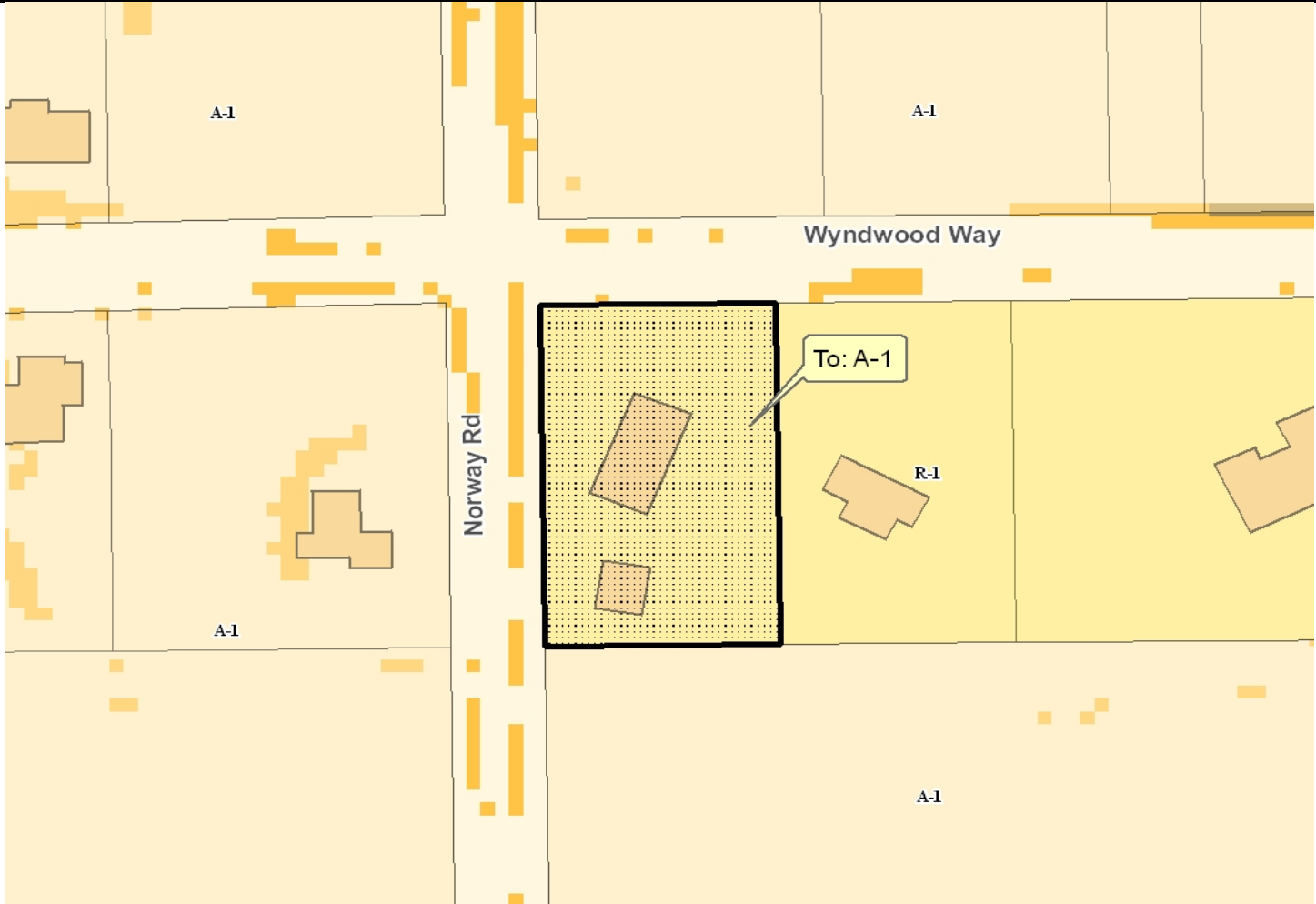




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> August 26, 2014	<i>Petition:</i> Rezone 10735
<i>Zoning Amendment:</i> R-1 Residence District to A-1 Agriculture District	<i>Town/sect:</i> Bristol Section 19
<i>Acres:</i> 1.0 <i>Survey Req. No</i>	<i>Applicant</i> Michael B Deminter
<i>Reason:</i> Allow less restrictive maximum height for an accessory building	<i>Location:</i> 2963 Wyndwood Way



DESCRIPTION: The request is to rezone 1 acre of R-1 to A-1 to allow for a larger accessory building. The applicant's statement explains that he wants to raise the roof on an existing out building so that he can fit his trailer inside. In order to fit, the building's roof needs to be raised to accommodate the installation of larger doors.

OBSERVATIONS: The majority of surrounding uses is single family residential; many of them are also zoned A-1.

TOWN PLAN: The subject property is located in the *Unsewered Development* land use district of the County Adopted Town of Bristol Land Use Plan (1981), and as *Long Term Family Residential* in the town's comprehensive plan adopted in 2005.

RESOURCE PROTECTION: There are no areas of resource protection corridor located on the property.

STAFF: The proposal appears reasonably consistent with town plan policies. The proposal meets the dimensional standards of the zoning district. A-1 Agriculture Zoning District is limited to 16-foot mean height to residential accessory buildings.

TOWN: Approved with no conditions.