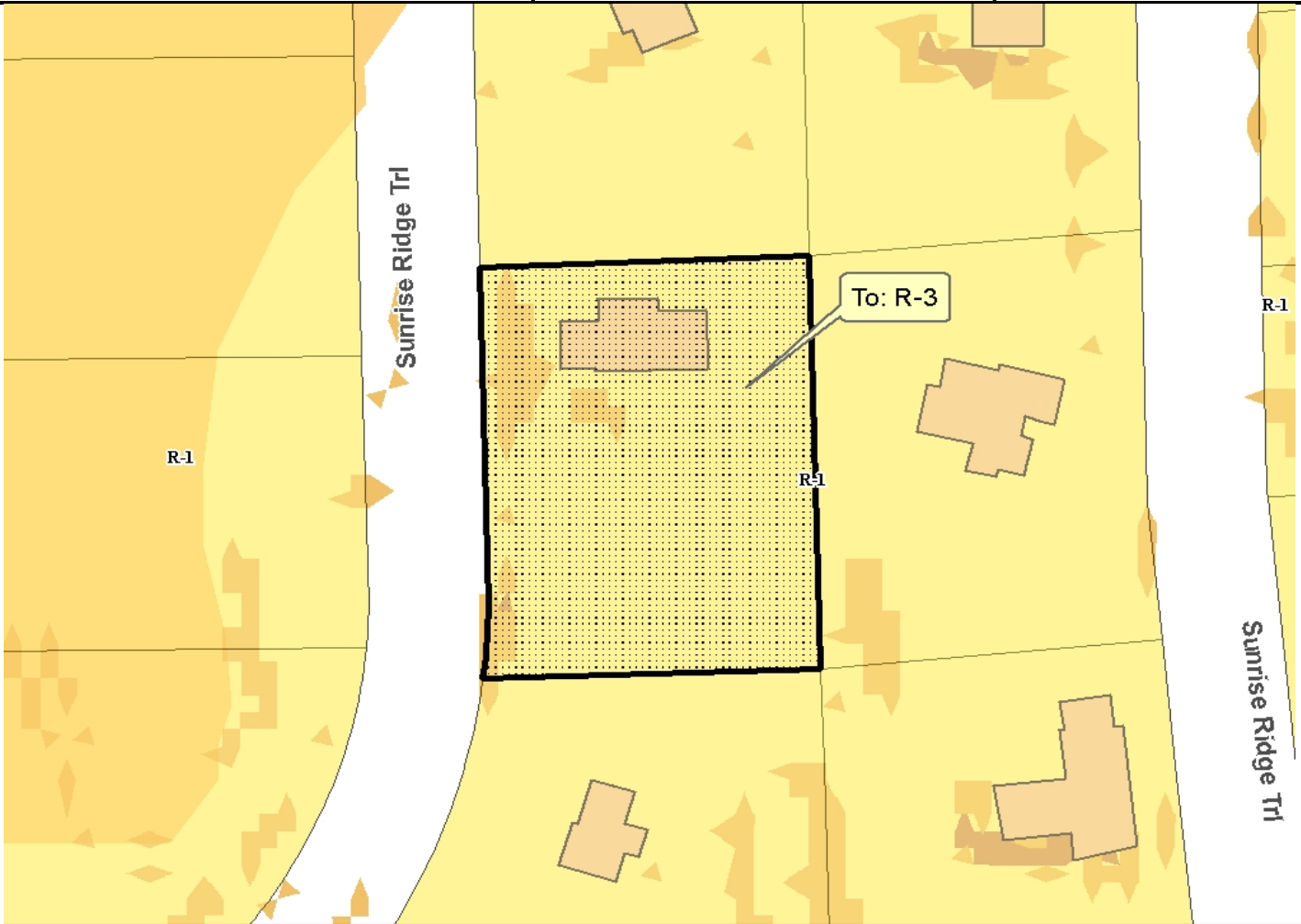




# Staff Report

<i>Public Hearing:</i> <b>May 10, 2016</b>	<i>Petition:</i> <b>Rezone 10974</b>
<i>Zoning Amendment:</i> <b>R-1 Residence District to R-3 Residence District</b>	<i>Town/sect:</i> <b>Springfield Section 31</b>
<i>Acres:</i> 1.0 <i>Survey Req. No</i>	<i>Applicant</i> <b>Tatyana E Budker</b>
<i>Reason:</i> <b>Zoning change to allow for a reduced rear yard setback for home addition</b>	<i>Location:</i> <b>5141 Sunrise Ridge Trl</b>

Zoning and Land Regulation Committee



**DESCRIPTION:** Applicant requests R-3 zoning to allow for a reduced rear yard setback to accommodate a planned home addition.

**OBSERVATIONS:** The property is located in the Sunrise Ridge Estates residential subdivision. No sensitive environmental features observed.

**TOWN PLAN:** The property is located in the town's Rural Development District.

**RESOURCE PROTECTION:** No resource protection corridors located on the property.

**STAFF:** The proposed home addition would meet the 25' rear yard setback requirement for the R-3 district. The proposed rezoning appears consistent with town plan policies.

**TOWN:** Approved, with a condition prohibiting the construction of any accessory building, porch, deck, covered or uncovered patio within 25' of the eastern lot line.