

Discussion Item  
Michael and Sherri Zingg  
Spring Valley Road, Section 18, Town of Berry  
Potential Separation of Existing Home site



**Discussion Item**

Michael and Sherri Zingg would like to sell of the bulk of their farmette and retain the area that was designated for a residential home site. Staff has suggested that the proposal be presented to the Zoning and Land Regulation Committee before moving forward.

**History**

The residential home site was created in 2003 under Zoning Petition #8830. The intent was to create a farmette consisting of 37 acres with 1.5-acre of the property being zoned for residential development. The site is located  $\frac{1}{2}$  mile north of Spring Valley Road and is accessed from a  $\frac{3}{4}$  mile private drive located on the property to the east. The home site has been placed at the highest point of the property which is in the center of a field. The home site is not viewable from the road. The drive path has been constructed and electricity has been run to the site. A dwelling has not been constructed on the site as of yet.

**Proposal**

There are several options that the landowner would like to explore:

1. Create a separate lot for the 1.5-acre R-1A area (no road frontage).
2. Create a flag lot to include home site and the drive path to the property to the east (no road frontage).
3. Reposition the home site so that it is along the east property line. (no road frontage).
4. Keep the existing development as designed.

**Staff**

The existing development meets some of the design guidelines in the Town Plan. The location uses a shared driveway and is not visible from the road. However, the Town plan also notes that residential development should be located at the edges of an fields, not in the center. It also notes that home sites should not be located on a hilltop, but rather on a hillside. The current location is located on a hilltop and is in the center of an agricultural field. The existing development does not appear to meet current town policies.

If the home site is allowed to be separated from the agricultural field, staff suggests that the lot be shifted to the east property to be located at the edge of the field.

**OPTION 1**





OPTION 2



OPTION 3

