



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **July 22, 2014**

Zoning Amendment:  
**A-1EX Exclusive Agriculture District to R-1 Residence District**

Acres: 0.83  
Survey Req. Yes

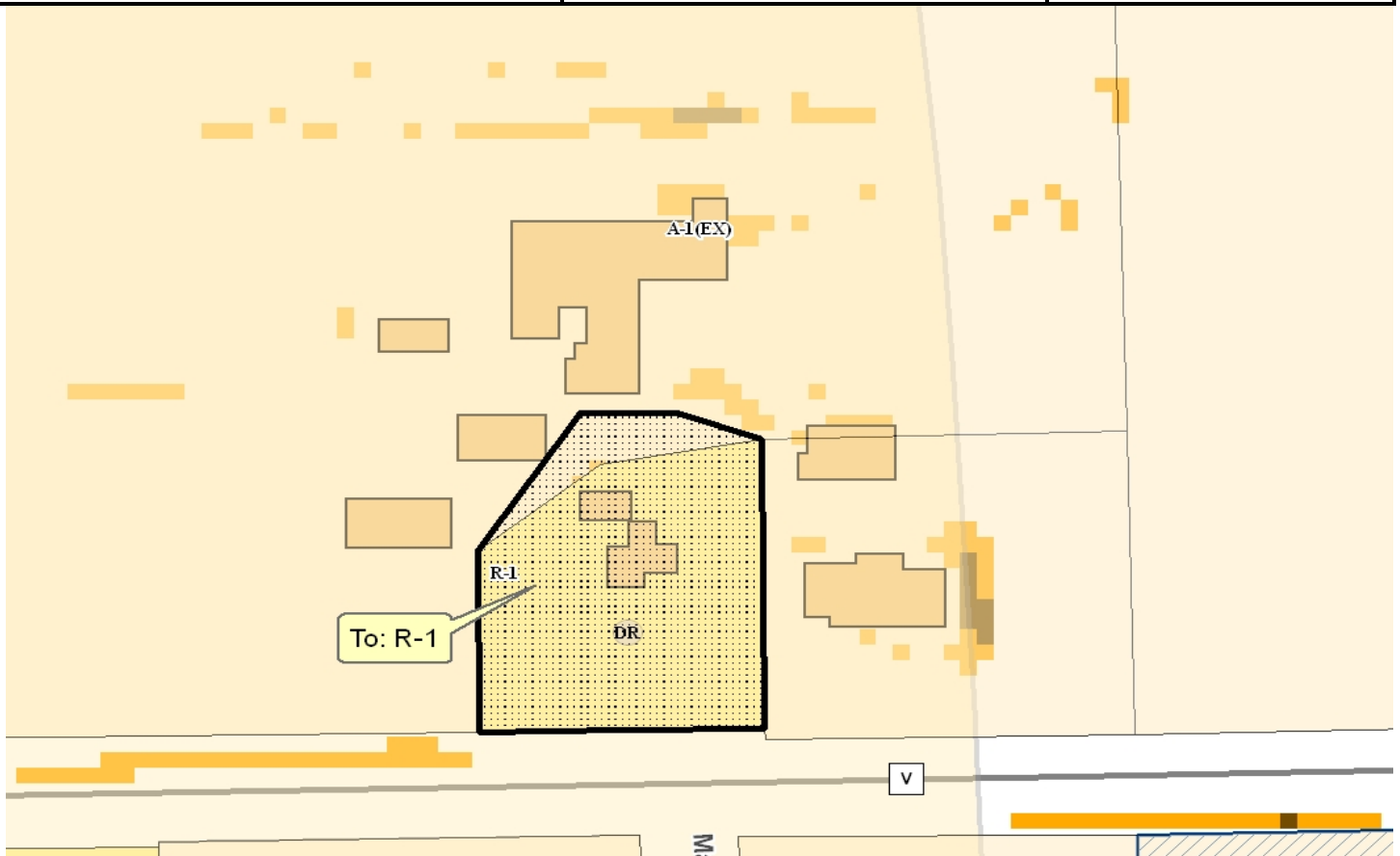
Reason:  
**Add additional land to an existing residential lot**

Petition: **Rezone 10712**

Town/sect:  
**Windsor Section 03**

Applicant  
**James G Belda**

Location:  
**3840 County Highway V**



**DESCRIPTION:** The applicant would like to shift the existing property line north approximately 40 feet in order to construct an attached garage onto the existing residence.

**OBSERVATIONS:** This parcel was created in 2013 to separate the residence from the farm operation. There is an existing residence and detached accessory building on the property. The owner intends to remove the detached garage and construct a new attached garage. In order to do so, the principal structure must meet a 50-foot minimum rear yard setback as required in the R-1 Residence Zoning District. The property consists entirely of Class II soils. No other sensitive environmental features observed.

**TOWN PLAN:** The subject property is in the *Agricultural Preservation Area* of the town of Windsor Comprehensive Plan: 2025. Because this is a lot line adjustment and no lots are being created, no density study is required. The proposal appears consistent with town plan policies.

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

**STAFF:** The proposal meets the dimensional standards of the zoning district.

**TOWN:** The Town approved the petition conditioned upon a deed restriction being recorded on the property identifying remaining housing density rights, a deed restriction being recorded to prohibit further land division of the revised lot, revisions to the recorded shared well and driveway agreements, and a requirement to pay fees in lieu of parkland dedication as part of the certified survey map.