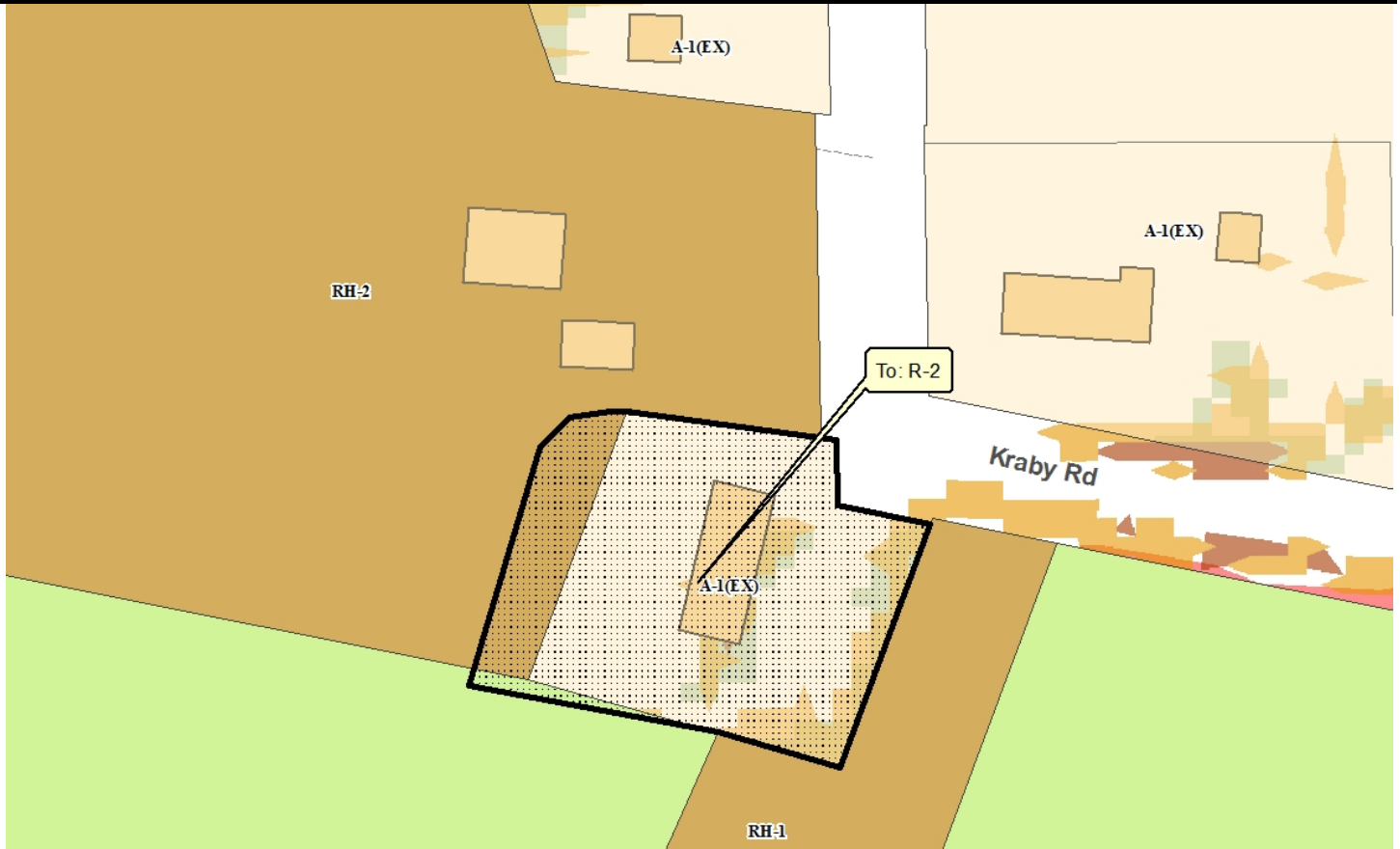




Staff Report

Zoning and Land Regulation Committee	Public Hearing: November 28, 2017	Petition: Petition 11208
	Zoning Amendment: A-1EX Agriculture District TO R-2 Residence District, RH-2 Rural Homes District TO R-2 Residence District, A-4 Agriculture District TO R-2 Residence District	Town/sect: CHRISTIANA, Section 6
	Acres: .66,.073,.03 Survey Req. Yes	Applicant LATSCH IRREV TR, VICTORIA J
	Reason: Shifting of property lines between adjacent land owners	Location: 1439 KRABY ROAD



DESCRIPTION: Applicant proposes to expand the size of the existing A-1EX zoned residential property by acquiring approximately 1/10 of an acre from the adjoining owner. The resulting parcel would total approximately 0.8 acres and be zoned R-2. The neighbor's RH-2 lot would remain above the 4 acre minimum lot size requirement for that zoning category.

OBSERVATIONS: Surrounding land uses include rural residential, agricultural, and open space. No sensitive environmental features observed on the property. No new development proposed.

TOWN PLAN: The property is located in the town's agricultural preservation area.

RESOURCE PROTECTION: No areas of resource protection corridor located on the property.

STAFF: Applicant proposes a minor modification to the existing parcel boundaries, and does not pose a conflict with town plan policies. A 2-lot Certified Survey Map will be required to effectuate the change in parcel boundaries.

TOWN: Approved.