



Staff Report

Public Hearing: **May 24, 2016**

Petition: **Rezone 10980**

Zoning Amendment:
R-1A Residence District and A-1EX Exclusive District to RH-1 Rural Homes District

Town/sect:
**Roxbury
Section 25**

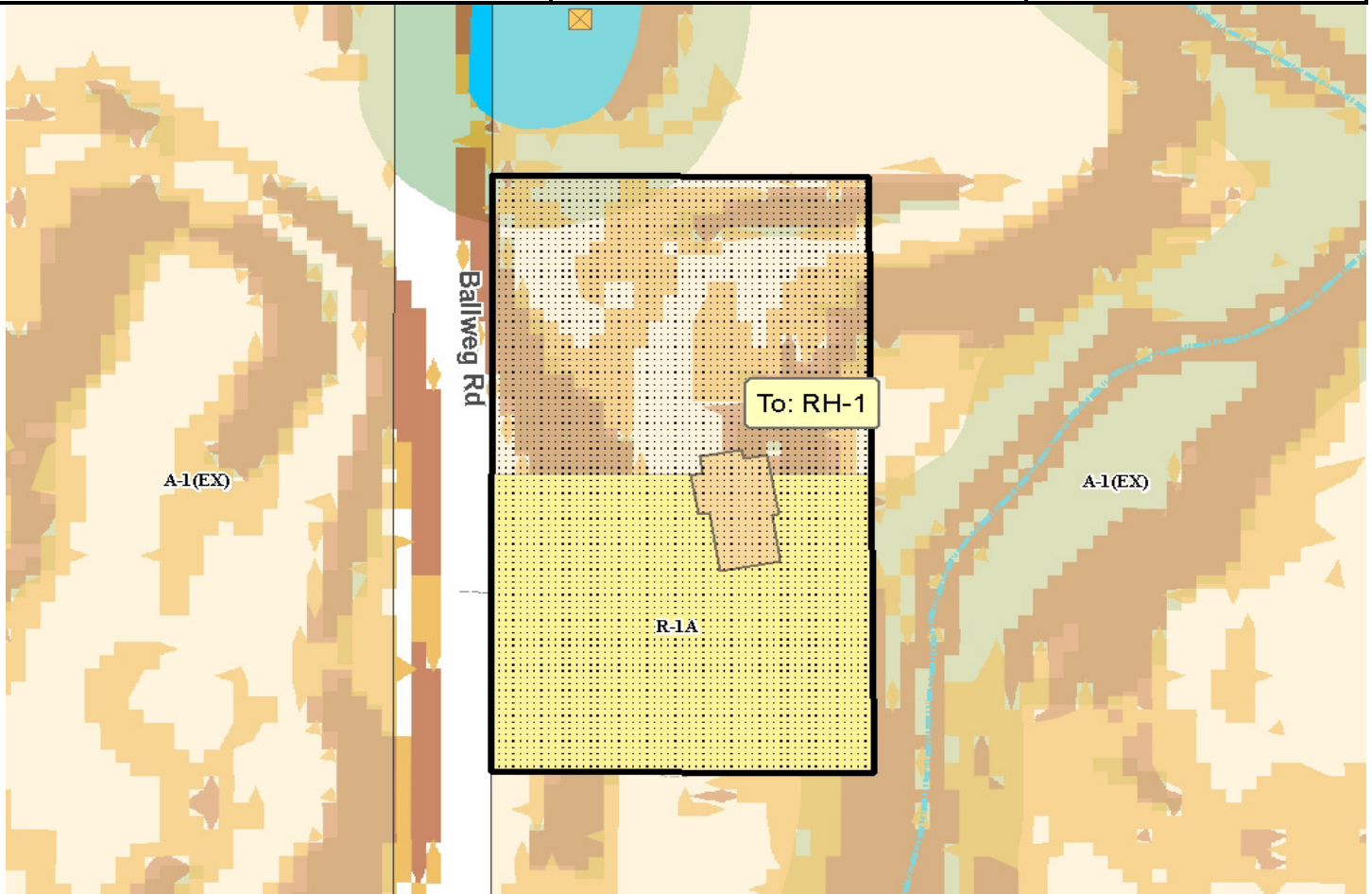
Acres: **1.32, 1.116**
Survey Req. **Yes**

Applicant
Arden Ballweg

Reason:
Creating a residential lot for an existing house

Location:
8175 Ballweg Rd

Zoning and Land Regulation Committee



DESCRIPTION: Applicant proposes to separate the existing residence from the 276-acre farm.

OBSERVATIONS: The property consists of 10% class II soils. There is an area of steep slope topography on the property. No new development proposed.

TOWN PLAN: The property is located in the town's agricultural preservation area. As indicated on the attached density study report, the property remains eligible for 2 possible housing density rights (splits). Note that the town counts all residences as a split. If the petition is approved, 2 splits will remain available. Proposed separation of the existing residence is consistent with town plan policies.

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

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

TOWN: Approved with no conditions.