



Staff Report

Public Hearing: **September 27, 2016**

Petition: **Rezone 11041**

Zoning Amendment:
R-1 Residence District and R-1A Residence District to R-3A Residence District

Town/sect:
Dunn Section 06

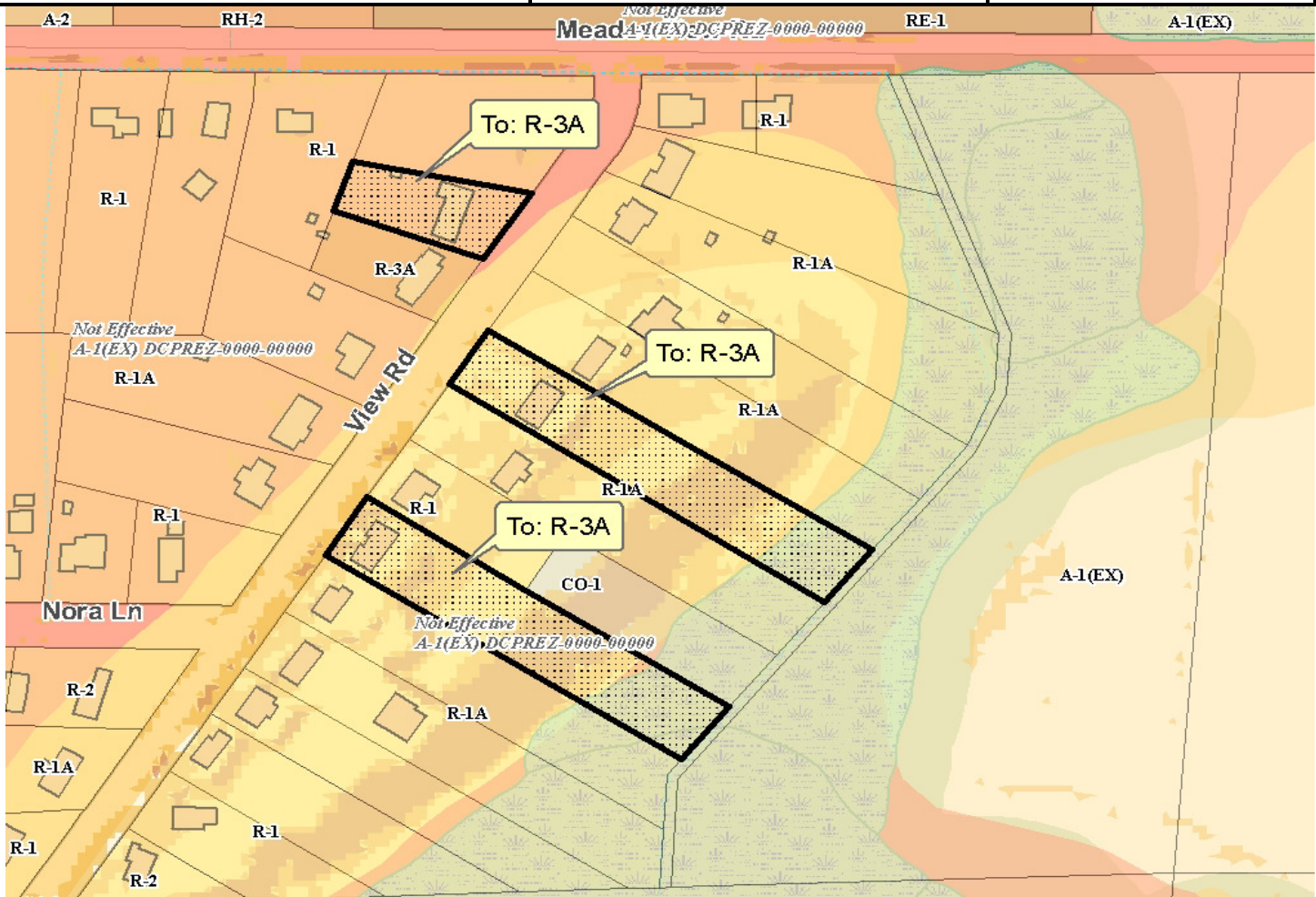
Acres: **.50, 2.70**
Survey Req. No

Applicant
Smith, Grey, and Slack

Reason:
Zoning compliance for existing duplexes

Location:
3134, 3144, and 3151 View Road

Zoning and Land Regulation Committee



DESCRIPTION: The applicants wish to correct the zoning of several lots in order to reflect the actual land uses existing on the property. The properties were part of a “blanket” rezone in 2014 which inadvertently assigned zoning for single-family residences to the properties. The properties actually have existing duplexes on them.

OBSERVATIONS: The properties are located in the Meadowview subdivision. There are wetlands that border the subdivision on the east. Inspections conducted on August 1st verified that there are duplexes on the existing lots.

TOWN PLAN: The properties are located in the town’s agricultural preservation area.

RESOURCE PROTECTION: There is an area of resource protection corridor associated with wetlands on the two southerly parcels. No new development proposed.

STAFF: The proposal is consistent with town plan policies and will provide zoning compliance for the existing duplex uses on the 3 affected properties.

TOWN: Approved, no conditions.