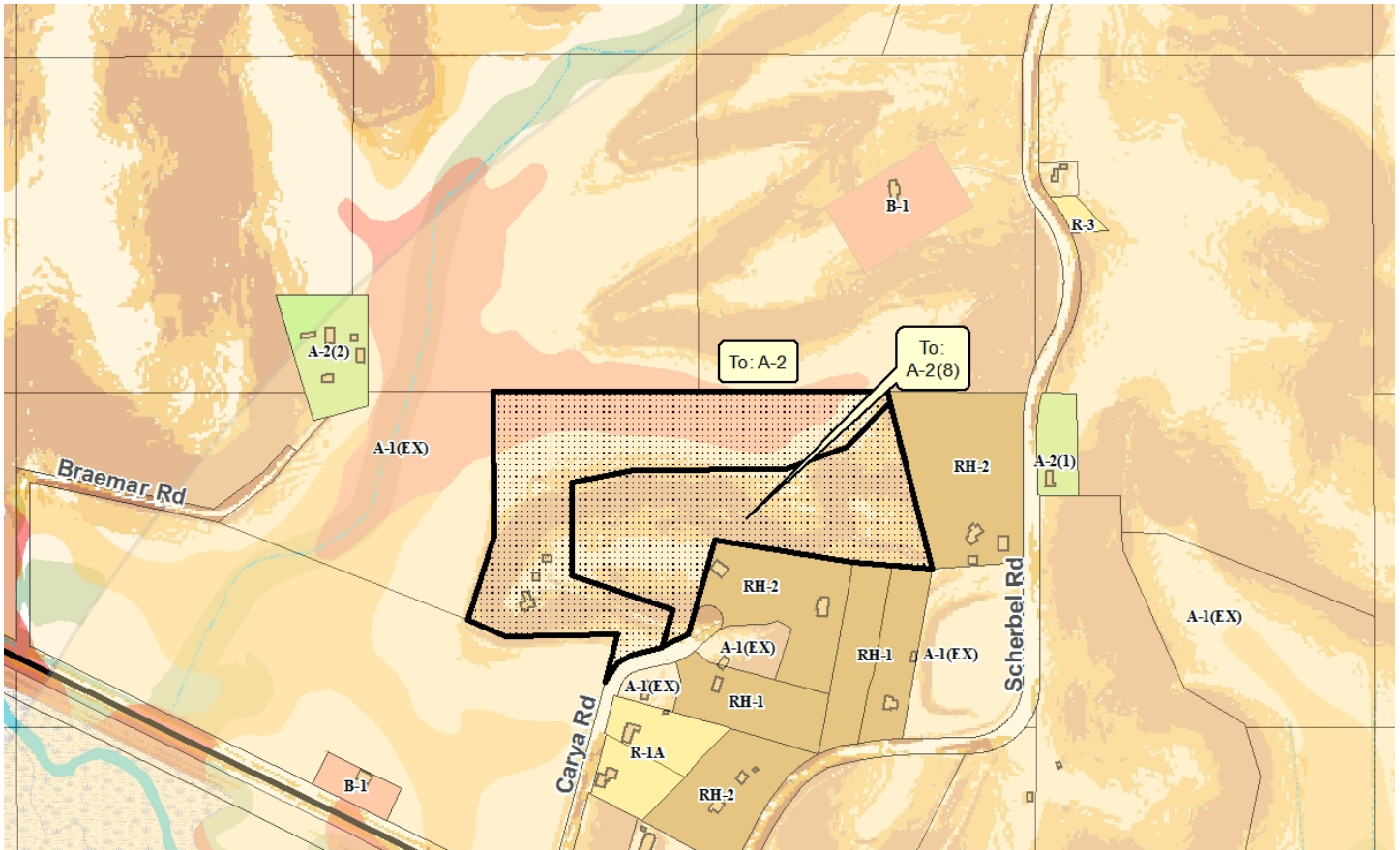




Notice of Public Hearing

Zoning and Land Regulation Committee

<i>Public Hearing:</i> September 26, 2017	<i>Petition:</i> Petition 11191
<i>Zoning Amendment:</i> A-1EX Agriculture District TO A-2 (8) Agriculture District, A-1EX Agriculture District TO A-2 Agriculture District	<i>Town/sect:</i> BERRY, Section 32
<i>Acres:</i> 13.42, 17.02 <i>Survey Req.</i> Yes	<i>Applicant</i> EILEEN M STATZ
<i>Reason:</i> Creating one residential lot	<i>Location:</i> 4897 CARYA RD



DESCRIPTION: Applicant proposes the creation of a residential lot by splitting an existing residential lot.

OBSERVATIONS: There are 12% and 20% slopes onsite but nothing prohibited by the Town of Berry Comprehensive Plan. Highways estimates an increase of 10 car trips per day.

TOWN PLAN: The property is in the Town's Agricultural Preservation plan district

RESOURCE PROTECTION: There are no resource protection corridors located on the property.

STAFF: As stated in the density study, approval of this petition would exceed the 1 per 35 density policies of the Town of Berry for the 1981 parcel. Per the attached deed, a Housing Density Right appears to have been conveyed to Vernon and Eileen Statz on this parcel as part of a larger 500+ Acre (Statz/Black Earth Valley – see next page) estate settlement. At least one other portion of the estate has splits available, see the 2nd attached Density Study.

TOWN: The Town has approved with no conditions.

Below is the full estate compared to the 1981 parcel that contains the petition.

