



Staff Report

Public Hearing: **May 27, 2014**

Petition: **Rezone 10678**

Zoning Amendment:
A-1EX Exclusive Agriculture District to R-A Residence District and RH-2 Rural Homes

Town/sect:
Dunkirk Section 08

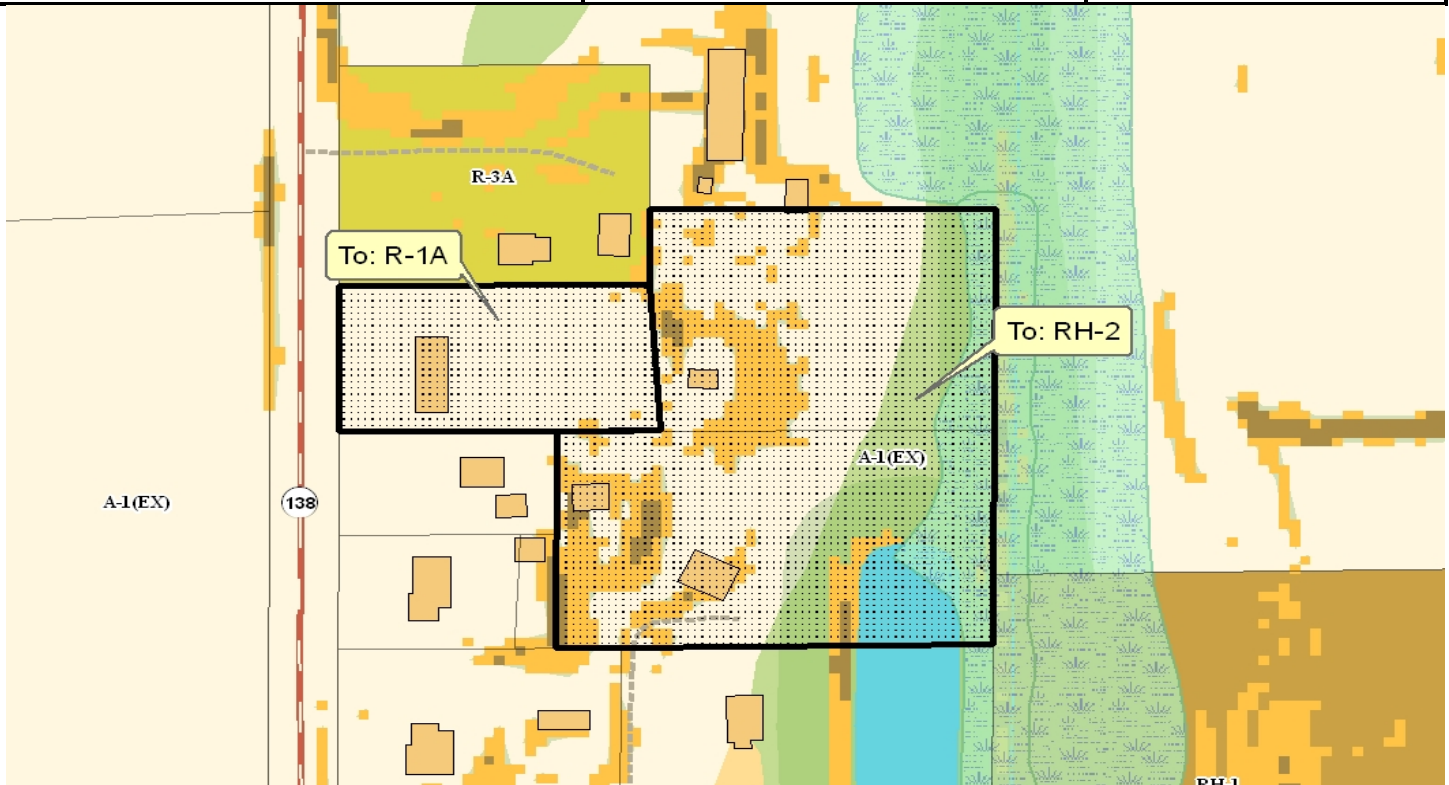
Acres: *1.07, 4.09*
Survey Req. *Yes*

Applicant
Dale C Ehle

Reason:
Shifting property lines between adjacent property owners

Location:
1108 State Highway 138

Zoning and Land Regulation Committee



DESCRIPTION: The applicants propose changes to the zoning district classifications to provide zoning compliance for sale of lands between adjoining owners and reconfigure the existing residential lot boundaries. Dale Ehle proposes to sell approximately 2 of his 3 acres to neighboring owner Troy Antoniewicz.

OBSERVATIONS: There are two properties of record with a single family residence on each. The southerly parcel does not have road frontage. The eastern edge of the properties contains wetlands. The eastern portions of the properties contain hydric soils. The area slopes exceeding 12% grade in the center of the lots. The lots fall within the Shoreland District due to a pond and intermittent stream nearby.

TOWN PLAN: The property is located in the town's agricultural preservation area. Both properties are existing residential lots, and no new development is proposed. The proposal would result in no net increase in density.

RESOURCE PROTECTION: An area of resource protection corridor associated with a small pond and wetlands that encroach on the easterly 1/4 of the existing 2 acre Antoniewicz parcel, and the easterly 50 feet of the existing Ehle parcel.

STAFF: The proposal appears consistent with town plan policies. The existing Antoniewicz parcel has no public road frontage. Access to the Antoniewicz property runs south via an existing shared driveway easement to Quinn Lane. Proposed lot 2 (RH-2) will require a waiver from the public road frontage of the county subdivision code.

TOWN: Approved.