



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **June 28, 2016**

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

Acres: .08  
Survey Req. Yes

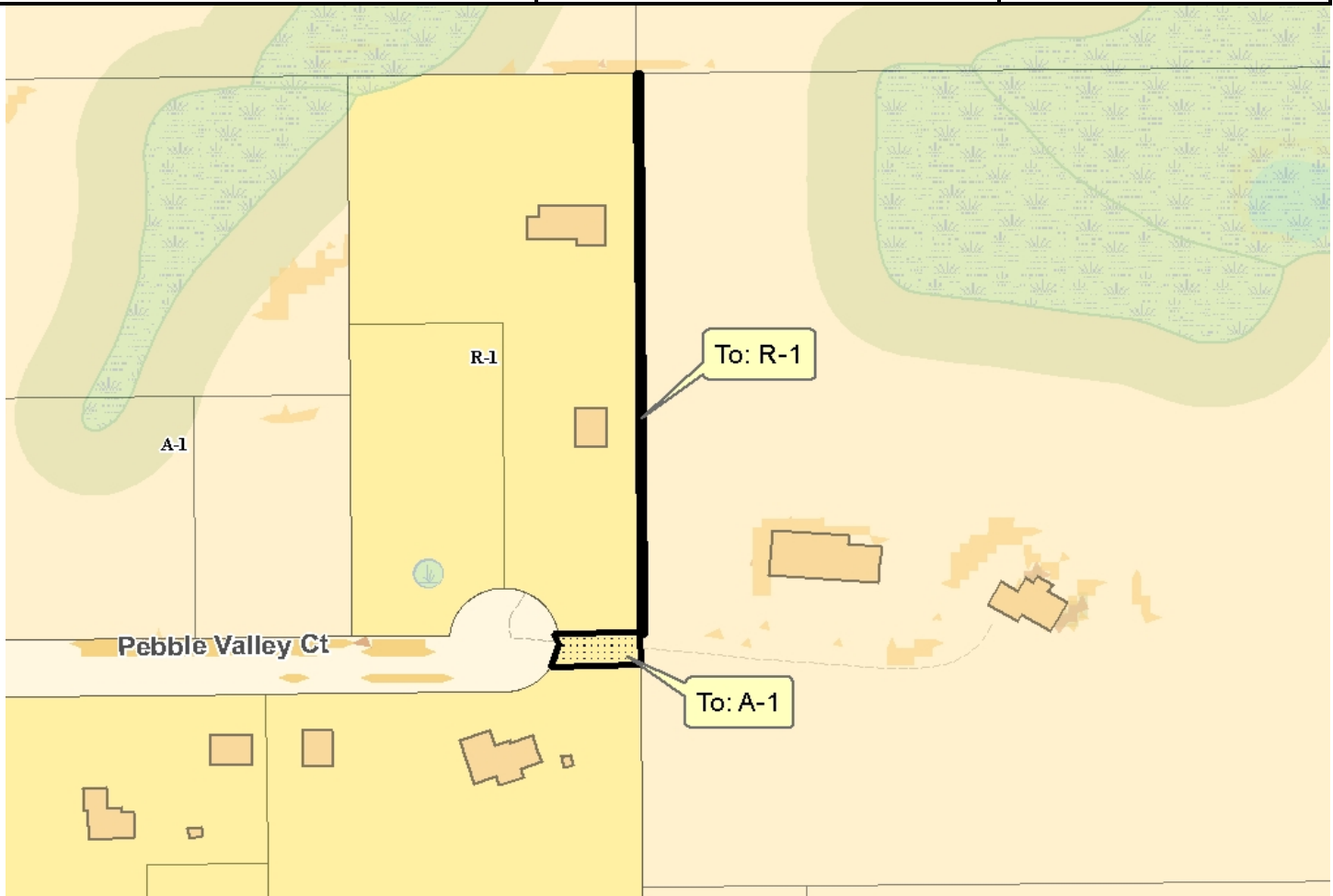
Reason:  
**Shifting of property lines between  
adjacent land owners**

Petition: **Rezone 10990**

Town/sect:  
**Bristol  
Section 20**

Applicant  
**Scott Allyn Wagner**

Location:  
**2916 Pebble Valley Ct.**



**DESCRIPTION:** Applicants propose to adjust the boundaries between their 2 adjoining parcels. The purpose of the adjustment is to transfer ownership of the area encompassing the driveway serving Wagner property (easterly parcel). A 3,470 square foot area, inclusive of the driveway, would be rezoned from R-1 to A-1 and transferred from the Hart property to the Wagner property. A new 2 lot Certified Survey Map will be recorded to effectuate the new parcel configuration.

**OBSERVATIONS:** No sensitive environmental features observed. No new development proposed.

**TOWN PLAN:** The property is located in the town's "Single Family Residential" planning area.

**RESOURCE PROTECTION:** No resource protection corridors located on the property.

**STAFF:** The proposal meets the dimensional requirements of the zoning code and is consistent with town plan policies.

**TOWN:** Approved.