



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **February 23, 2016**

Zoning Amendment:
A-1EX Exclusive Agriculture District to RH-1 Rural House District

Acres: 2.113
Survey Req. Yes

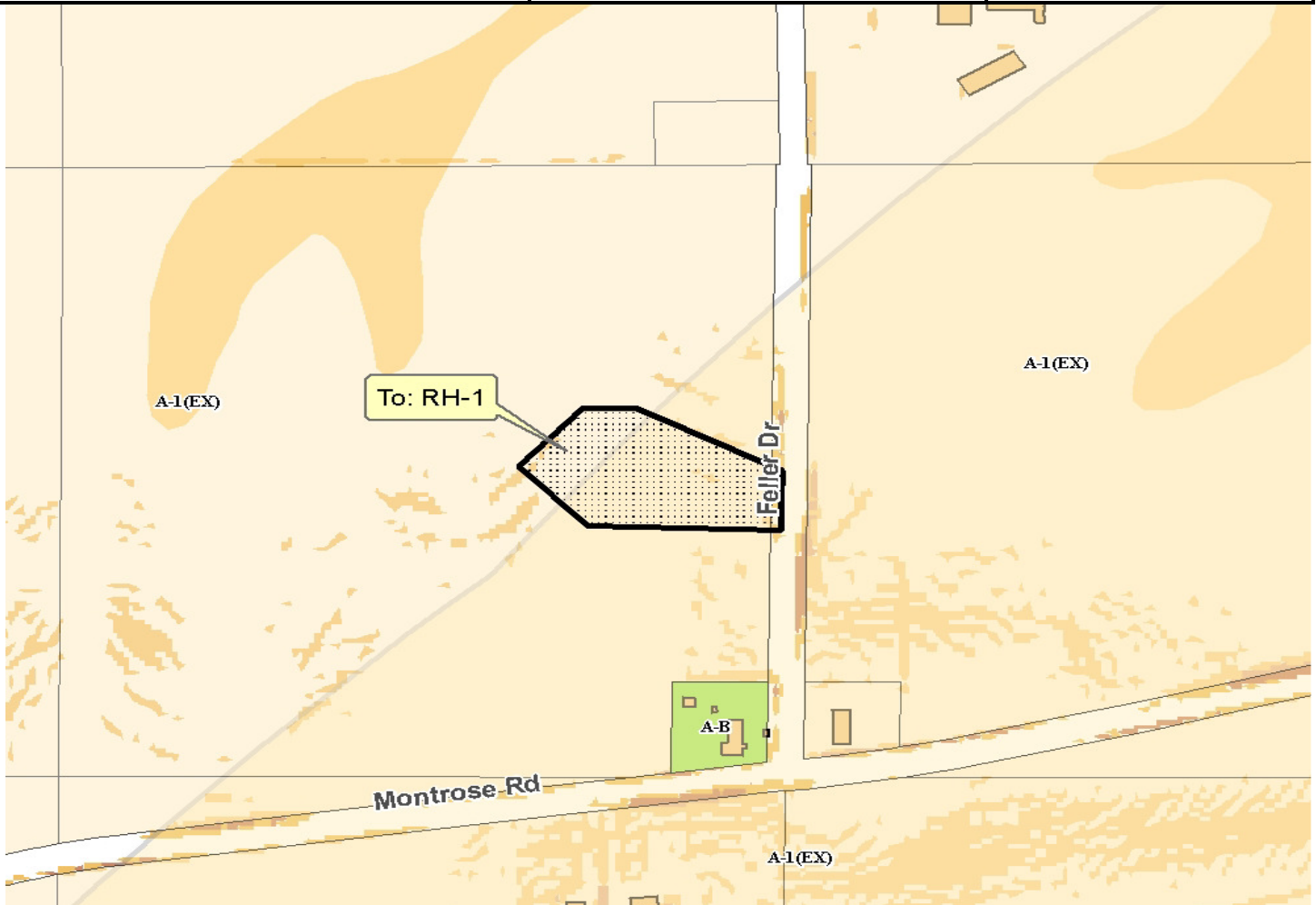
Reason:
Creating one residential lot

Petition: **Rezone 10938**

Town/sect:
Montrose Section 29

Applicant
Edward John O'Connor

Location:
North of 523 Feller Road



DESCRIPTION: The petitioner would like to create a residential lot for a retirement home on the 228-acre farm.

OBSERVATIONS: No sensitive environmental features observed.

TOWN PLAN: The property is located in the Agricultural Preservation Area. There are 6 housing density rights available for the original farm.

RESOURCE PROTECTION: The proposal is located outside the resource protection area.

STAFF: The proposal meets the dimensional standards of the zoning district.

NOTE: The RH-1 Rural Homes Zoning District requires a minimum 50-foot rear yard setback.

TOWN: Approved with no conditions.