



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **April 28, 2015**

Zoning Amendment:
**R-1 Residence District to A-2(1)
Agriculture District**

Acres: 1.19
Survey Req. No

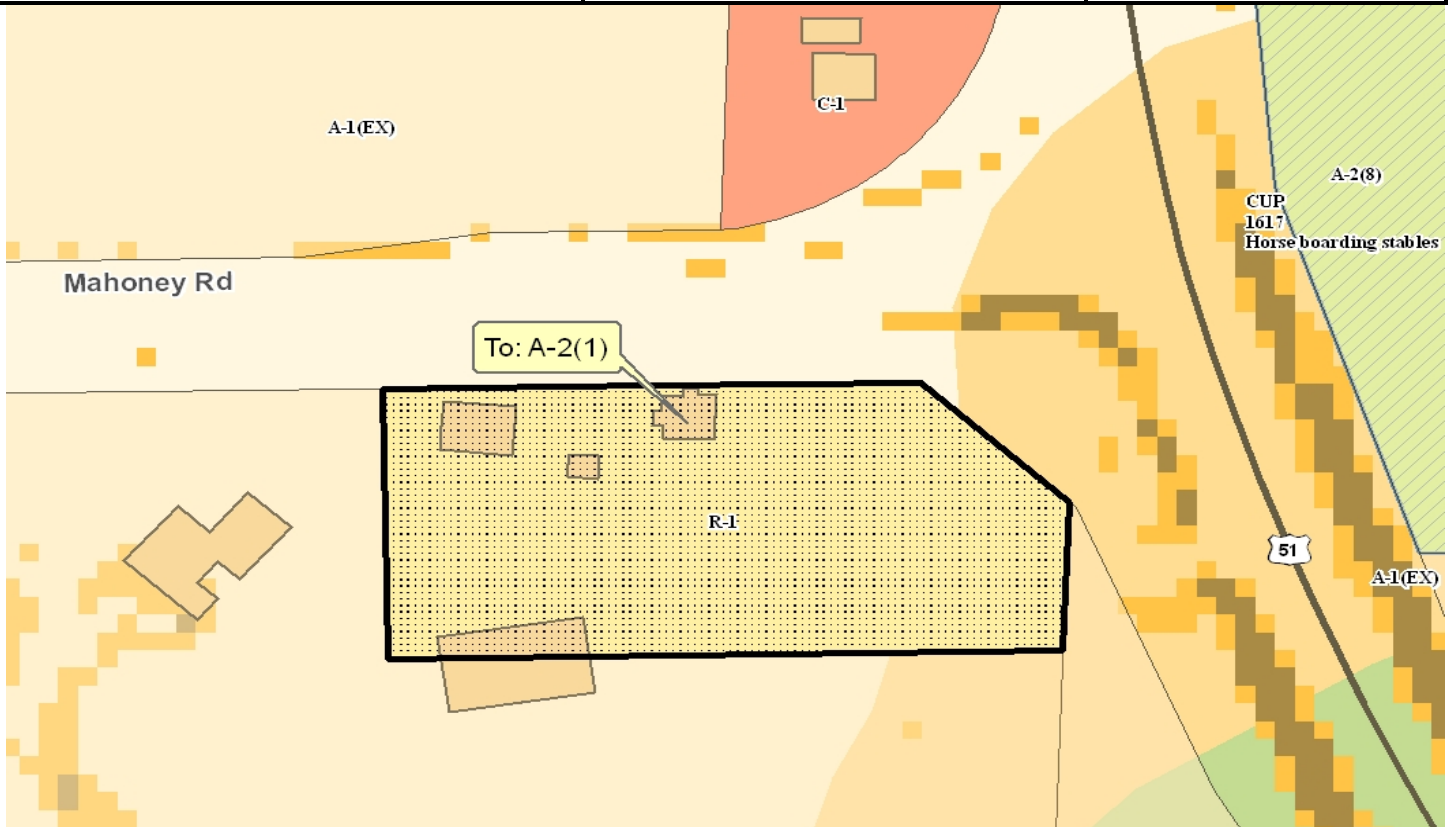
Reason:
**Zoning to allow additional
accessory buildings**

Petition: **Rezone 10827**

Town/sect:
**Dunn
Section 16**

Applicant
**Jonathan Matthew
Phillips**

Location:
3979 Mahoney Rd



DESCRIPTION: The applicant would like to change the zoning district of their property in order to construct and additional accessory building.

OBSERVATIONS: The property is currently zoned R-1 Residence District. Accessory buildings may be constructed in the R-1 District, however they are limited to the size of the footprint of the principal building (residence). The existing residence on the property has a footprint of approximately 1000 square feet. There is an existing accessory building on the property that exhausts the limitation. Changing the zoning to A-2(1) will allow the landowner to construct additional accessory building on their property. The A-2 District allows a maximum of 35% lot coverage for both principal and accessory buildings.

TOWN PLAN: The Town Plan designates this area within the Agricultural Preservation Area. There will be no increase of housing density as part of this petition.

RESOURCE PROTECTION: The proposal is not located within a resource protection area.

STAFF: The proposal meets the dimensional standards of the zoning district and appears consistent with the Town Plan policies.

Note: It appears that the neighbor's accessory building encroaches on to this property. The Zoning Division is in contact with the adjacent landowner regarding this violation.

TOWN: Approved with no conditions.