



Staff Report

Public Hearing: **October 24, 2017**

Petition: **Petition 11206**

Zoning Amendment:
**A-1 Agriculture District TO RH-3
Rural Homes District**

Town/sect:
**SPRINGDALE, Section
8**

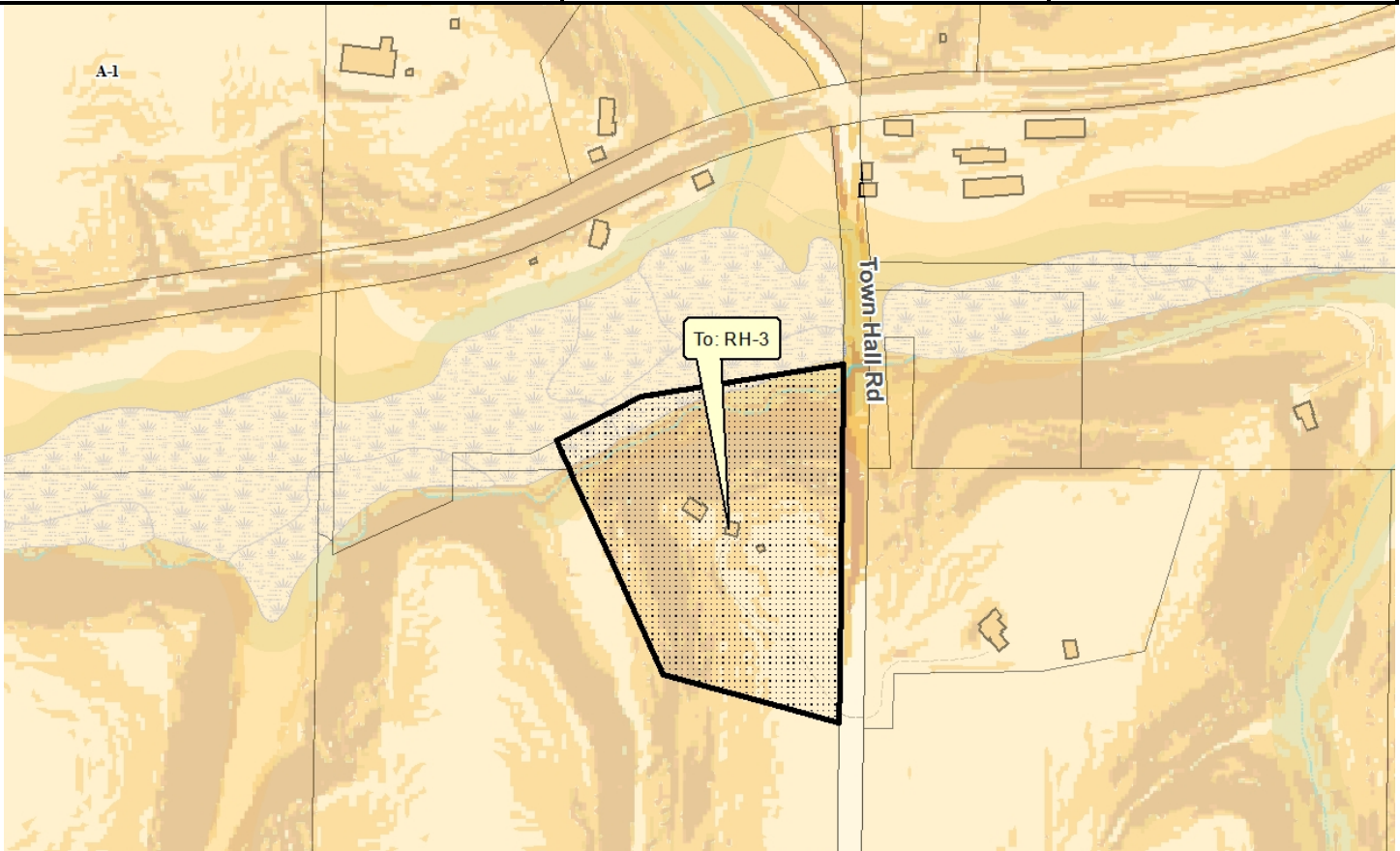
Acres: 10.932
Survey Req. No

Applicant
DENISE M SULLIVAN

Reason:
**COMPLIANCE FOR NEW
RESIDENTIAL ACCESSORY
BUILDING TO EXCEED HEIGHT
ALLOWED**

Location:
2885 TOWN HALL RD

Zoning and Land Regulation Committee



DESCRIPTION: Applicant is requesting approval of RH-3 zoning for their existing ~11 acre rural residential parcel to allow for construction of a taller outbuilding that would be permitted under the existing A-1 zoning on the property.

OBSERVATIONS: An area of steep slope topography over 20% grade occurs along the northern and western portions of the property. No other sensitive environmental features observed.

TOWN PLAN: The property is located in the town's Mixed Agricultural / Low Density Residential / Open Space planning area.

RESOURCE PROTECTION: An area of resource protection corridor associated with the steep slope topography is located on the property. Proposed construction of new outbuilding would not impact the steep sloped areas.

STAFF: The proposal satisfies the dimensional standards of the RH-3 zoning district and appears consistent with the town comprehensive plan.

TOWN: Approved.