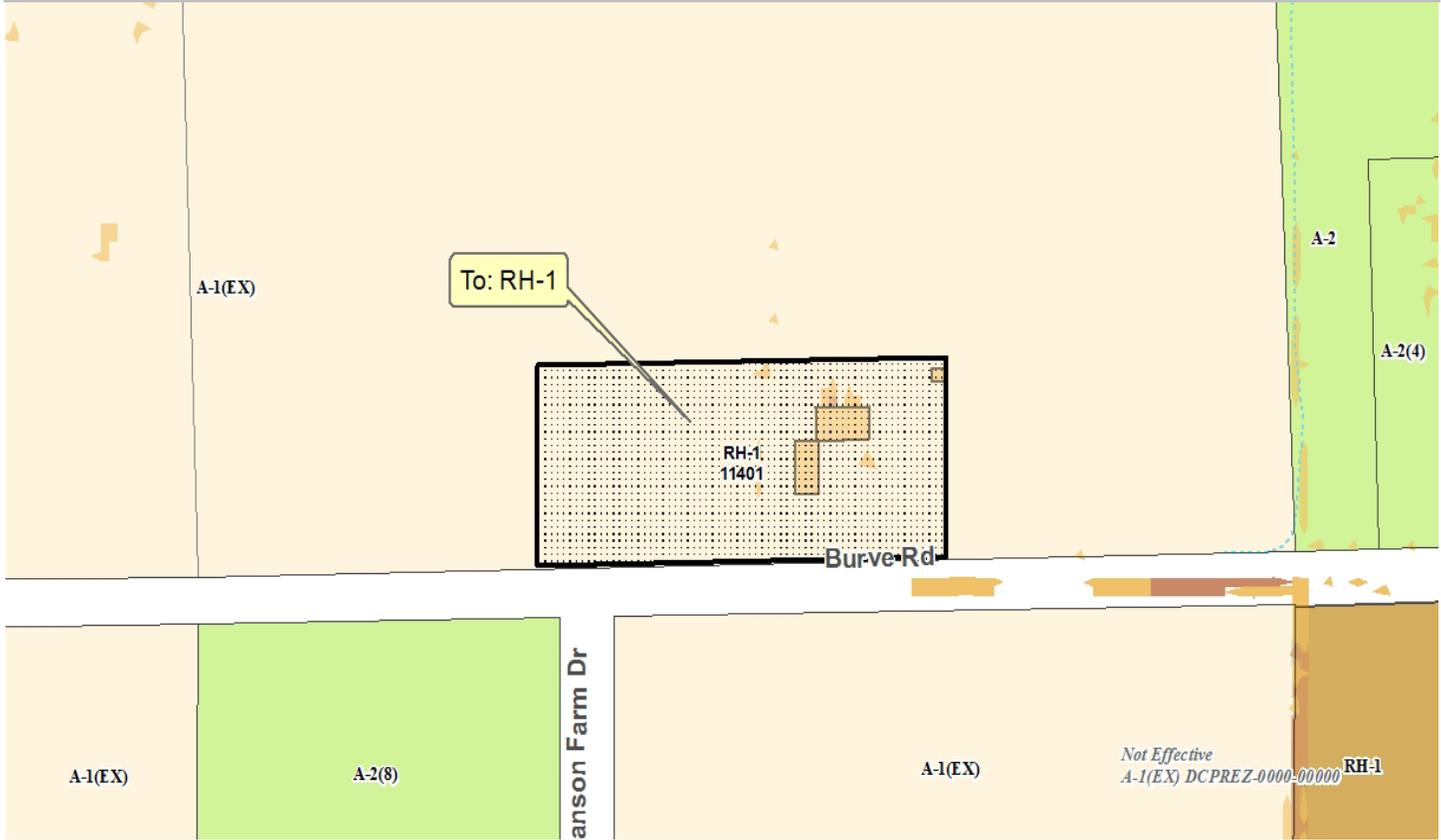


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> March 26, 2019		Petition 11401
	<i>Zoning Amendment Requested:</i> A-1EX Agriculture District TO RH-1 Rural Homes District		<i>Town/Section:</i> DEERFIELD, Section 6
	<i>Size:</i> 2.5 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> RUSSELL DAHL
	<i>Reason for the request:</i> Creating one residential lot		<i>Address:</i> 1406 BURVE RD



DESCRIPTION: Applicant seeks to create a new 2.5 acre RH-1 residential lot. The lot is proposed in an area where a prior farm residence was located.

OBSERVATIONS: Surrounding land uses include agriculture / open space and scattered rural residences. Existing farm buildings are located on the property. No sensitive environmental features observed.

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: As indicated on the attached density study report, the property remains eligible for a total of 3 splits under the town density policy. If the petition is approved, 2 possible splits will remain. The proposal is consistent with town plan policies.

TOWN: The Town Board approved the petition with no conditions.