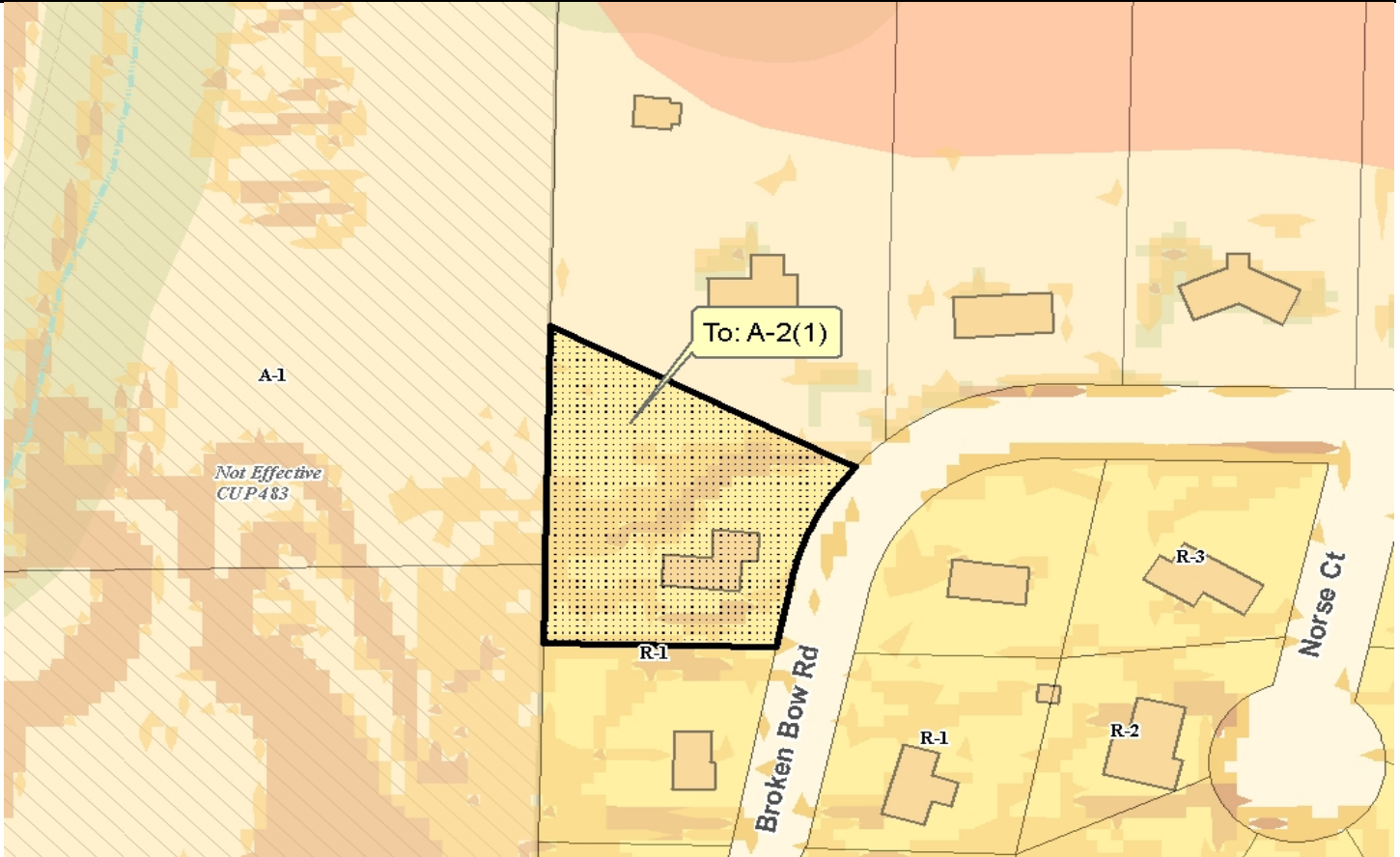




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> September 27, 2016	<i>Petition:</i> Rezone 11031
<i>Zoning Amendment:</i> R-1 Residence District to A-2(1) Agriculture District	<i>Town/sect:</i> Burke Section 24
<i>Acres:</i> 1.09 <i>Survey Req. No</i>	<i>Applicant</i> Schuyler Pierce
<i>Reason:</i> Allow a taller height for shed	<i>Location:</i> 5456 Broken Bow Rd



DESCRIPTION: The applicant would like to change the zoning of the property in order to construct a taller accessory building. The proposed building will be used to store a recreational vehicle. The current R-1 Residence Zoning permits an accessory building to be a maximum of 12 feet tall.

OBSERVATIONS: The property is part of the Oak Ridge Park Subdivision, an established residential neighborhood. The subdivision covenants do not restrict the height of accessory buildings. There is an existing residence on the property. There are existing residences to the north, south, and east of the property. The property borders a registered non-conforming mineral extraction site to the west.

TOWN PLAN: The property is located in a Suburban Development Area. There will be no increase in density as part of this petition.

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

STAFF: The proposal meets the dimensional standards of the zoning district. The proposed zoning would allow an accessory building to be constructed up to 35 feet in height.

TOWN: Approved conditioned upon the size of the accessory building being no larger than 48'x54' in size and no higher than 27 feet. A deed restriction shall be placed on the property to prohibit commercial use of the accessory building.