



# Notice of Public Hearing

Zoning and Land Regulation Committee

REVISED: 1.9-acre lot to A-2(1)

Public Hearing: **June 27, 2017**

Zoning Amendment:  
**A-1EX Agriculture District TO RH-1 Rural Homes District**

Acres: 2  
Survey Req. Yes

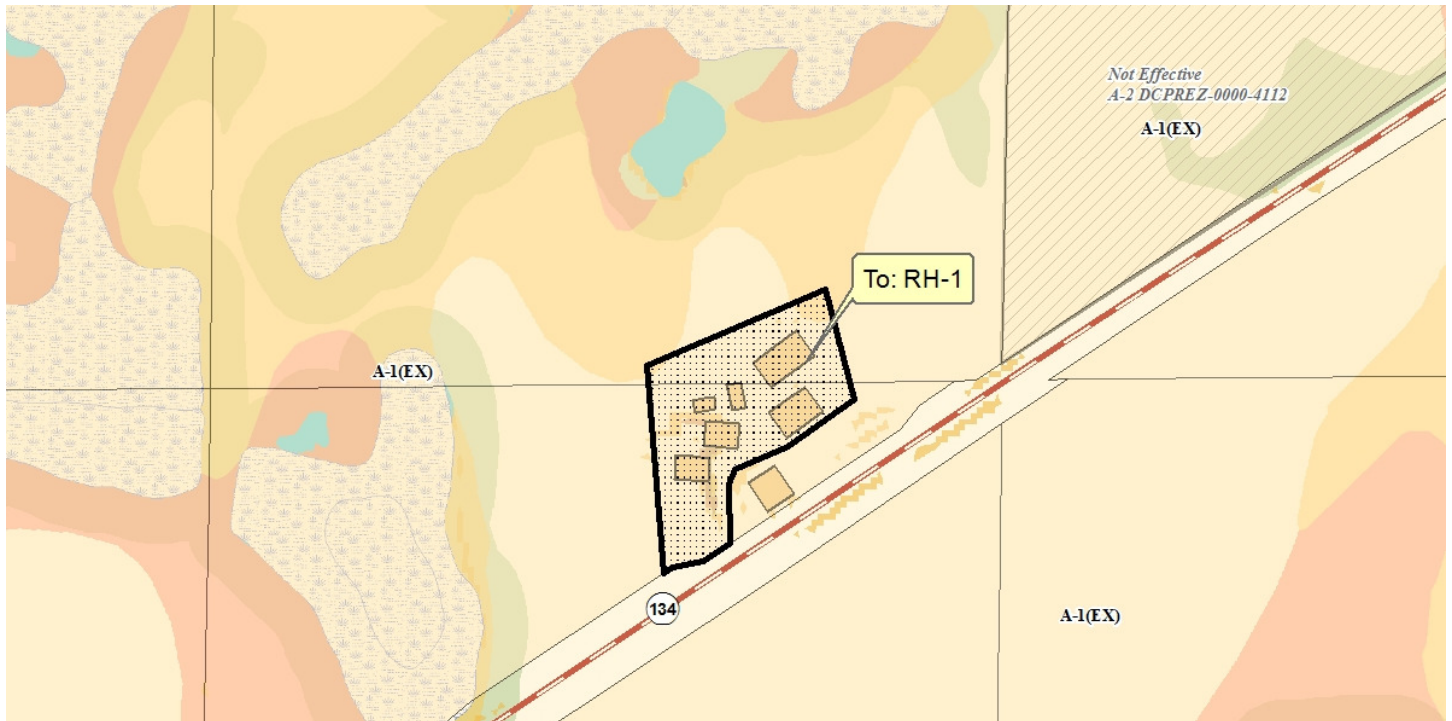
Reason:  
**Creating one residential lot**

Petition: **Petition 11141**

Town/sect:  
**DEERFIELD, Section 36**

Applicant  
**HOLTZMAN REV  
LIVING TR, JON E**

Location:  
**3221 STATE HIGHWAY  
134**



**DESCRIPTION:** Applicant proposes to separate the existing farm buildings from the farmland. The landowner would like to convert an existing barn into a single-family residence.

**OBSERVATIONS:** No sensitive environmental features observed on the property. The zoning code allows for only one principal dwelling per ownership parcel. The proposed separation will allow the barn to be converted. The RH-1 zoning district has a lot coverage limitation of no more than 10% of the lot area. It appears that the existing structures on the property exceed the maximum lot coverage.

**TOWN PLAN:** The property is located in the town's agricultural preservation area. Development limited to one dwelling unit / split per 35 acres owned as of 10/26/78. As indicated on the attached density study, the property is eligible for 3 splits. If the petition is approved, 2 possible splits will remain. Note that the town counts separation of existing dwellings onto parcels under 35 acres as a split.

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

**STAFF:** The proposal is consistent with town plan policies. In order to resolve the maximum lot coverage, the petitioner has elected to reduce the size of the lot to 1.9 acres and request that the zoning classification of A-2(1) Agriculture be assigned to the proposed lot. The zoning district allows for a maximum of 30% building coverage. The new lot configuration has 16% lot coverage.

Staff suggests amending the zoning request to A-2(1) to create the 1.9-acre lot.

**6/25 ZLR Meeting:** The petition was postponed due to no town action.

**TOWN:** Approved with the understanding that the 1.9-acre parcel would be rezoned to A-2(1).