



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **July 26, 2016**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-2(1) Agriculture District

Acres: *1.0*
Survey Req. *No*

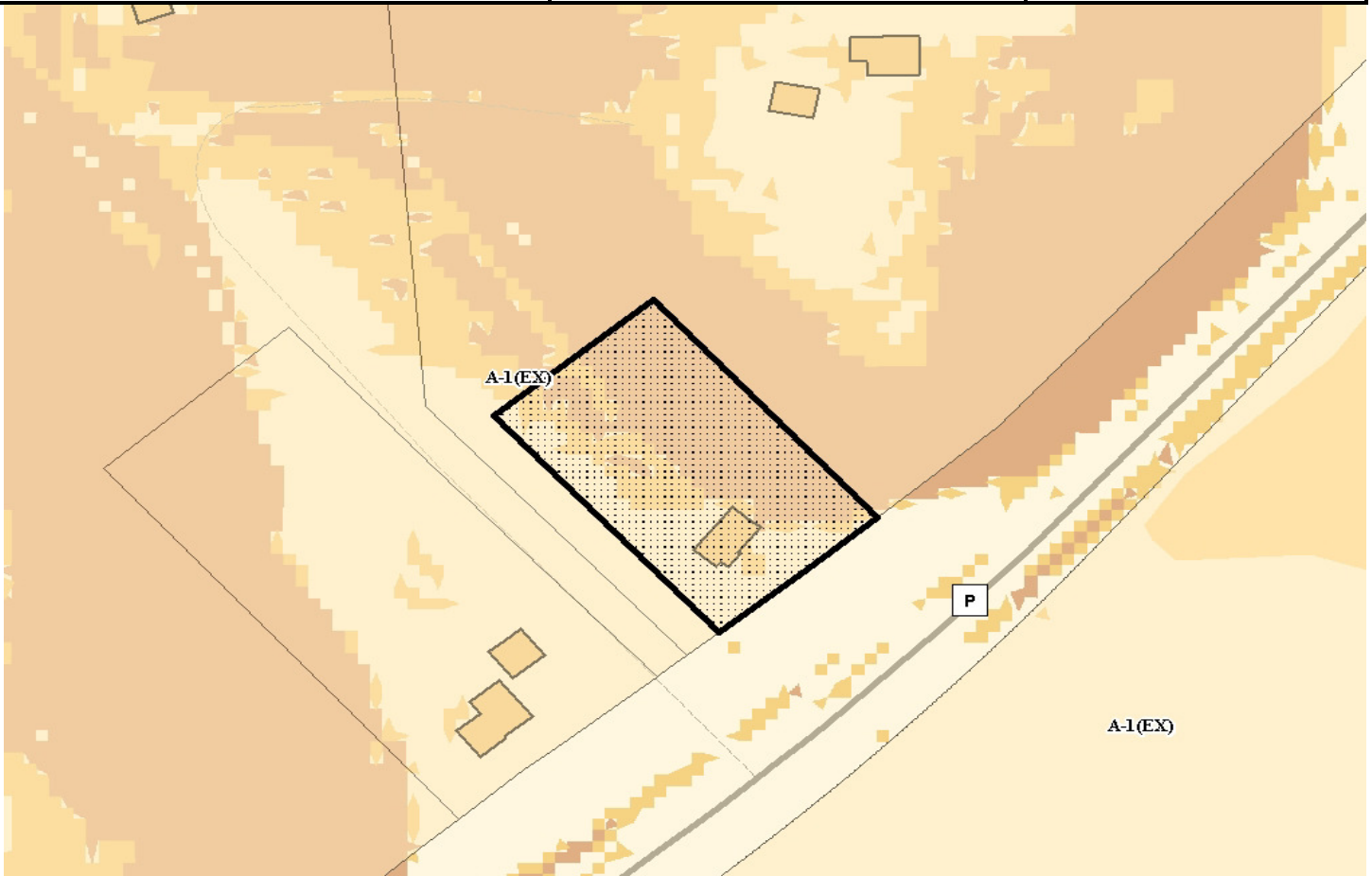
Reason:
Zoning compliance for existing parcel

Petition: **Rezone 11003**

Town/sect:
Berry Section 25

Applicant
Josh W Aeschbach

Location:
5141 County Highway P



DESCRIPTION: The applicant would like to bring the property into conformance with current zoning regulations. The proposed zoning would allow the property owner to construct a residential accessory building up to 35 feet in height.

OBSERVATIONS: The parcel is an existing sub-standard lot which was created in 1971. There is an existing residence on the property. The northeast side of the property has slopes in excess of 20% grade. No other sensitive environmental features observed.

TOWN PLAN: The property is located in the Agricultural Preservation Area. The town plan calls for a minimum 1-acre lot size. The parcel meets the minimum requirements. There will be no increase in housing density as part of this petition.

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

STAFF: The proposal meets the standards of the zoning district and the policies of the Town Comprehensive Plan.

NOTE: The A-2 Agricultural Zoning District does not permit livestock on parcels under 2 acres in size.

TOWN: Approved with no conditions.