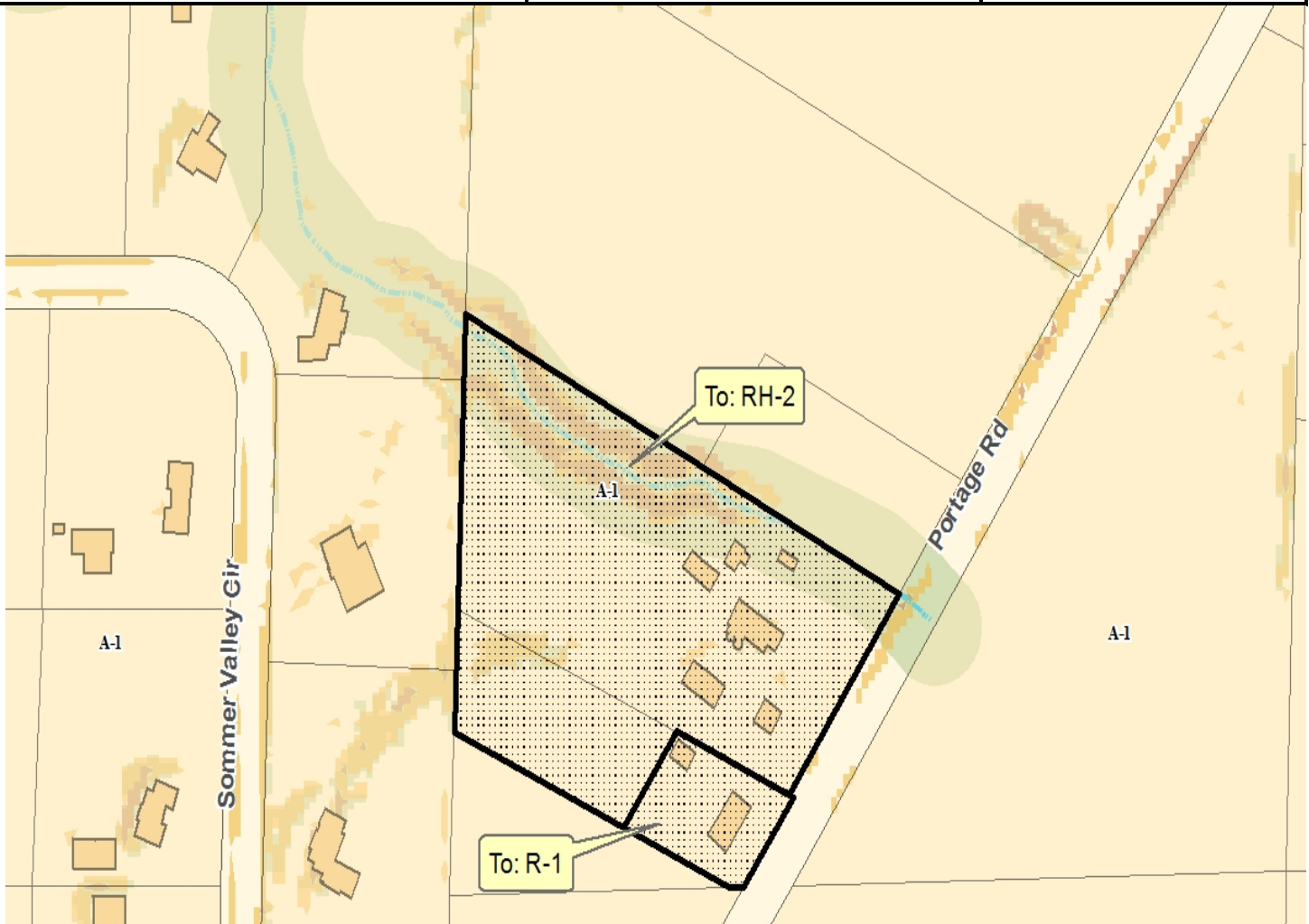
Town/sect:
Burke Section 3

Acres: 6.24, 0.61
Survey Req. Yes

Applicant
Eugene H Hahn JR

Reason:
Shifting of property line between adjacent land owners

Location:
6075 Portage Road



DESCRIPTION: The applicant would like to reduce the size of the southerly lot to 27,000 square feet (0.6acres) and add the remaining lands to the northerly lot.

OBSERVATIONS: Both properties contain existing residences and several outbuildings. There is an intermittent stream along the northern boundary. The northerly lot may be subject to Shoreland regulation if the intermittent stream is determined to be navigable. No other sensitive environmental features observed.

TOWN PLAN: The property is located a low-density residential planning area. Density is suggested to be 2 to 4 dwelling units per acre.

RESOURCE PROTECTION: Future development of the RH-2 lot may be subject to Shoreland Regulation depending on the navigability the intermittent stream (within 300 feet of a navigable waterway).

STAFF: The properties meet the dimensional standards of the zoning districts.

TOWN: Approved with no conditions.