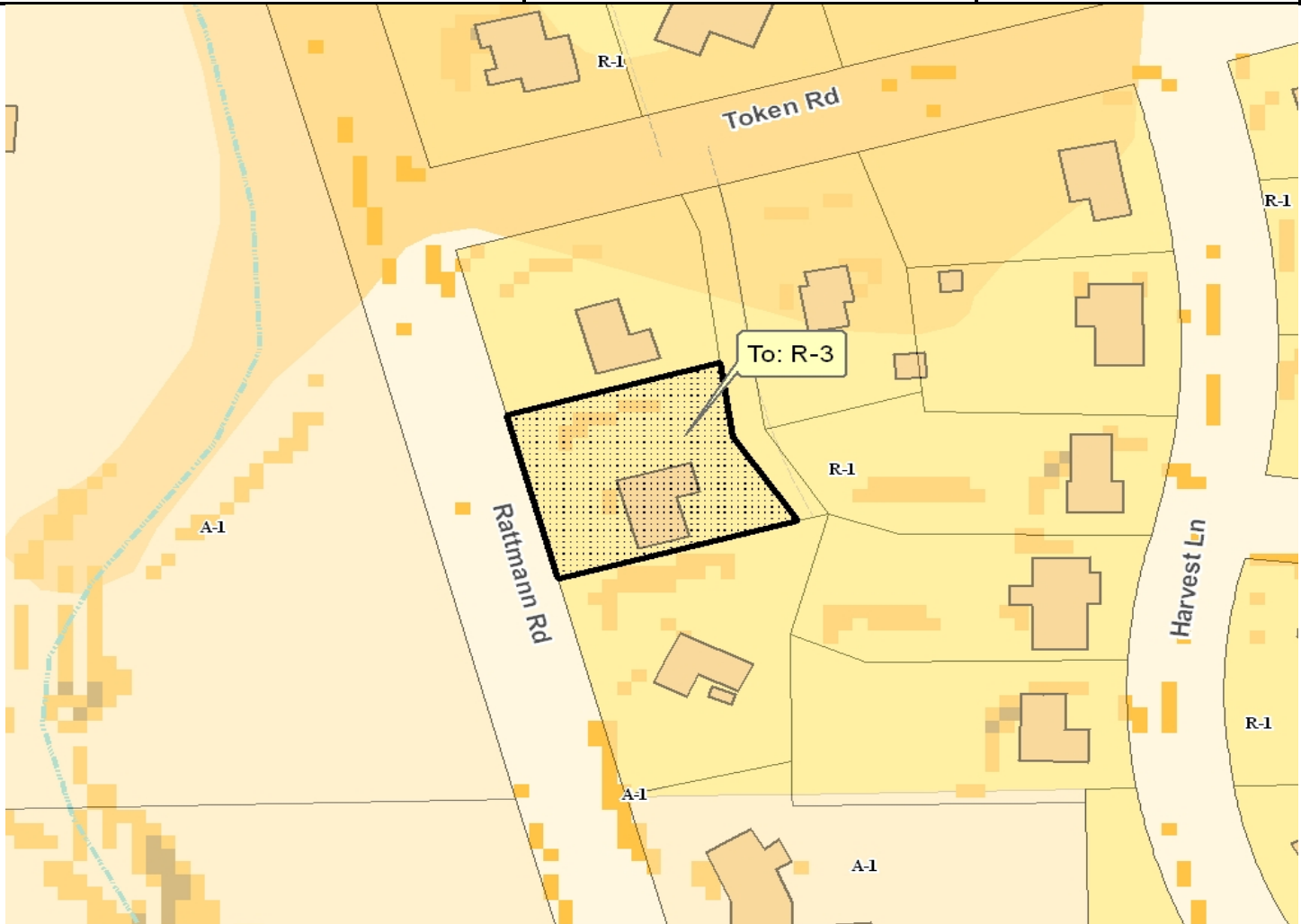




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> August 25, 2015	<i>Petition:</i> Rezone 10868
<i>Zoning Amendment:</i> R-1 Residence District to R-3 Residence District	<i>Town/sect:</i> Burke Section 03
<i>Acres:</i> 0.4 <i>Survey Req. No</i>	<i>Applicant</i> Loreen B Kempfer
<i>Reason:</i> Less restrictive rear yard setback	<i>Location:</i> 3781 Token Road



DESCRIPTION: Applicant requests R-3 zoning to provide a less restrictive rear yard setback for construction of a new addition to the attached garage.

OBSERVATIONS: There is an existing single-family dwelling on the property. The property is accessed from a private drive along the east side of the property although actually fronts on Rattmann Road. Due to this unique feature, the private drive is considered the rear of the lot. No sensitive environmental features observed.

TOWN PLAN: The property is located in the town's "low density" residential planning area. There will be no increase in density as part of this petition.

RESOURCE PROTECTION: No resource protection corridors on the property.

STAFF: The proposal appears consistent with town plan policies.

TOWN: Approved with no conditions.