



Staff Report

Public Hearing: **May 27, 2014**

Petition: **Rezone 10689**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-2(1) Agriculture District

Town/sect:
Christiana Section 35

Acres: 1.7
Survey Req. Yes

Applicant
Lawrence P Kantzler

Reason:
Zoning compliance for existing residential structure

Location:
384 County Highway A

Zoning and Land Regulation Committee



DESCRIPTION: Applicant is in the process of replacing a previously existing residence and proposes to bring the existing substandard A-1EX parcel into compliance with current zoning and land division regulations.

OBSERVATIONS: The existing residence was removed from the site approximately one year ago. No sensitive environmental features observed on the property.

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

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

STAFF: The proposal is consistent with town plan policies. A parcel status determination on the property revealed that the parcel was created in 1979 without the required Certified Survey Map. The current petition will bring the parcel into compliance with both the zoning code and land division ordinance.

TOWN: Approved with no conditions.