



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **August 23, 2016**

Zoning Amendment:
R-1 Residence District to R-3 Residence District

Acres: .8
Survey Req. No

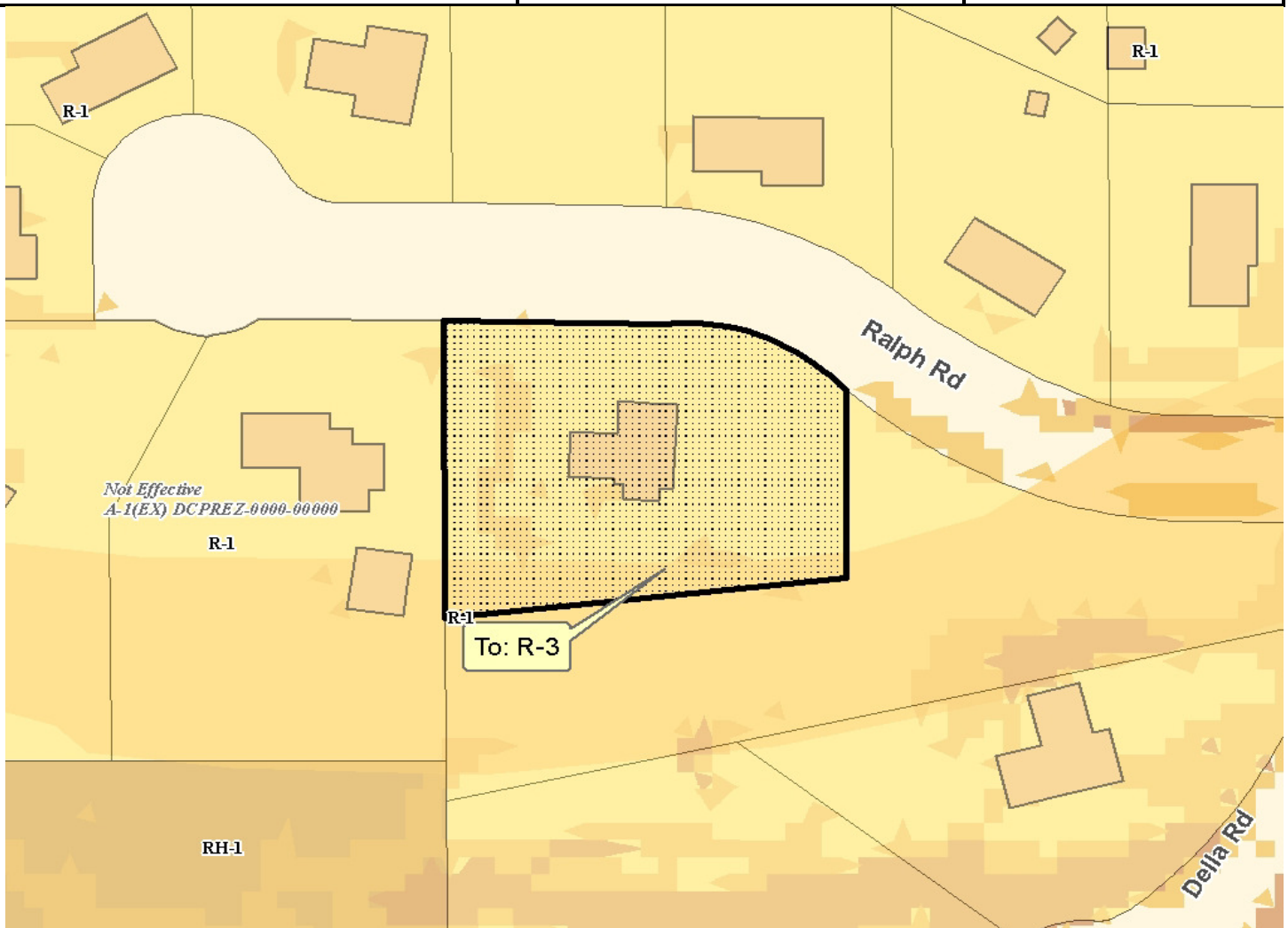
Reason:
Allow reduce rear yard setback for proposed addition

Petition: **Rezone 11017**

Town/sect:
Oregon Section 16

Applicant
Erin B Dammen

Location:
5571 Ralph Road



DESCRIPTION: The applicant would like to change the zoning classification of their lot in order to have 25-foot rear yard setback rather than a 50-foot setback as required in the R-1 Residence Zoning District. The owner is planning to construct an addition onto the rear of the house.

OBSERVATIONS: The property is located in the Hillcrest Heights subdivision which as platted in 1975. There is a small town park located south of the property. Other surrounding properties contain single-family residences. No sensitive environmental features observed.

TOWN PLAN: The Town Plan designates the area as a Traditional Subdivision Rural Development area. There will be no change in density as part of this petition.

RESOURCE PROTECTION: The property is outside the resource protection area.

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

TOWN: Approved with no conditions.