



Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **July 25, 2017**

Zoning Amendment:
**R-1 Residence District TO A-2 (2)
Agriculture District**

Acres: 2.5
Survey Req. No

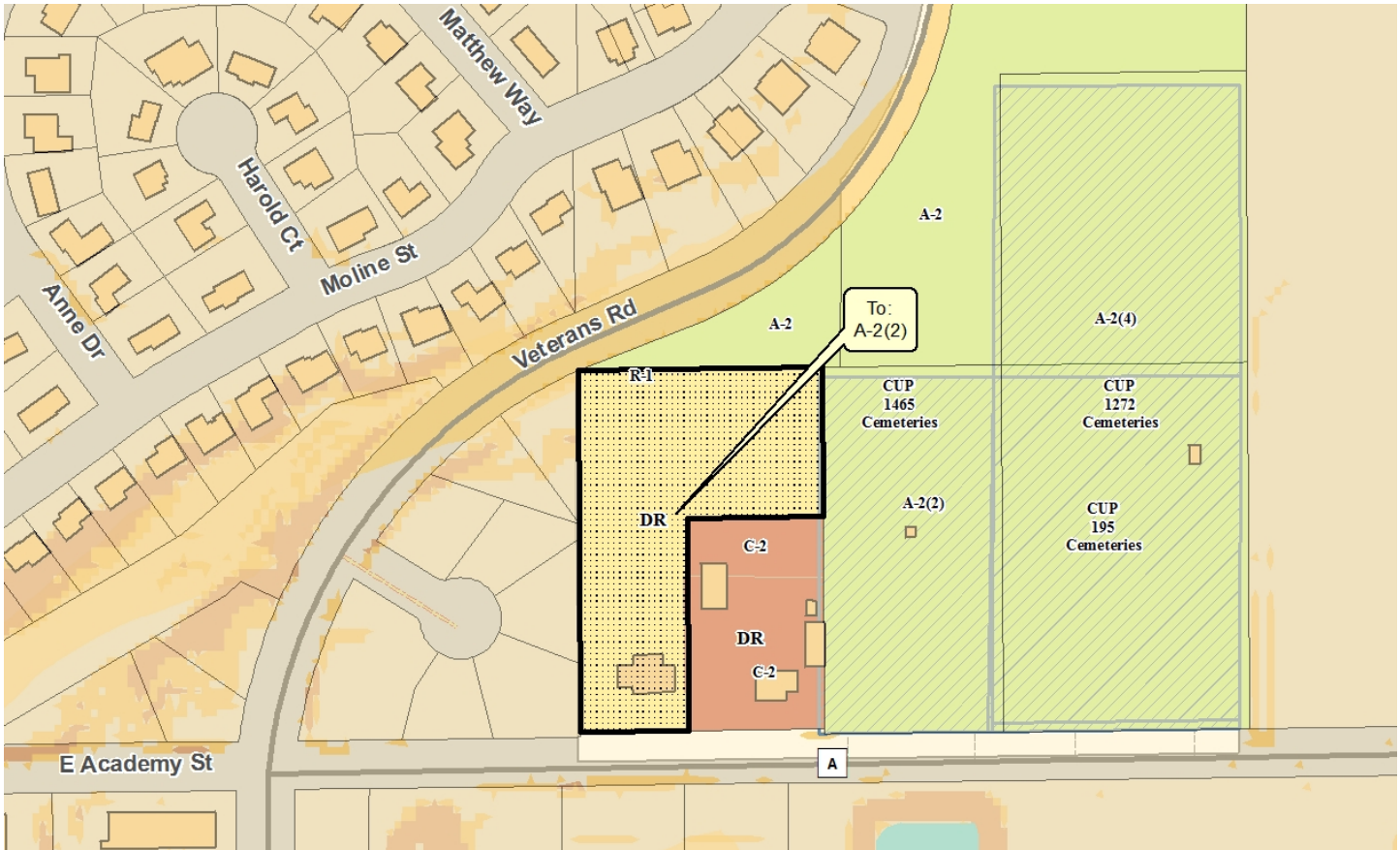
Reason:
**Change zoning district to allow
for a taller accessory building**

Petition: **Petition 11158**

Town/sect:
DUNKIRK, Section 9

Applicant
ANDREW HALVERSON

Location:
2522 COUNTY ROAD A



DESCRIPTION: Applicant is requesting A-2(2) zoning on the existing 2.5 acre residential parcel to allow construction of an accessory building with 12' high walls. The proposed accessory building would exceed the height limitation for accessory buildings under the existing R-1 zoning.

OBSERVATIONS: No sensitive environmental features observed on the property.

TOWN PLAN: The property is located in the town's agricultural preservation area.

RESOURCE PROTECTION: No areas of resource protection corridor located on the property.

STAFF: The proposal is consistent with town plan policies. The previous zoning petition on the property (#10045) included a condition requiring a deed restriction on the property prohibiting division of the R-1 parcel (R-1 has a minimum lot size of 20,000 square feet). The proposed rezoning to A-2(2) will remove the restriction and also negate the need for it given that the minimum lot size in the A-2(2) district is 2 acres.

TOWN: Approved.